

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 13, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of minutes for the August 30, 2022 Planning and Zoning Commission meeting.

(3) **P2022-012 (ANGELICA GAMEZ)**

Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.

(4) **P2022-037 (BETHANY ROSS)**

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Preliminary Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

(5) **P2022-039 (BETHANY ROSS)**

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

(6) **P2022-041 (HENRY LEE)**

Discuss and consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 1-4, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lots 6-9, Block 1, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

(7) **P2022-042 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of 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. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(8) **P2022-043 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the 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, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(9) **SP2022-048 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of a Site Plan for the Homestead Subdivision being a 129.453-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

(10) **SP2022-046 (HENRY LEE)**

Discuss and consider a request by Logan Ortiz of LLEAD Services on behalf of Wayne Mark and Rachel Reynolds for the approval of a Site Plan for an *Office Building* on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [*SH-205*], and take any action necessary.

(V) **PUBLIC HEARING ITEMS**

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

(11) **Z2022-039 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

(12) **Z2022-040 (ANGELICA GAMEZ)**

Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

(13) **Z2022-041 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

(14) **Z2022-042 (ANGELICA GAMEZ)**

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or more with a Drive-Through or Drive-In* on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

(15) **Z2022-043 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 09, *Tree Preservation*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary.

(VI) **ACTION ITEMS**

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

(16) **P2022-040 (HENRY LEE)**

Discuss and consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

(17) **SP2022-043 (BETHANY ROSS) [POSTPONED TO THE SEPTEMBER 27, 2022 MEETING]**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash, Restaurant, and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

(18) **SP2022-044 (BETHANY ROSS)**

Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

(19) **SP2022-045 (HENRY LEE) [POSTPONED TO THE OCTOBER 11, 2022 MEETING]**

Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a *Restaurant* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary.

(20) **SP2022-047 (HENRY LEE)**

Discuss and consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Alvaplast US, Inc. for the approval of a Site Plan for an *Industrial Building* on a 43.00-acre parcel of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.

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

- P2022-038: Conveyance Plat for Lot 1, Block A, Park Station Addition **(APPROVED)**
- Z2022-036: Specific Use Permit (SUP) for an *Agricultural Accessory Structure* on Breezy Hill Lane **(APPROVED; 2nd READING)**
- Z2022-037: Zoning Change (AG, 2F, & LI to PD) for the Park Hills Subdivision **(APPROVED; 2nd READING)**
- Z2022-038: Amendment to Planned Development District 93 (PD-93) **(APPROVED; 2nd 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 September 9, 2022 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 WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS AUGUST 30, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Vice-Chairman Welch called the meeting to order at 6:00 PM. Commissioners present were Derek Deckard, Sedric Thomas, Ross Hustings, and Brian Llewelyn. Absent from the meeting were Commissioners Jean Conway and John Womble. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Gamez, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning, and Civil Engineer Sarah Johnston.**

14 II. APPOINTMENTS

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.
18

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

22 III. OPEN FORUM

23
24 *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.*

29 **Vice-Chairman Welch explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**

31 **Leigh Plagens**
32 **209 Glenn Avenue**
33 **Rockwall, TX 75087**

35 **Mrs. Plagens came forward and expressed her concerns regarding traffic at w. Bourn and Goliad.**

37 **Don French- First Baptist Church**
38 **610 S. Goliad Street**
39 **Rockwall, TX 75087**

41 **Mr. French came forward and expressed his opposition to Case SP2022-045.**

43 **Sarah Gates**
44 **904 S. Alamo**
45 **Rockwall, TX 75087**

47 **Mrs. Gates came forward and expressed her opposition to Case SP2022-045.**

49 **Michelle McNary**
50 **113 Glenn Avenue**
51 **Rockwall, TX 75087**

53 **Mrs. McNary came forward and expressed her opposition to Case SP2022-045.**

55 **Susan and Larry Thompson**
56 **901 S. Alamo**
57 **Rockwall, TX 75087**

59 **Mr. and Mrs. Thompson came forward and expressed their concerns regarding Case SP2022-045.**

61 **Allen Anderson**
62 **1208 S. Lakeshore**
63 **Rockwall, TX 75087**

64

65 Mr. Anderson came forward and expressed he was the owner of the subject property for Case SP2022-045 and that his intent was to establish a
66 restaurant on the subject property.

67
68 Linda Brian
69 902 S. Alamo
70 Rockwall, TX 75087

71
72 Mrs. Brian came forward and expressed her opposition to Case SP2022-045.

73
74 Bob Wacker
75 309 Featherstone
76 Rockwall, TX 75087

77
78 Mr. Wacker came forward and provided a brief PowerPoint presentation regarding Case SP2022-045.

79
80 Hunter Ross
81 313 Glenn Avenue
82 Rockwall, TX 75087

83
84 Mrs. Ross came forward and expressed her opposition for SP2022-045.

85
86 Chuck Scroggs
87 813 S. Alamo
88 Rockwall, TX 75087

89
90 Mr. Scroggs came forward and expressed his concerns regarding to Case SP2022-045.

91
92 Justin Scroggs
93 1512 S. Alamo
94 Rockwall, TX 75087

95
96 Mr. Scroggs came forward and expressed his concerns to the hours of operation, the noise pollution, and traffic regarding the proposed business
97 for Case SP2022-045.

98
99 Nell Welborn
100 810 Lake Meadows Circle
101 Rockwall, TX 75087

102
103 Mrs. Welborn came forward and expressed her concerns for Case Z2022-042. She asked that if the development is approved then could access be
104 limited from Quail Run.

105
106 Vice-Chairman Welch asked if anyone else wished to speak; there being no one indicating such, Vice-Chairman Welch closed the open forum.

107
108 IV. CONSENT AGENDA

109
110 *These agenda items are administrative in nature or include cases that meet all the technical requirements stipulated by the Unified Development Code (UDC)*
111 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

112
113 2. Approval of minutes for the August 9, 2022 Planning and Zoning Commission meeting.

114
115 3. **P2022-038 (HENRY LEE)**

116 Consider a request by Bill Bricker of Columbia Extrusion Corporation for the approval of a Conveyance Plat for Lot 1, Block A, Park Station Addition being a
117 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County,
118 Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land
119 uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary.

120
121 **Commissioner Thomas made a motion to approve the consent agenda. Commissioner Deckard seconded the motion which passed by a vote of 5-0.**

122
123 V. ACTION ITEMS

124
125 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
126 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

127
128 4. 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,
129 *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

130
131 **Commissioner Deckard nominated Sedic Thomas for Chairman. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.**

132

PLANNING AND ZONING COMMISSION MINUTES: AUGUST 30, 2022

133 Commissioner Llewelyn nominated Derek Deckard for Vice-Chairman. Commissioner Thomas seconded the motion which passed by a vote of 5-0.
134

135 5. **SP2022-039 (BETHANY ROSS)**

136 Discuss and consider a request by Daniel Stewart of DEC on behalf of Nicholas Roth of Texas RTG Patio Partners-II, LLC for the approval of a *Site Plan* for a
137 *General Retail Store (i.e. Rooms-To-Go Patio)* on a 1.93-acre portion of a larger 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott
138 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast
139 corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.
140

141 Planner Bethany Ross provided a summary regarding the request. The applicant is requesting approval of a site plan for an 11,900 SF general retail
142 store for Rooms-to-Go Patio. The proposed site plan meets all the requirements of the UDC except for two (2) variances to the Overlay District
143 standards. Staff has added a condition of approval that the applicant provide a landscape plan that shows a berm and shrubbery with a minimum
144 of thirty (30) inches in height along I-30 Frontage and Greencrest Blvd. The ARB did recommend approval conditioned with extending the parapets
145 back 2-feet. Planner Ross indicated that approval for variances were a discretionary decision for the Board and a super majority vote was needed
146 for approval. She added that the applicant and staff were present and available for questions.
147

148 Daniel Stewart
149 5300 Town and Country Blvd.
150 Frisco, TX 75034
151

152 Mr. Stewart came forward and provided additional details regarding the request.
153

154 Nicholas Roth
155 4004 Summit Blvd.
156 Atlanta, GA 30319
157

158 Mr. Roth came forward and was prepared to answer questions.
159

160 Commissioner Thomas made a motion to approve Case SP2022-039 with ARB recommendations and staff recommendations. Commissioner
161 Llewelyn seconded the motion which passed by a vote of 5-0.
162

163 6. **MIS2022-017 (BETHANY ROSS)**

164 Discuss and consider a request by Hallie Fleming for the approval of a *Miscellaneous Case* for an *Exception* allowing a front yard fence at 508 N. Alamo Street
165 being a 0.1620-acre parcel of land identified as Lot 1, Block A, Amick 20A-Thomas Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family
166 7 (SF-7) District, addressed as 508 N. Alamo Street, and take any action necessary.
167

168 Planner Bethany Ross provided a summary regarding the request. The applicant is requesting an exception for a 42-inch white alternating picket
169 front yard fence. The fence meets all the requirements of the UDC and does not appear to impair the visibility of the primary structure. However,
170 exceptions for a front yard fence are a discretionary decision for the Planning and Zoning Commission and do require a super majority vote. Planner
171 Ross then advised that she was available for questions.
172

173 Commissioner Deckard made a motion to approve Case MIS2022-017. Commissioner Llewelyn seconded the motion which passed by a vote of 5-0.
174

175 7. **MIS2022-018 (BETHANY ROSS)**

176 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
177 for the approval of a *Miscellaneous Case* for *Exceptions* associated with a *Public Secondary School* on a 76.068-acre tract of land identified as Tracts 14-01 &
178 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited
179 Neighborhood Services (NS) District land uses, addressed as 2852 FM-1141, and take any action necessary.
180

181 Planner Bethany Ross provided a summary regarding the request. On July 12, 2022, the Planning and Zoning Commission approved a site plan for a
182 public secondary school. As part of the approval of the site plan, the Planning and Zoning Commission approved an exception to the building
183 articulation requirements for both the primary and secondary facades. As part of this request, the applicant offered compensatory measures in the
184 form of additional landscaping. Today, the applicant is requesting two (2) exceptions. Staff should note that they did ask for an updated Photometric
185 Plan and the applicant is currently working on that. Exceptions are a discretionary decision for the Planning and Zoning Commission and require a
186 super majority vote. Planner Ross indicated that the applicant and staff were present and available for questions.
187

188 Will Salee
189 1050 Williams Street
190 Rockwall, TX 75087
191

192 Mr. Salee came forward and provided a brief PowerPoint presentation in regard to the request.
193

194 After some discussion, Commissioner Thomas made a motion to approve Case MIS2022-018. Commissioner Llewelyn seconded the motion which
195 passed by a vote of 5-0.
196

197 8. **MIS2022-019 (BETHANY ROSS)**

198 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
199 for the approval of a *Miscellaneous Case* for *Exceptions* associated with a *Public Secondary School* a 173.00-acre tract of land identified as Tract 7-1 of the W.
200 H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District

201 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2727
202 John King Boulevard, and take any action necessary.

203
204 **Planner Bethany Ross provided a summary regarding the request. She explained that this was the same as the previous request with the addition of**
205 **the variances to the lighting and light pole height.**

206
207 **Will Salee**
208 **1050 Williams Street**
209 **Rockwall, TX 75087**

210
211 **Mr. Salee came forward and provided a brief PowerPoint presentation in regard to the request.**

212
213 **Commissioner Llewellyn made a motion to approve Case MIS2022-019. Commissioner Thomas seconded the motion which passed by a vote of 5-0.**

214
215 VI. DISCUSSION ITEMS

216
217 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
218 *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*
219 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
220 *following cases is [September 13, 2022](#).*

221
222 9. Z2022-039 (RYAN MILLER)

223 Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD
224 for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial
225 (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], &
226 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east
227 side of SH-205 (S. *Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

228
229 **Director of Planning and Zoning Ryan Miller provided some background regarding the request. Earlier, the applicant ultimately withdrew the case**
230 **at City Council after a positive recommendation from the Planning and Zoning Commission.**

231
232 **Brian Cramer**
233 **10670 North Central Expressway**
234 **Dallas, TX 75041**

235
236 **Mr. Cramer came forward and provided a summary and presentation regarding the request.**

237
238 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

239
240 10. Z2022-040 (ANGELICA GAMEZ)

241 Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of a *Specific Use Permit (SUP)* for a *Guest*
242 *Quarters/Secondary Living Unit and Detached Garage* on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of
243 Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

244
245 **Planning Coordinator Angelica Gamez provided a summary regarding the request. The applicant is requesting approval of an SUP for a Guest**
246 **Quarters and Detached Garage. The applicant submitted a floor plan which has since changed by removing the kitchen and the shower. It will now**
247 **be just a garage with a bathroom; however, since the request includes plumbing then it must be taken into consideration as a guest quarters as it**
248 **could potentially be converted in the future.**

249
250 **Director Miller advised that the applicant can't have all the elements of a dwelling unit because then it becomes a second house on the property.**

251
252 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

253
254 11. Z2022-041 (RYAN MILLER)

255 Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-
256 Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Golf Driving Range* on an 8.01-acre tract of land being a portion of a larger 18.131-
257 acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
258 situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

259
260 **Director of Planning and Zoning Ryan Miller advised that this is a request for a Golf Driving Range which does require a Specific Use Permit in a**
261 **Commercial District. There are no conditional land use standards associated with that meaning it is just a discretionary land use.**

262
263 **Renee Ward**
264 **2201 E Lamar Blvd. Suite 200E**
265 **Arlington, TX 76006**

266
267 **Mrs. Ward came forward and provided additional details in regard to the request.**

269 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.

270

271 12. Z2022-042 (ANGELICA GAMEZ)

272 Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Specific Use Permit (SUP)* for a
273 *Restaurant with 2,000 SF or more with a Drive-Through or Drive-In* on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S.
274 King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR)
275 District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run
276 Road and N. Goliad Street [*SH-205*], and take any action necessary.

277

278 **Planning Coordinator Angelica Gamez provided a brief summary in regard to the request. This is a request for approval of an SUP for a Restaurant**
279 **with 2,000 SF or more with a Drive-Through or Drive-In. The applicant has submitted a concept plan which shows the layout of the drive-through.**
280 **Staff has request additional headlight screening adjacent to the drive-through lane.**

281

282 **Bowen Hendrix/ Cole Blocker**

283 **4403 N. Central Expressway**

284 **Dallas, TX 75205**

285

286 **Mr. Bowen and Mr. Blocker came forward and provided additional details regarding the request.**

287

288 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

289

290 13. Z2022-043 (RYAN MILLER)

291 Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 09, *Tree Preservation*, of the Unified Development Code (UDC) [*Ordinance*
292 *No. 20-02*] and take any action necessary.

293

294 **Director of Parks and Recreation Travis Sales provided s brief summary and highlighted the major changes made to Article 09 of the Unified**
295 **Development Code.**

296

297 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

298

299 14. P2022-012 (ANGELICA GAMEZ)

300 Discuss and consider a request by the City of Rockwall for the approval of a *Final Plat* for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of
301 land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,
302 Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any
303 action necessary.

304

305 **Planning Coordinator Angelica Gamez advised that this item needs to go before the Park Board. If it meets all the technical requirements, then it will**
306 **return as a consent agenda item.**

307

308 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

309

310 15. P2022-037 (BETHANY ROSS)

311 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a
312 *Preliminary Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-
313 05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-
314 Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the
315 intersection of Hays Road and John King Boulevard, and take any action necessary.

316

317 **Planner Bethany Ross advised that both Cases P2022-037 and Case P2022-039 need to go before Park Board. If they meet all the technical**
318 **requirements, then it will return as a consent agenda item.**

319

320 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

321

322 16. P2022-039 (BETHANY ROSS)

323 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master*
324 *Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of
325 the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10
326 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of
327 Hays Road and John King Boulevard, and take any action necessary.

328

329 **Planner Bethany Ross advised that both Cases P2022-037 and Case P2022-039 need to go before Park Board. If they meet all the technical**
330 **requirements, then it will return as a consent agenda item.**

331

332 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

333

334 17. P2022-040 (HENRY LEE)

335 Discuss and consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2,
336 & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas,
337 situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

338
339 **Planner Henry Lee advised that this item was on the Discussion Items because it needs to be reviewed by Rockwall County.**

340
341 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

342
343 **18. P2022-041 (HENRY LEE)**

344 Discuss and consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval
345 of a Preliminary Plat for Lots 1-4, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lots 6-9, Block 1, Rayburn Country Addition
346 and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District,
347 situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and
348 take any action necessary.

349
350 **Planner Henry Lee advised that this item was on Discussion Items because staff is currently working with the applicant to address the comments.**

351
352 **Frank Palma**
353 **618 Main Street**
354 **Garland, TX 75040**

355
356 **Mr. Palma came forward and provided a summary in regard to his request.**

357
358 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

359
360 **19. P2022-042 (HENRY LEE)**

361 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the
362 approval of 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.
363 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of
364 FM-549 and FM-1139, and take any action necessary.

365
366 **Planner Henry Lee advised that cases P2022-042, Case P2022-043, and Case SP2022-048 need to go before Park Board and will return as consent**
367 **agenda items at the next meeting.**

368
369 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

370
371 **20. P2022-043 (HENRY LEE)**

372 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the
373 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, Abstract No. 186,
374 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-
375 549 and FM-1139, and take any action necessary.

376
377 **Planner Henry Lee advised that cases P2022-042, Case P2022-043, and Case SP2022-048 need to go before Park Board and will return as consent**
378 **agenda items at the next meeting.**

379
380 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

381
382 **21. SP2022-048 (HENRY LEE)**

383 Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval
384 of a Site Plan for the Homestead Subdivision being a 129.453-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of
385 Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and
386 FM-1139, and take any action necessary.

387
388 **Planner Henry Lee advised that cases P2022-042, Case P2022-043, and Case SP2022-048 need to go before Park Board and will return as consent**
389 **agenda items at the next meeting.**

390
391 **Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.**

392
393
394 **22. SP2022-043 (BETHANY ROSS)**

395 Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a Carwash, Restaurant,
396 and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall
397 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of
398 Suncrest Drive, and take any action necessary.

399
400 **Planner Bethany Ross advised that staff has identified variances in regard to the request. Staff has also requested a noise study as well.**

401

402 Paul Cragun
403 2080 North Hwy 360
404 Grand Prairie, TX 75050
405

406 Mr. Cragun came forward and provided additional details regarding the request.
407

408 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.
409

410 23. SP2022-044 (BETHANY ROSS)

411 Discuss and consider a request by Bob Pruitt of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan
412 for a Mini-Warehouse Facility on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey,
413 Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within
414 the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John
415 King Boulevard and Discovery Boulevard, and take any action necessary.
416

417 Planner Bethany Ross explained the variances associated with the request.
418

419 Bob Pruitt
420 8140 Walnut Hill
421 Dallas, TX 75231
422

423 Mr. Pruitt came forward and provided additional details regarding the request.
424

425 Commissioner Llewellyn wanted clarification regarding the ARB recommendations.
426

427 Bryan Vaca
428 2221 Lakeside Blvd.
429 Richardson, TX 75082
430

431 Mr. Vaca came forward and provided additional details regarding the project.
432

433 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.
434

435 24. SP2022-045 (HENRY LEE)

436 Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a Restaurant on a 1.1308-acre parcel of land
437 identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail
438 (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.
439

440 Planner Henry Lee provided a brief summary in regard to the request. Staff should note that the proposed land use of a restaurant is allowed by-
441 right in a General Retail (GR) District. Also, staff is currently working through comments with the applicant and staff has identified a few exceptions
442 for the articulation, the landscape buffer, driveway spacing and the parking which is short four (4) parking spaces. Planner Lee then advised that the
443 applicant and staff were present and available for questions.
444

445 Allen Anderson
446 1208 S. Lakeshore
447 Rockwall, TX 75087
448

449 Mr. Anderson came forward and provided additional details in regard to the request.
450

451 Commissioner Deckard asked if by-right the applicant can take access off the alley way.
452

453 Commissioner Llewellyn asked about preventing people from parking on the street.
454

455 Commissioner Deckard wanted to work through some of the issues presented by the public.
456

457 Commissioner Thomas asked about lighting concerns expressed by the public.
458

459 Commissioner Deckard asked that the applicant work with the City in regard to the dumpster location.
460

461 After lengthy discussion, Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion
462 or action.
463

464 25. SP2022-046 (HENRY LEE)

465 Discuss and consider a request by Logan Ortiz of LLEAD Services on behalf of Wayne Mark and Rachel Reynolds for the approval of a Site Plan for an Office
466 Building on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
467 District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [SH-205], and take any action necessary.
468

469 Planner Henry Lee advised that the applicant is requesting to convert the single-family home into a residential office.
470

471 Mark Reynolds
472 12017 Kilgore Drive
473 Frisco, TX 75035
474

470 Mr. Reynolds came forward and provided additional details regarding the request.

471

472 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.

473

474 26. SP2022-047 (HENRY LEE)

475 Discuss and consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Alvaplast US, Inc. for the approval of a
476 Site Plan for an *Industrial Building* on a 43.00-acre parcel of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned
477 Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.

478

479 Planner Henry Lee advised that the applicant is reviewing staff comments. He also added that ARB has recommended approval of the item.

480

481 Arlyn Samuelson
482 2901 Dallas Parkway
483 Plano, TX 75093

484

485 Mr. Samuelson came forward provided additional details in regard to the request.

486

487 Bryan Northington
488 16775 Addison Road, Suite 310
489 Addison, TX 75001

490

491 Mr. Northington came forward and provided additional details regarding the request.

492

493 Vice-Chairman Welch advised that this item will come back before the Commission on September 13, 2022 for discussion or action.

494

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

496

- 497 • P2022-034: Final Plat for Lots 1-5, Block E, Park Place, Phase IV Addition [APPROVED]
- 498 • Z2022-034: Zoning Change (AG to PD) for the Hance Tract [APPROVED; 2ND READING]
- 499 • Z2022-035: Amendment to Planned Development District 87 (PD-87) [WITHDRAWN]
- 500 • Z2022-036: Specific Use Permit (SUP) for an *Agricultural Accessory Structure* on Breezy Hill Lane [APPROVED; 1ST READING]
- 501 • Z2022-037: Zoning Change (AG, 2F, & LI to PD) for the Park Hills Subdivision [APPROVED; 1ST READING]
- 502 • Z2022-038: Amendment to Planned Development District 93 (PD-93) [APPROVED; 1ST READING]

503

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

505

506 VII. ADJOURNMENT

507

508 Vice- Chairman Welch adjourned the meeting at 8:31 pm.

509

510 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
511 _____, 2022.

512

513

514

515

516

517

518

519

Jerry Welch, Vice-Chairman



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: September 13, 2022
APPLICANT: Ryan Miller; *City of Rockwall*
CASE NUMBER: P2022-012; *Final Plat for Lots 1-3, Block A, Arkoma Addition*

SUMMARY

Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Arkoma Addition being a 2.90-acre parcel of land being a portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District land uses, addressed as 228, 302, & 306 W. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 2.90-acre tract of land of land (*i.e. being a portion of Tract 5 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) residential lots (*i.e. Lots 1, 2, & 3, Block A, Arkoma Addition*) on the subject property.
- The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [i.e. Case No. A1961-002]*. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between 1972 and 1983, the subject property changed to a Single-Family 10 (SF-10) District and then to Planned Development District 65 (PD-65) [*Ordinance No. 06-02*] on January 3, 2006. The subject property has since remained zoned Planned Development District 65 (PD-65).
- On September 7, 2022, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the subject property:
 - (1) The property owner shall pay cash-in-lieu of land fees at \$575.00 per lot for the newly created lots.
 - (2) The property owner shall pay pro-rata equipment fees at \$544.00 per lot for the newly created lots.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If Planning and Zoning Commission chooses to recommend approval of the Final Plat for the *Lots 1-3, Block A, Arkoma Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this *Final 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **PR022-012**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **228, 302 & 306 W. QUAIL RUN ROAD**

SUBDIVISION **TRACT 5 OF THE S. KING SURVEY, ABS 131** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **SOUTH OF THE INTERSECTION OF W. QUAIL RUN RD. & RANDOM OAKS DR.**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-65**

CURRENT USE **VACANT**

PROPOSED ZONING **PD-65**

PROPOSED USE **SINGLE-FAMILY**

ACREAGE **2.09**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **3**

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

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

OWNER **CITY OF ROCKWALL**

APPLICANT

CONTACT PERSON **RYAN MILLER**

CONTACT PERSON

ADDRESS **305 S. GOLIAD ST.**

ADDRESS

CITY, STATE & ZIP **ROCKWALL, TX 75087**

CITY, STATE & ZIP

PHONE **972-772-6441**

PHONE

E-MAIL **RMILLER@ROCKWALL.COM**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Miller [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 \$ 0.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF AUGUST, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



P2022-012: Final Plat for Lots 1-3, Block A, Arkoma

Case Location Map = 

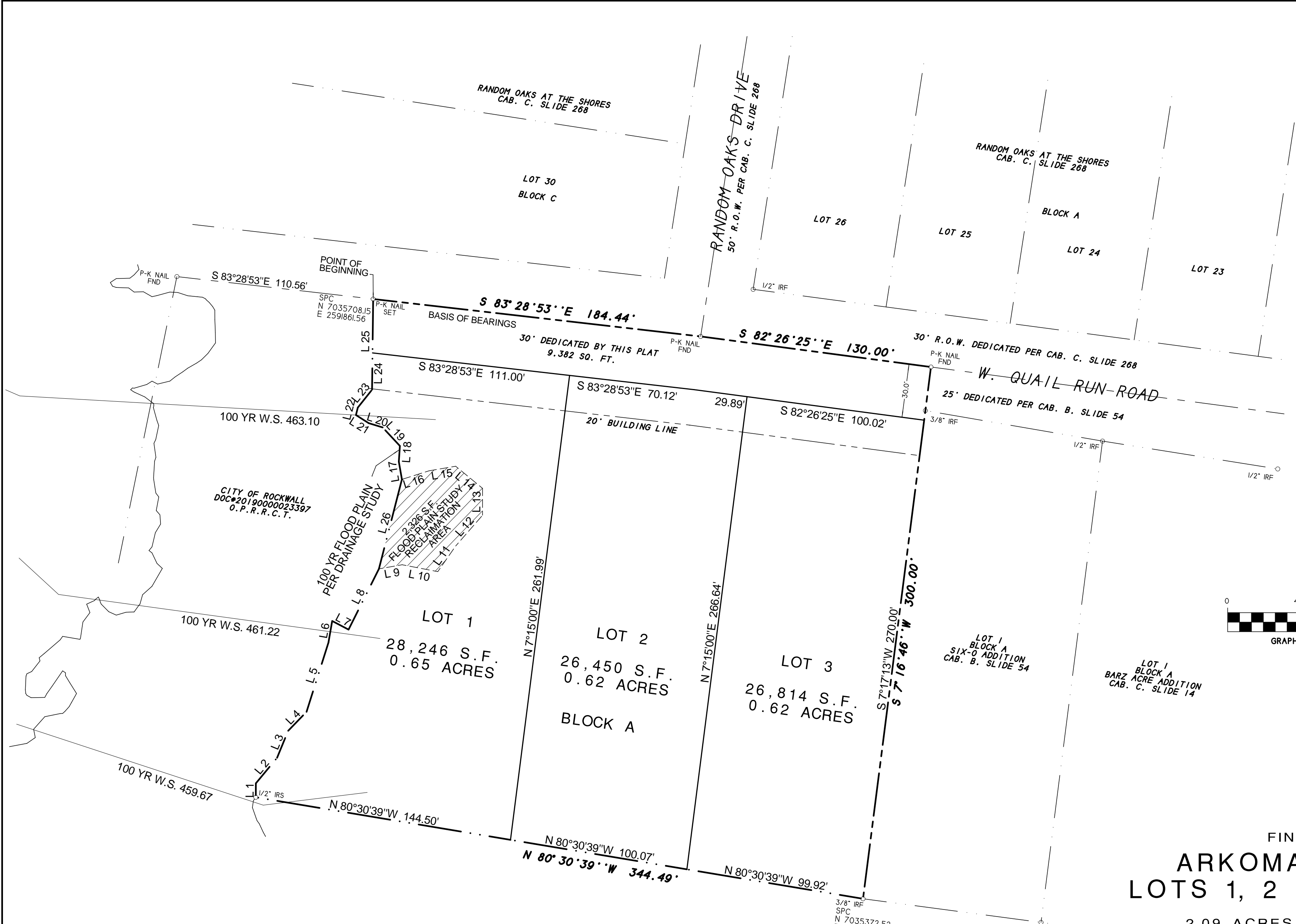
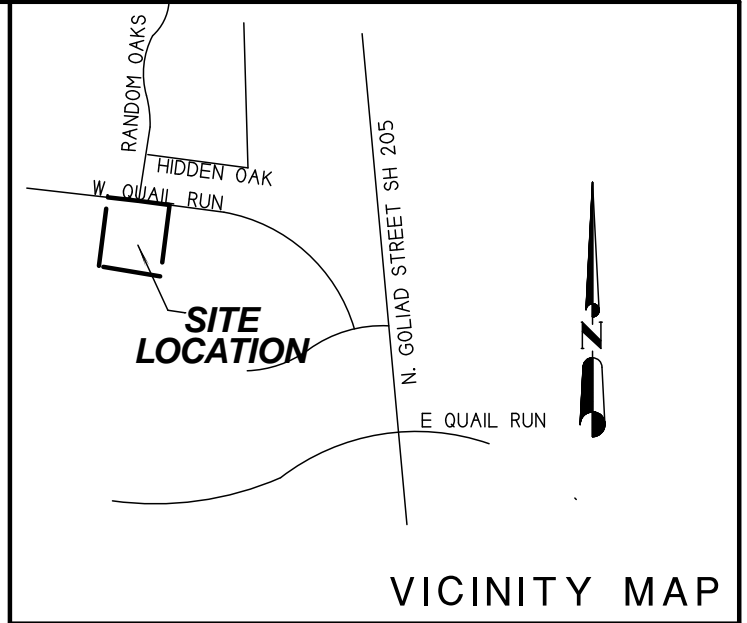


City of Rockwall

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

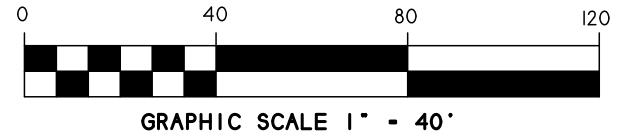
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LINE TABLE

Line	Bearing	Distance
1	N 0°16'03"E	7.82'
2	N 39°43'50"E	18.56'
3	N 22°21'43"E	16.37'
4	N 44°05'59"E	14.75'
5	N 17°33'11"E	40.64'
6	N 9°48'54"E	12.27'
7	S 62°15'09"E	10.35'
8	N 26°34'04"E	37.99'
9	N 79°55'18"E	13.21'
10	S 79°03'52"E	20.31'
11	N 34°54'39"E	17.47'
12	N 41°07'30"E	22.86'
13	N 0°04'48"E	15.06'
14	N 50°35'40"W	19.49'
15	S 80°15'46"W	15.10'
16	S 72°25'40"W	15.93'
17	N 9°55'43"W	10.08'
18	N 3°57'52"E	8.82'
19	N 42°58'52"W	14.15'
20	N 72°57'13"W	8.16'
21	N 57°37'37"W	8.46'
22	N 13°53'30"E	4.32'
23	N 38°33'17"E	12.79'
24	N 0°42'04"E	20.59'
25	N 0°42'04"E	50.75'
26	N 14°25'03"E	51.70'



FINAL PLAT
ARKOMA ADDITION
LOTS 1, 2 & 3, BLOCK A

2.09 ACRES OR 90,886 S.F.
 (3 LOTS)
 S. KING SURVEY, A-131
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS METER	TEL. POLE	FH. HYDRANT	POWER POLE
ELEC. METER	ELEC. SUBST. JUNCTION BOX	SC. METER	LP. METER	1/2" IRF. CORNER
EXIST. LINE	PROPOSED LINE	A/C CONTROL UNIT	PROX. TANK	

OWNER:
 CITY OF ROCKWALL
 385 S. GOLIAD STREET
 ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.

CITY OF ROCKWALL
 DOC#20190000023397
 O.P.R.R.C.T.

CITY OF ROCKWALL
 DOC#20190000023397
 O.P.R.R.C.T.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CITY OF ROCKWALL, TEXAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S. KING SURVEY, ABSTRACT NO. 131, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty Deed from Arkoma Development, LLC to City of Rockwall, Texas, as recorded in Document no. 2019000023397 the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set found for corner in the center of W. Quail Run Road, said point being S. 83 deg. 28 min. 53 sec. E. a distance of 110.56 feet from the Northwest corner of said City of Rockwall Texas tract and the south most southwest corner of Random Oaks at the Shores, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 268 of the Plat Records of Rockwall County, Texas;

THENCE S. 83 deg. 28 min. 53 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 184.44 feet to a P-K nail found found for corner;

THENCE S. 82 deg. 26 min. 25 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 130.00 feet to a P-K nail found found for corner at the northwest corner of Six-O Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE S. 07 deg. 16 min. 46 sec. W. along the west line of said Six-O Addition, a distance of 300.0 feet to a 3/8" iron rod found for corner at the southwest corner of said Six-O Addition;

THENCE N. 80 deg. 30 min. 39 sec. W. a distance of 344.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the 100 year flood plain per drainage study;

THENCE along said 100 year flood plain per drainage study as follows:

N 0°16'03"E, 7.82 feet; N 39°43'50"E, 18.56 feet; N 22°21'43"E, 16.37 feet; N 44°05'59"E, 14.75 feet;
N 17°33'11"E, 40.64 feet; N 9°48'54"E, 12.27 feet; S 62°15'09"E, 10.35 feet; N 26°34'04"E, 37.99 feet;
N 14°25'03"E, 51.70 feet; N 9°55'43"W, 10.08 feet; N 3°57'52"E, 8.82 feet; N 42°58'52"W, 14.15 feet;
N 72°57'13"W, 8.16 feet; N 57°37'37"W, 8.46 feet; N 13°53'30"E, 4.32 feet; N 38°33'17"E, 12.79 feet;

THENCE N. 00 deg. 42 min. 04 sec. E. a distance of 50.75 feet to the POINT OF BEGINNING and containing 90,886 square feet or 2.09 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

City Manager, City of Rockwall, Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of ARKOMA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
ARKOMA ADDITION
LOTS 1, 2 & 3, BLOCK A

2.09 ACRES OR 90,886 S.F.
(3 LOTS)

S. KING SURVEY, A-131
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087

SYMBOL LEGEND			
⊗ TELEPHONE CABLE RISER	⊗ GAS METER	⊗ TEL RISER	⊗ FIRE HYDRANT
⊗ POWER POLE	⊗ ELEC. METER	⊗ WATER METER	⊗ LIGHT POLE
⊗ ELEC. SUBSTATION	⊗ ELEC. BOX	⊗ WATER JUNCTION BOX	⊗ RIF. MARKED POINT (CORNER)
⊗ FENCE	⊗ EASEMENT LINE	⊗ AIR COND. UNIT	⊗ PROPANE TANK

SURVEY DATE MARCH 8, 2022
SCALE 1" = 40' FILE # 20200292
CLIENT CITY OF ROCKWALL

H.D. Fetty Land Surveyor, LLC

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

CASE NO. P2022-

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



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: September 13, 2022
APPLICANT: Humberto Johnson Jr PE; *Skorburg Company*
CASE NUMBER: P2022-037; *Preliminary Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Preliminary Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to *Preliminary Plat* an 85.63-acre parcel of land (*i.e. Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and a portion of Tract 25-1 & 26 and all of Tract 13 & 25 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of 250 single-family residential lots and 17 open space lots. The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Master Plat* [*i.e. Case No. P2022-039*] concurrently with this *Preliminary Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96).
- The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development and to ensure compliance with the density and dimensional requirements stipulated for a property that is situated within the Planned Development District 96 (PD-96) and the SH-205 By-Pass Overlay (SH-205 BY OV) District as required by the Unified Development Code (UDC). In addition, preliminary plats are also required to ensure conformance with the OURHometown Vision 2040 Comprehensive Plan, the Master Thoroughfare Plan, and the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The proposed preliminary plat appears to conform to these requirements.
- On September 7, 2022, the Parks and Recreation Board reviewed the *Preliminary Plat* and made the following recommendations concerning the proposed subdivision.
 - The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e. \$489.00 x 250 Lots*).
 - The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e. \$516.00 x 250 Lots*).
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *Quail Hollow Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; 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.



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

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 R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

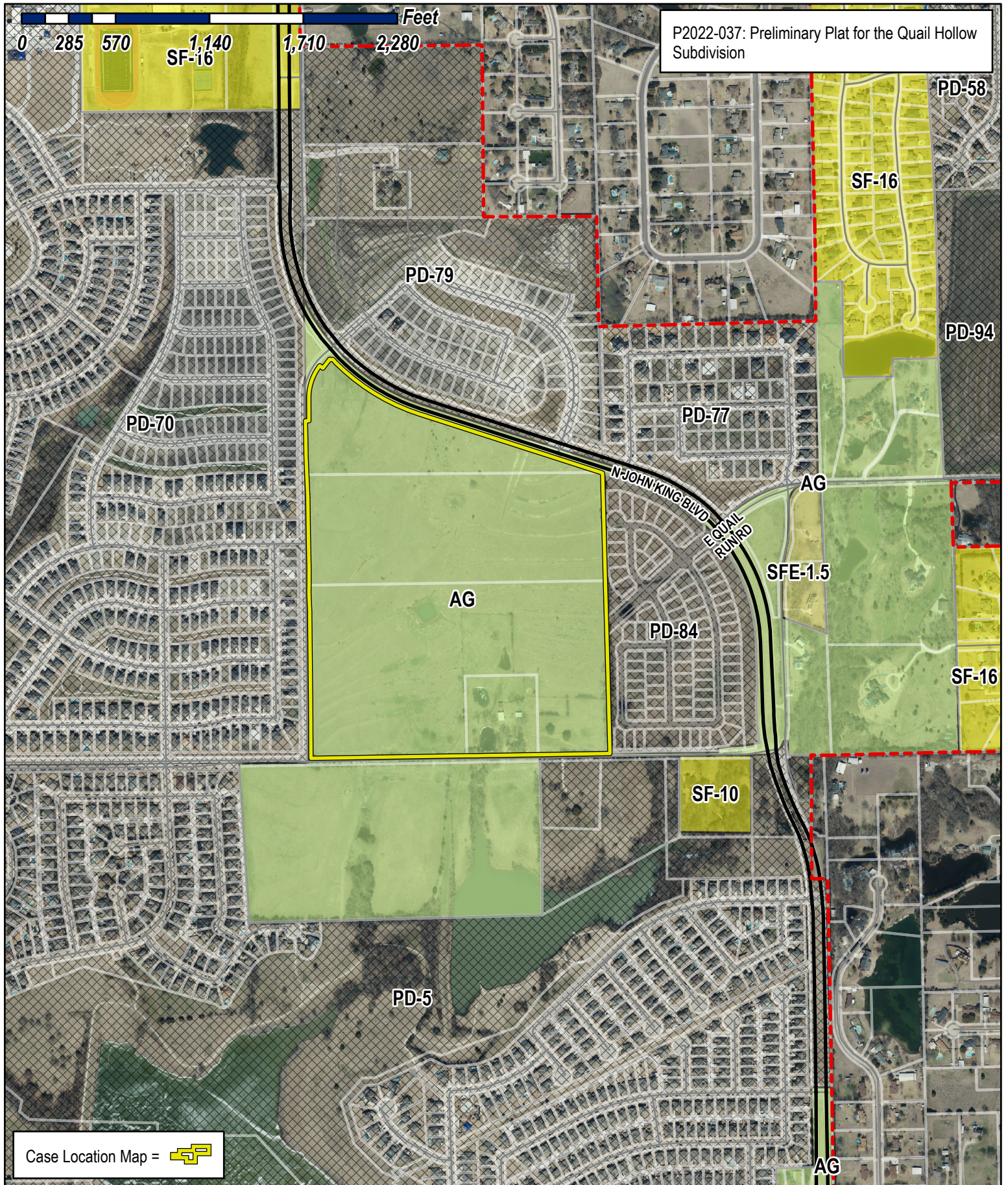
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 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 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION

JORDYN N TONEY
Notary Public
for the State of Montana
Residing at:
Livingston, Montana
My Commission Expires:
January 29, 2025



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.



QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185

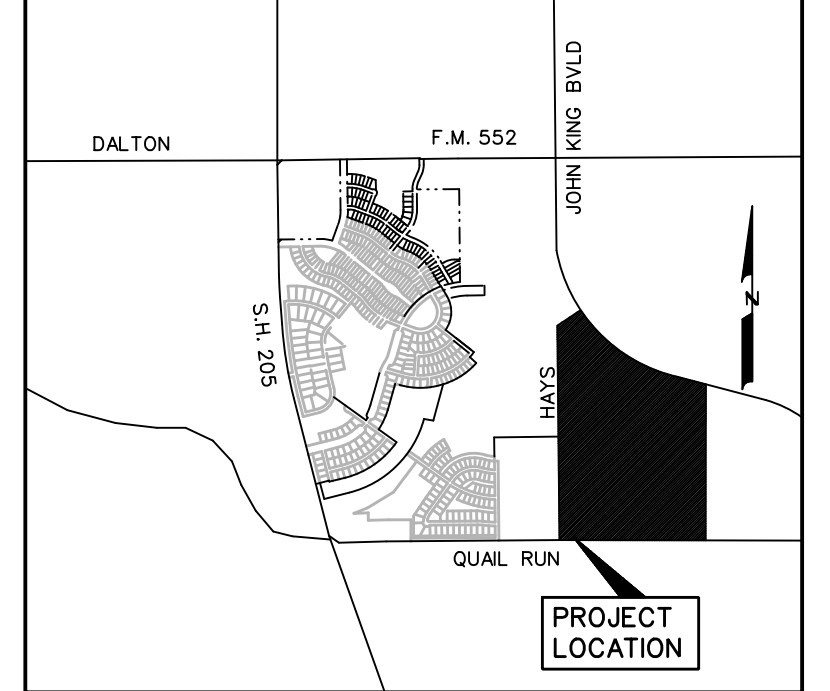
WANETA DRIVE (50' R.O.W.)

STONE CREEK PHASE VIII DOC. NO. 20190000004513

TOPAZ DRIVE (50' R.O.W.)

STONE CREEK PHASE X DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 212.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

N00° 35'35"W 1480.61'

HAYS LANE (60' R.O.W.)

N00° 35'35"W 311.11'

N00° 35'35"W 287.09'

PEACH TREE DRIVE (50' R.O.W.)

PEACH TREE DRIVE (50' R.O.W.)

PHASE II

PHASE I

TRINITY FOREST DRIVE

SHADY OAKS DRIVE

FOREST CREEK DRIVE

OKMONT DR.

PINE VALLEY DRIVE

SHADOW CREEK DRIVE

GRANITE FALLS DRIVE

ALOTIAN DRIVE

MIRAMONT DR.

JOHN KING BOULEVARD

LOT 1 BLOCK A OPEN SPACE 4.817 AC.

LOT 8 BLOCK C OPEN SPACE 0.346 AC.

LOT 21 BLOCK H OPEN SPACE 0.617 AC.

LOT 10 BLOCK I OPEN SPACE 0.1053 AC.

LOT 11 BLOCK J OPEN SPACE 0.1053 AC.

LOT 12 BLOCK K OPEN SPACE 0.1053 AC.

LOT 13 BLOCK L OPEN SPACE 0.1053 AC.

LOT 1 BLOCK A OPEN SPACE 4.817 AC.

LOT 8 BLOCK C OPEN SPACE 0.346 AC.

LOT 21 BLOCK H OPEN SPACE 0.617 AC.

LOT 10 BLOCK I OPEN SPACE 0.1053 AC.

LOT 11 BLOCK J OPEN SPACE 0.1053 AC.

LOT 12 BLOCK K OPEN SPACE 0.1053 AC.

LOT 13 BLOCK L OPEN SPACE 0.1053 AC.

PHASE I

PHASE I

ROYAL OAKS DRIVE

MIRAMONT DR.

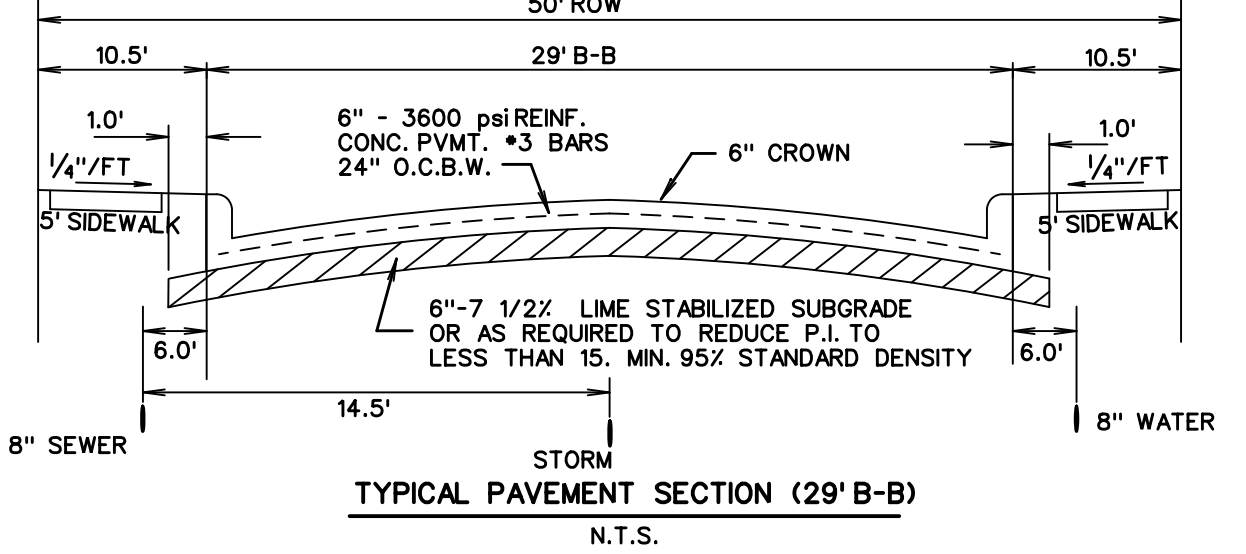
RANDAS WAY

RANDAS WAY

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2598387.341
Y 7036150.262
ELEV. = 923.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH DOC. NO. 20190000006883



Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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 _____, 2022.

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

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 47' 22" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 28" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- - STREET NAME CHANGE
- - MATCH LINE

NOTES:

- ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
- HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

PRELIMINARY PLAT OF QUAIL HOLLOW

- LOTS 1-31, BLOCK A
- LOTS 1-13, BLOCK B
- LOTS 1-29, BLOCK C
- LOTS 1-24, BLOCK D
- LOTS 1-7, BLOCK E
- LOTS 1-15, BLOCK F
- LOTS 1-36, BLOCK G
- LOTS 1-41, BLOCK H
- LOTS 1-21, BLOCK I
- LOTS 1-24, BLOCK J
- LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134

OUT OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET, DALLAS, TEXAS 75214

DEVELOPER: SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900, DALLAS, TEXAS 75225

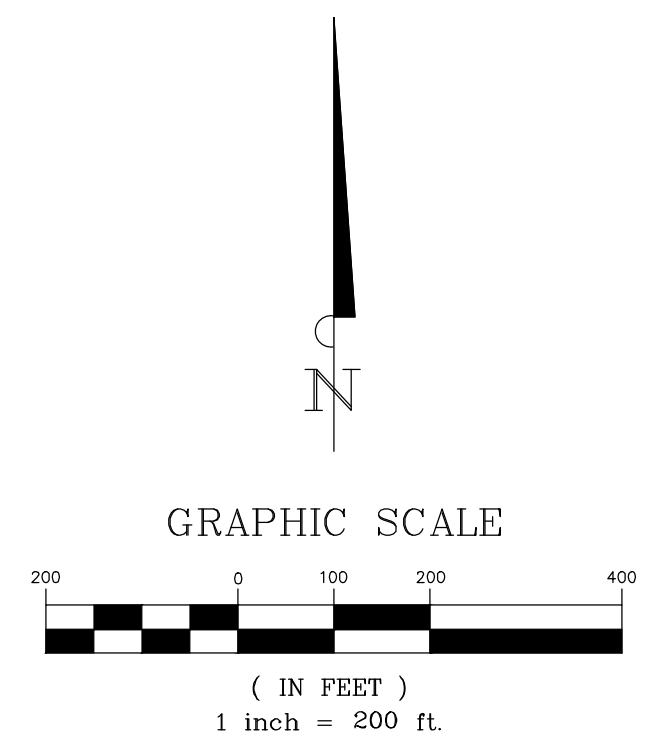
PREPARED BY: CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E, ALLEN, TEXAS 75013, 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

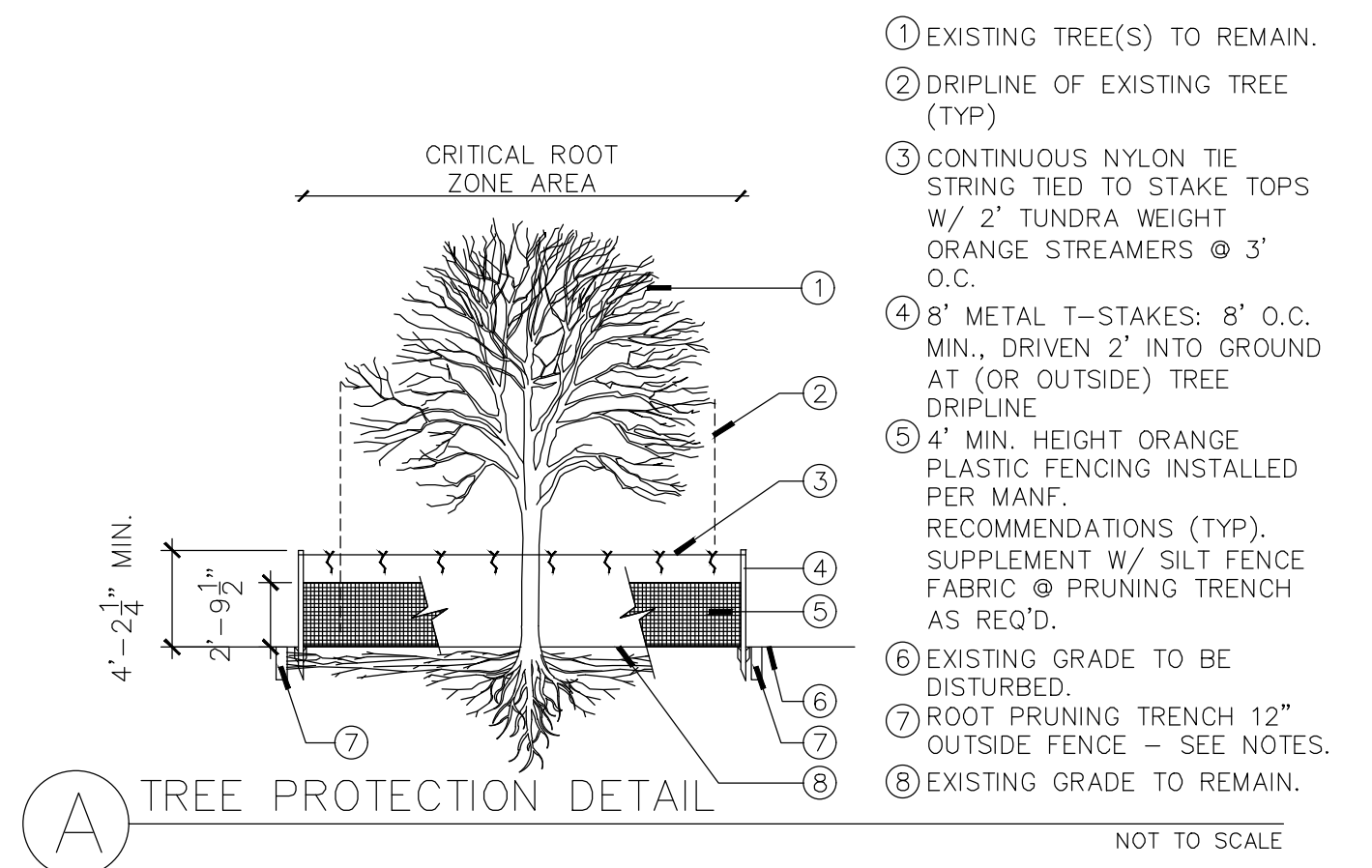
AUGUST 2022 SCALE 1" = 100'

CASE #P2022-037

NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB		X	PRIMARY
16	11.1	HACKBERRY		X	SECONDARY
17	5.2	HERCULES-CLUB		X	PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB		X	PRIMARY
21	6.8	HERCULES-CLUB		X	PRIMARY
22	10.5	HERCULES-CLUB		X	PRIMARY
23	9.2	HERCULES-CLUB		X	PRIMARY
24	7.1	HERCULES-CLUB		X	PRIMARY
25	7.6	HERCULES-CLUB		X	PRIMARY
26	6.9	HERCULES-CLUB		X	PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB		X	PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		
43	7.6	HERCULES-CLUB	X		
44	5.8	HERCULES-CLUB	X		
45	25.6	HACKBERRY	X		
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	GOTTENWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOCUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JULIUBE		X	PRIMARY
92	8.4	JULIUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JULIUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	16.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	GOTTENWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	GOTTENWOOD		X	NON PROTECTED
113	35.3	GOTTENWOOD		X	NON PROTECTED
114	45.7	GOTTENWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED
TOTAL CALIPER INCHES					1961.1
TOTAL NON PROTECTED CALIPER INCHES					333.3
TOTAL PROTECTED CALIPER INCHES					1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN					198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED					1429.4
TOTAL MITIGATION REQUIRED					1688



NOTES:
 1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
 2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



KEY MAP
 SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (@ least 48 hours prior to digging)

CASE NO. P2022-037

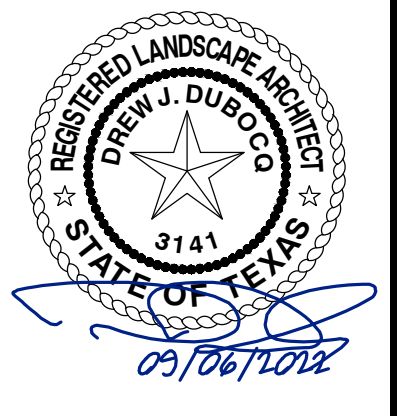
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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 ENGINEERING
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 REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
 ROCKWALL, TEXAS

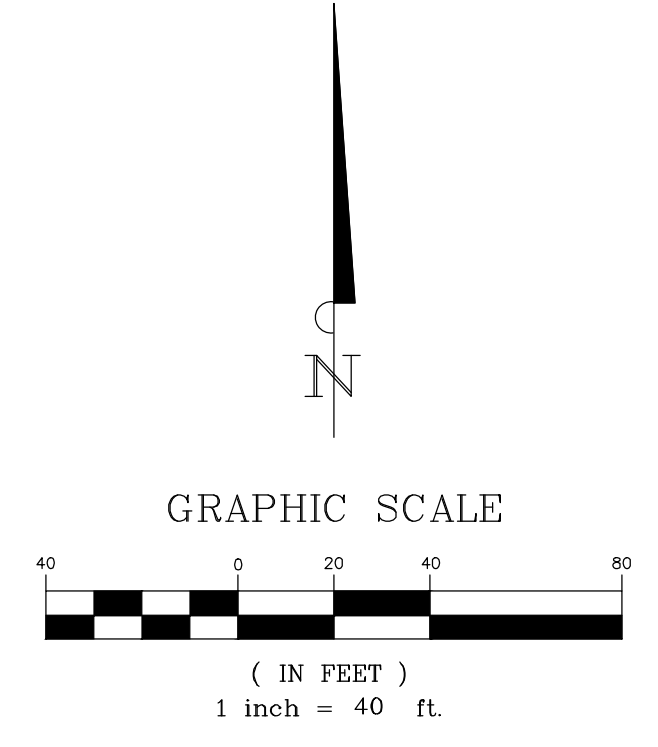
OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.0

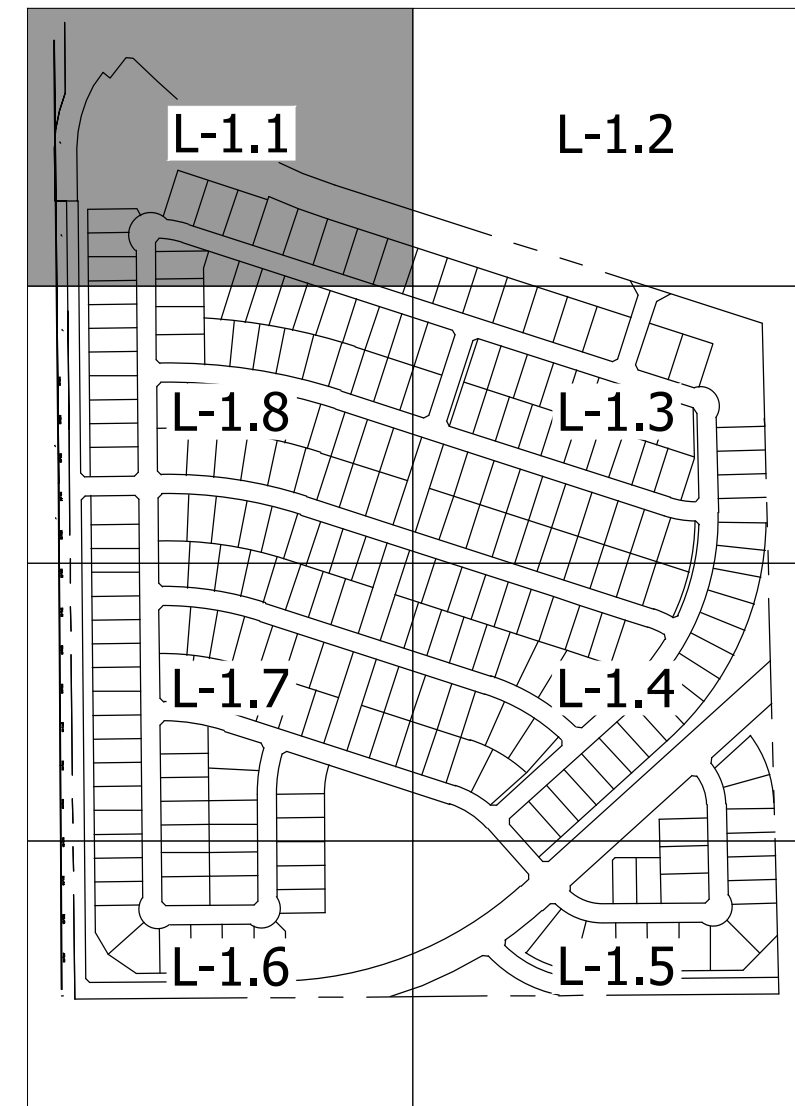
PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.8

KEY MAP
SCALE: 1"=500'



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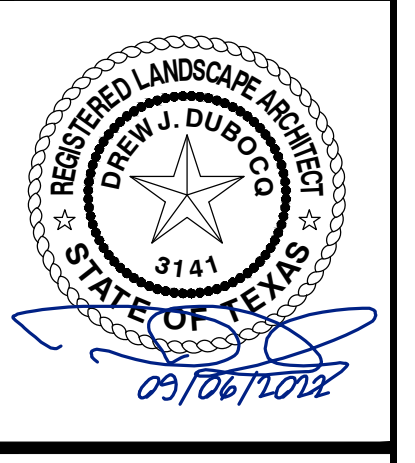
CASE NO. P2022-037

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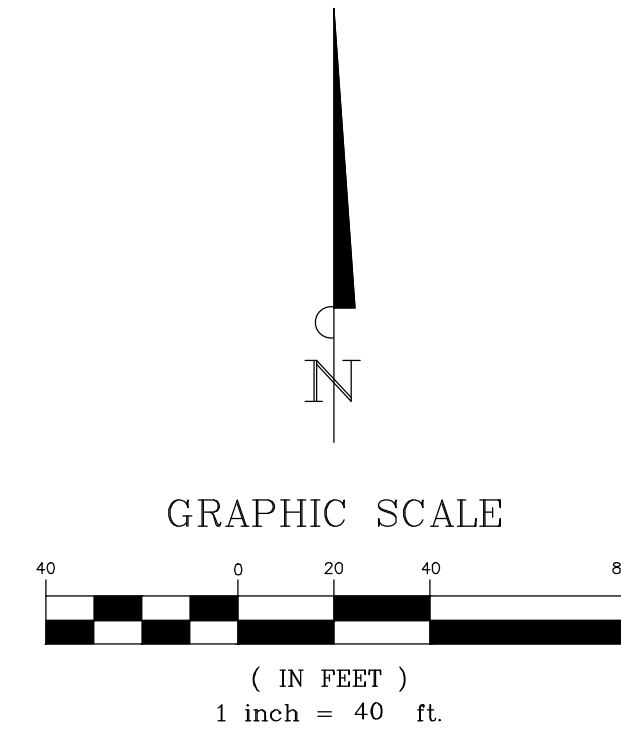
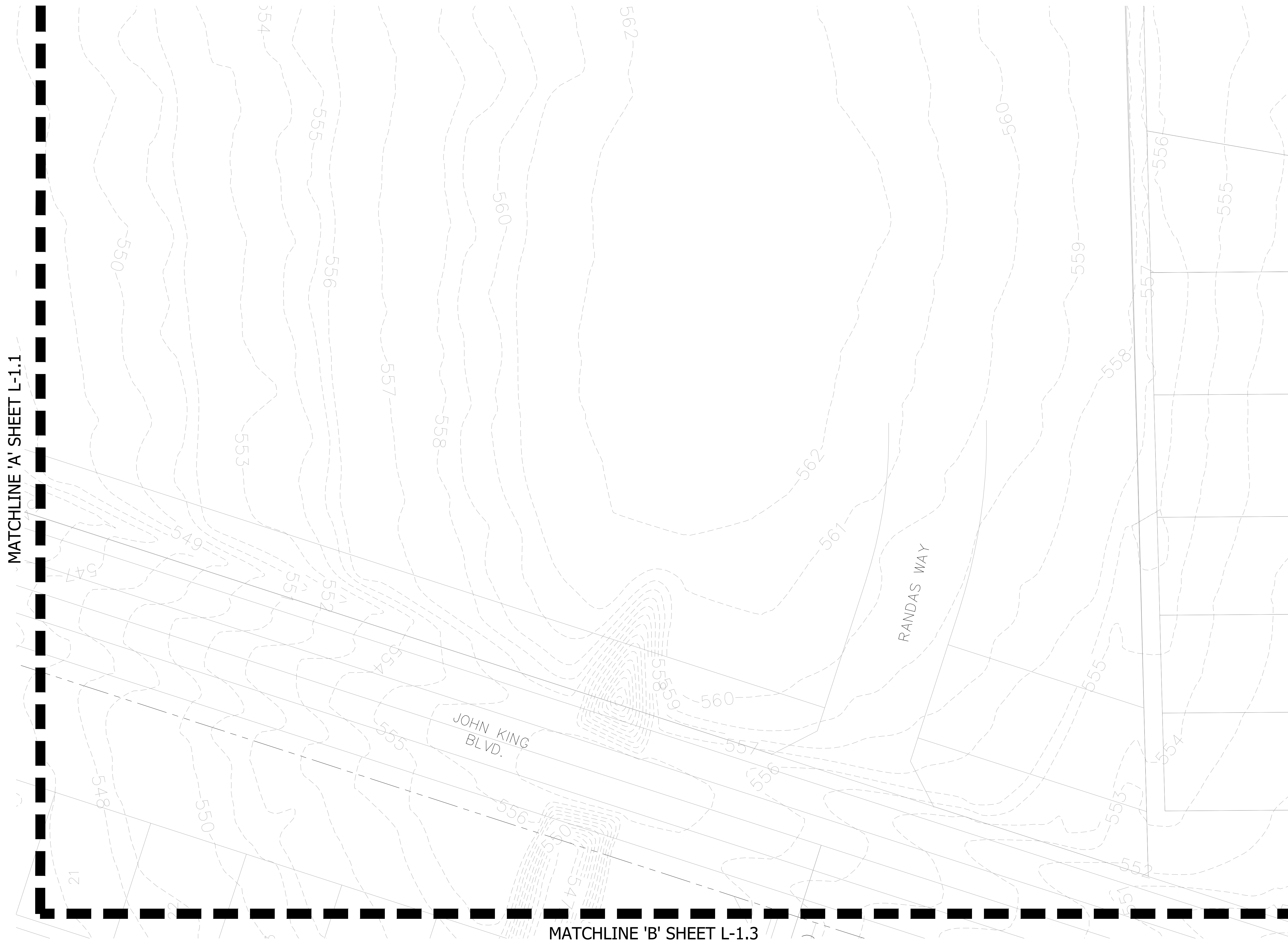
HANCE DEVELOPMENT
ROCKWALL, TEXAS
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.1

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



MATCHLINE 'A' SHEET L-1.1

MATCHLINE 'B' SHEET L-1.3

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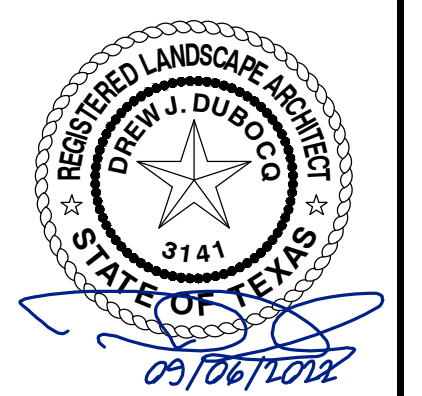
CASE NO. P2022-037

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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

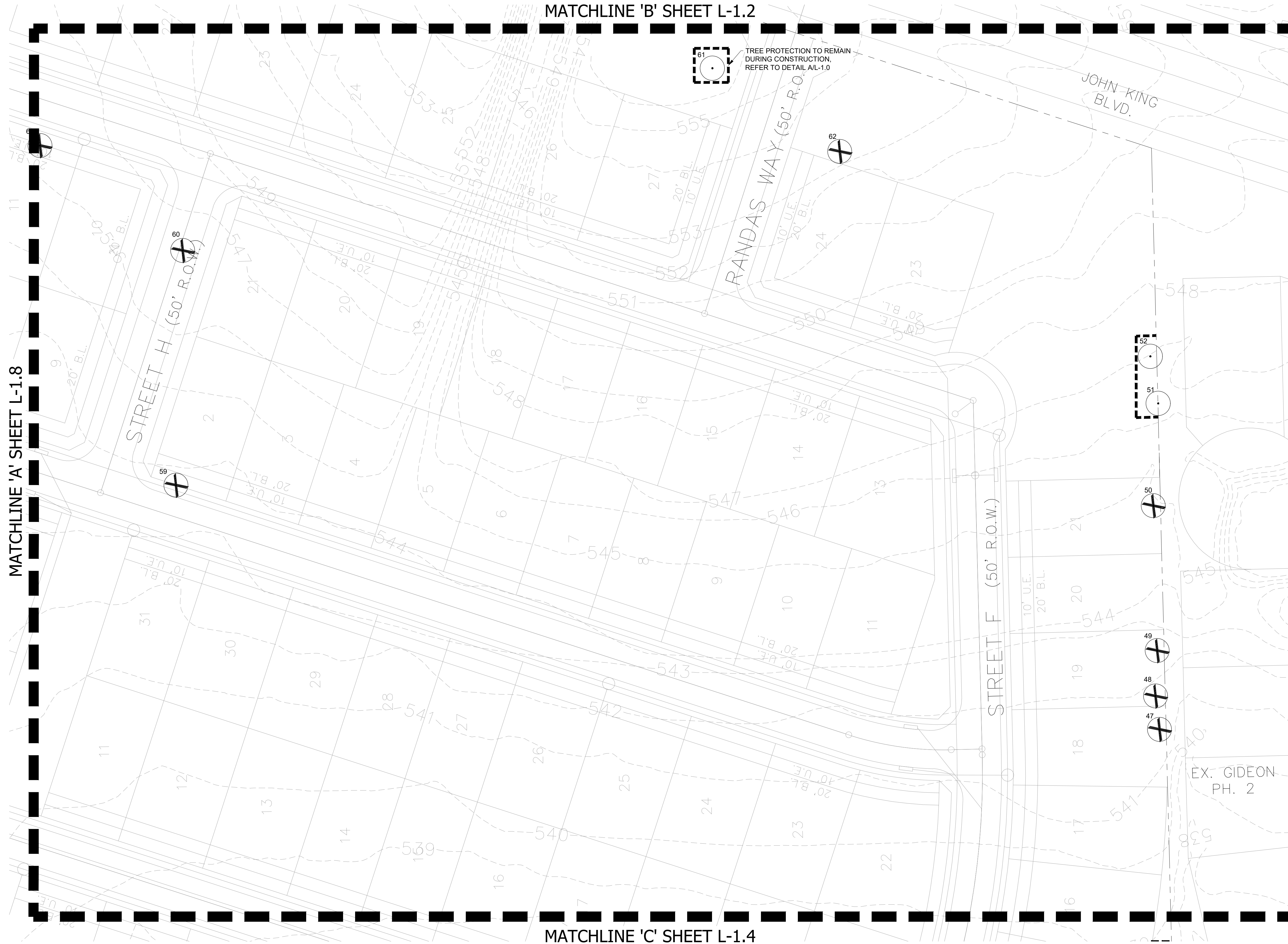
No.	Date	Revision Description



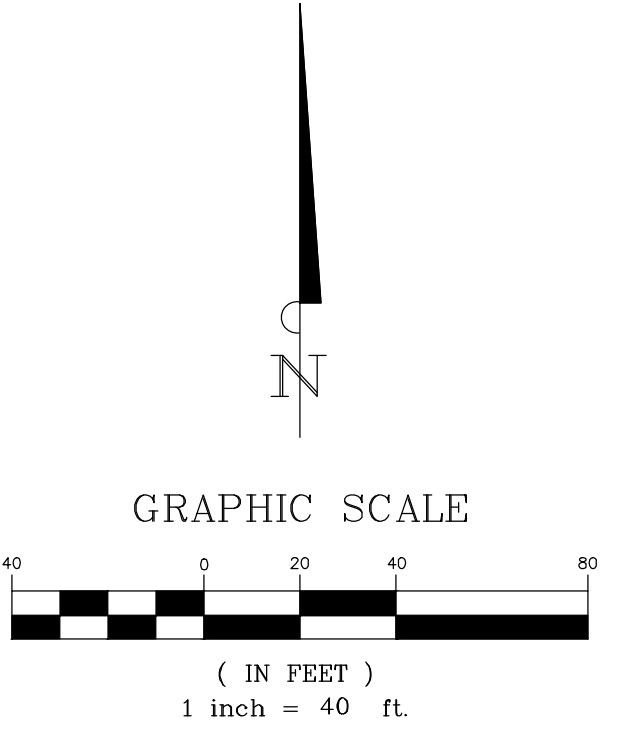
SHEET NO.

L-1.2

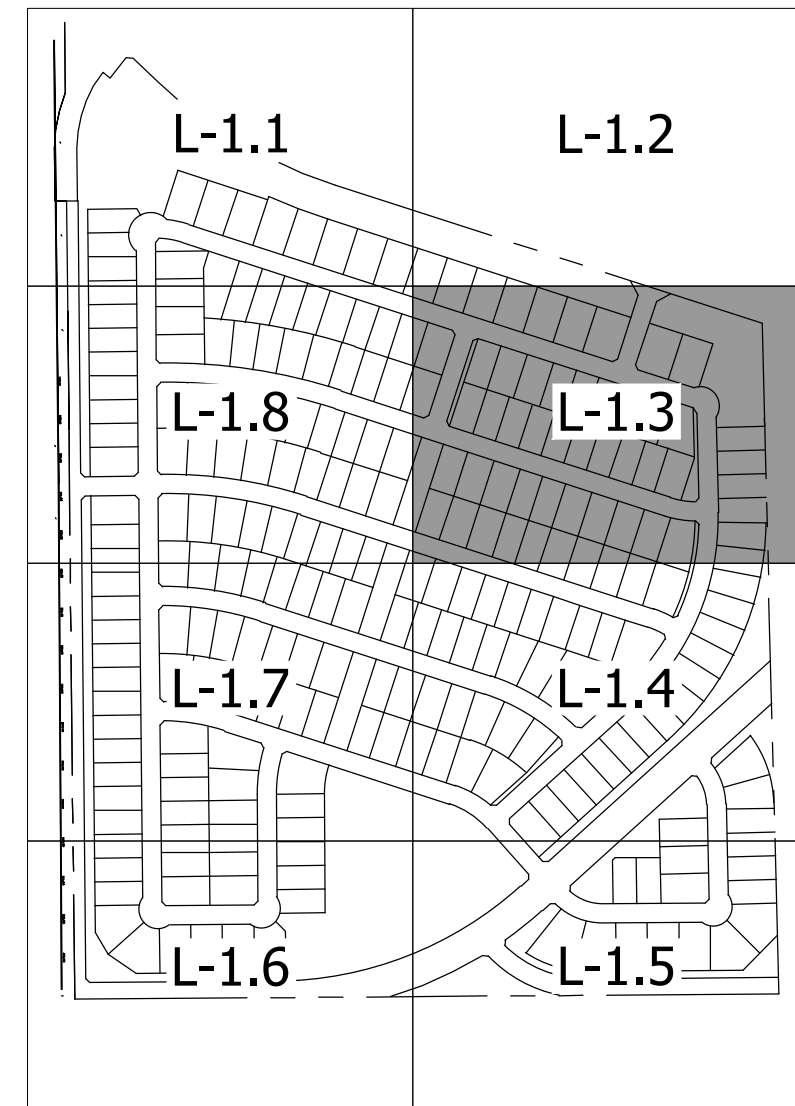
PROJECT NO.: 090-22-009



61
TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL AL-1.0



KEY MAP
SCALE: 1"=500'



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BANNISTER
ENGINEERING

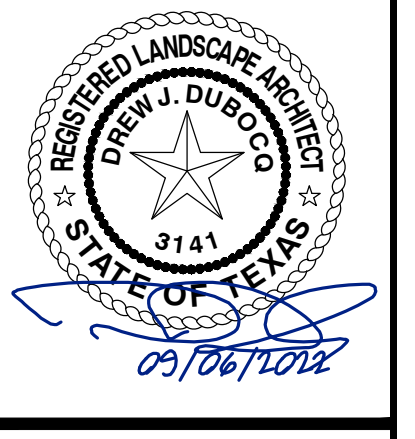
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HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



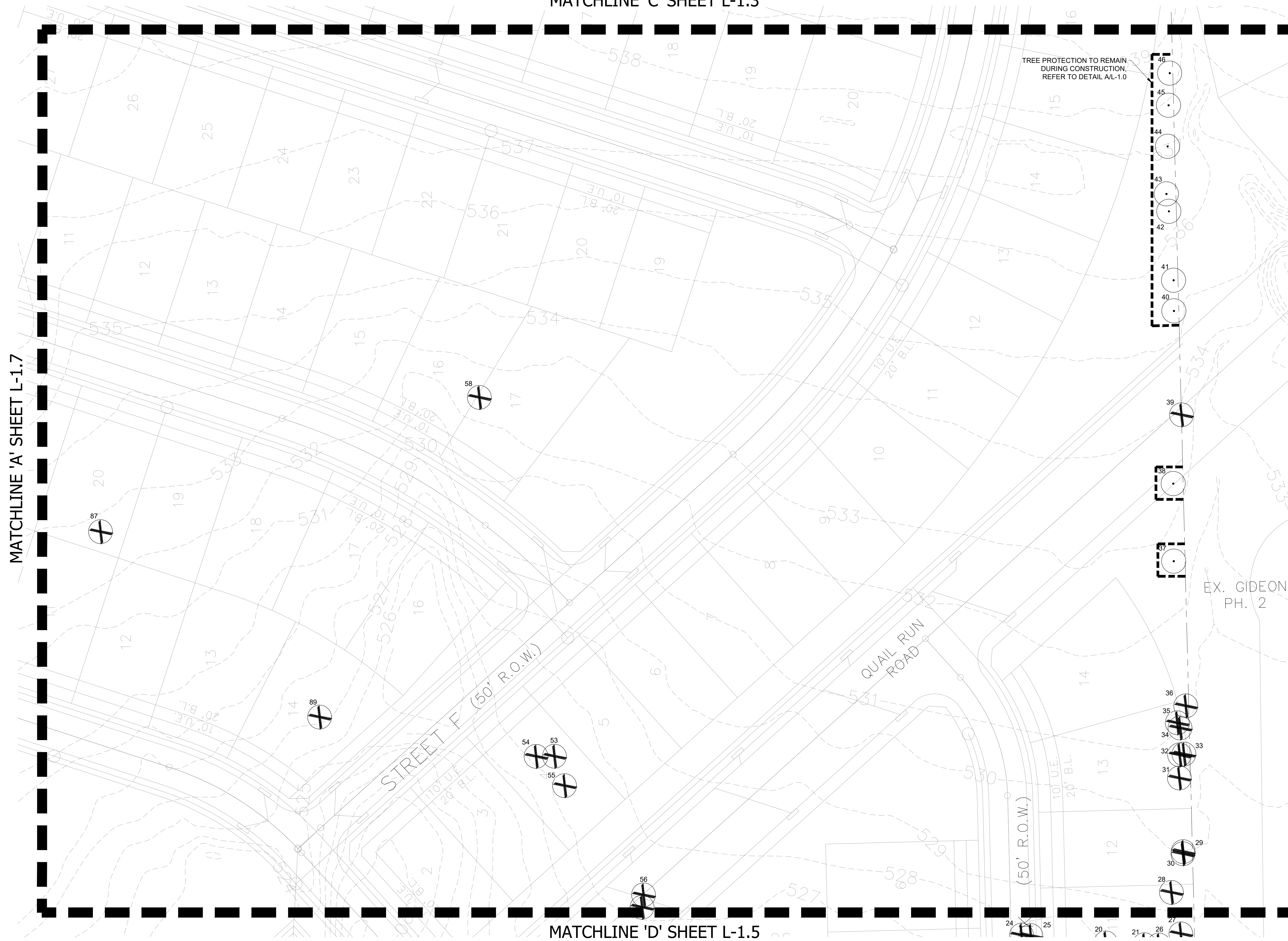
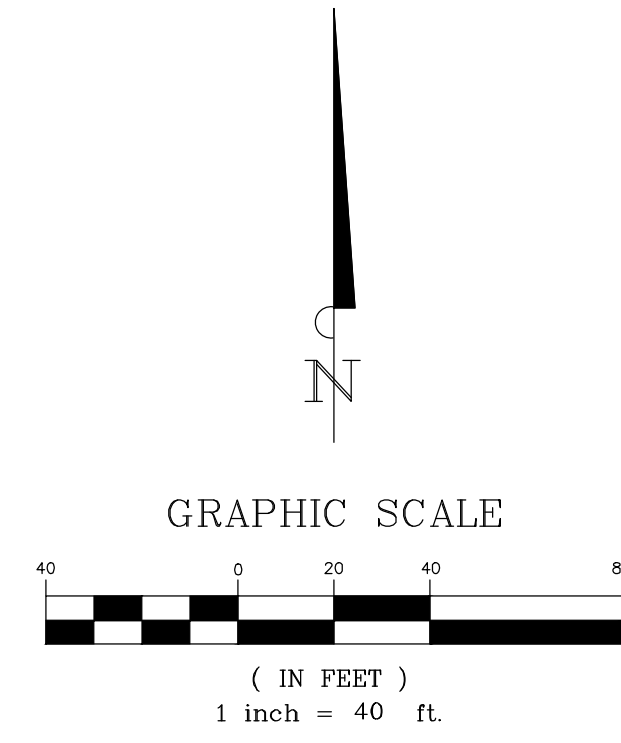
SHEET NO.
L-1.3

MATCHLINE 'C' SHEET L-1.3

MATCHLINE 'A' SHEET L-1.7

MATCHLINE 'D' SHEET L-1.5

TREE PROTECTION TO REMAIN DURING CONSTRUCTION. REFER TO DETAIL A/L-1.0



KEY MAP SCALE: 1"=500'

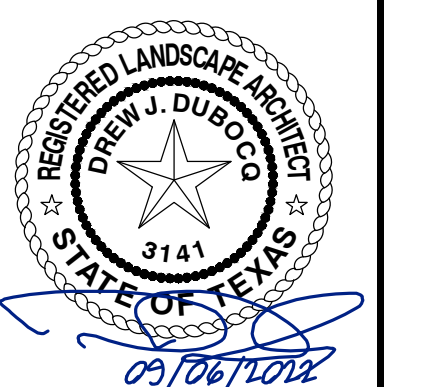


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No.	Date	Revision Description



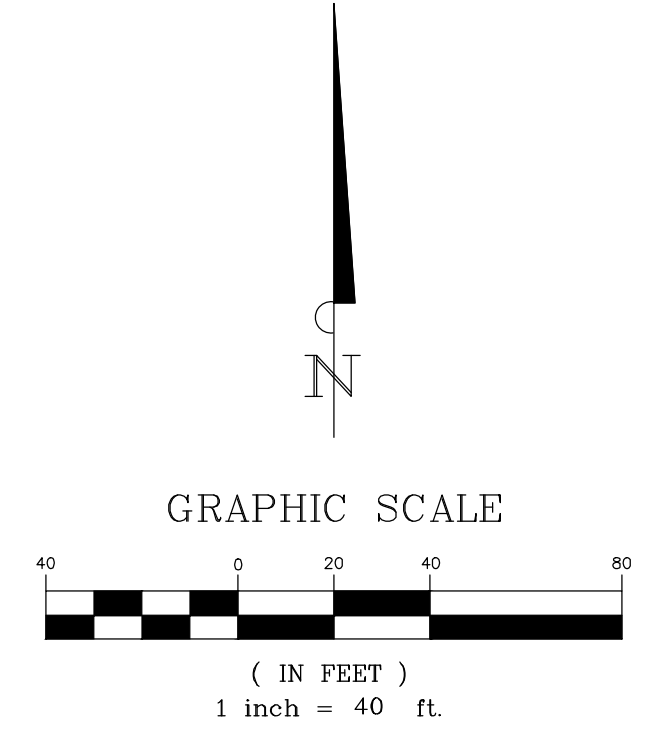
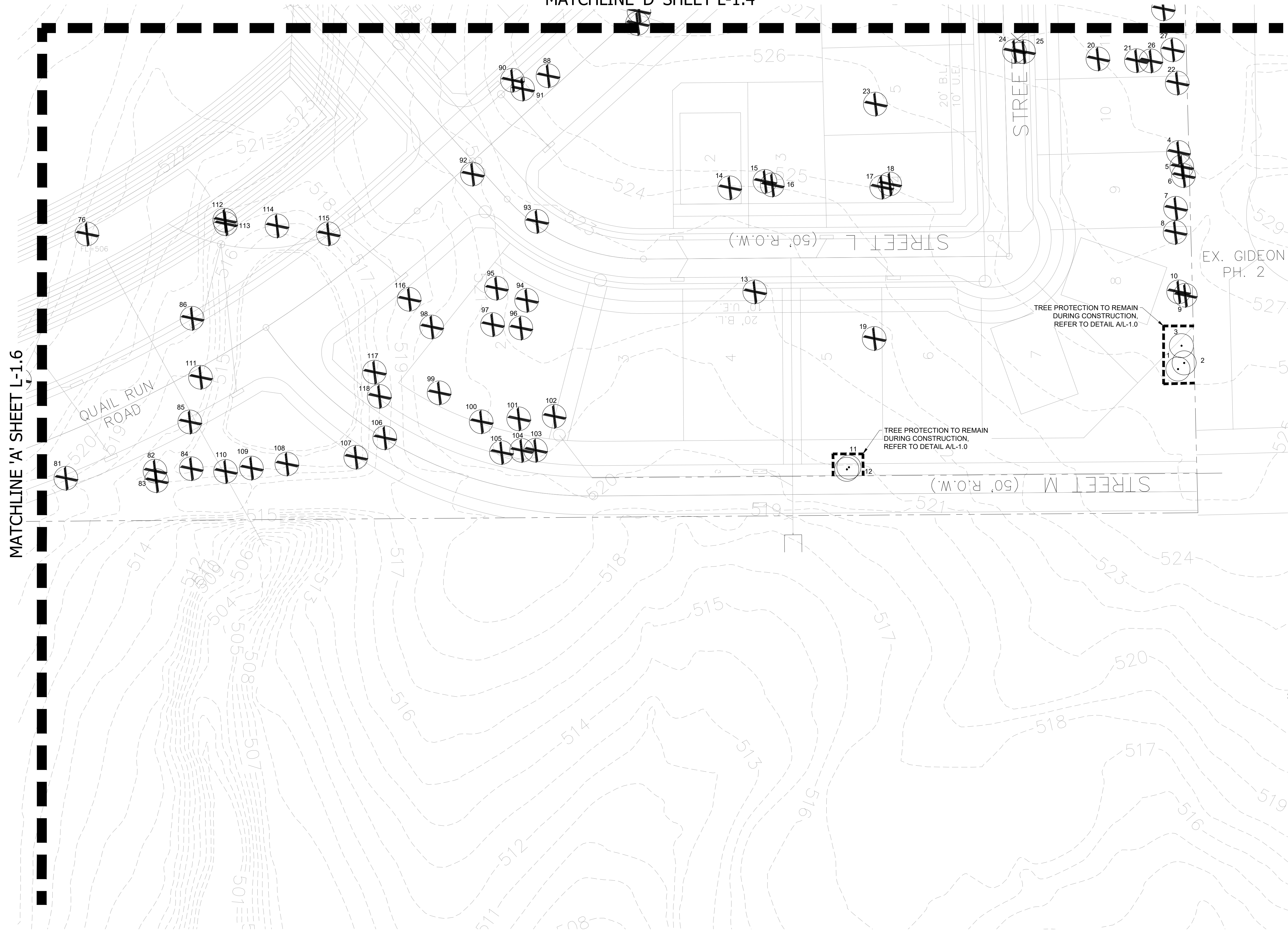
SHEET NO.

L-1.4

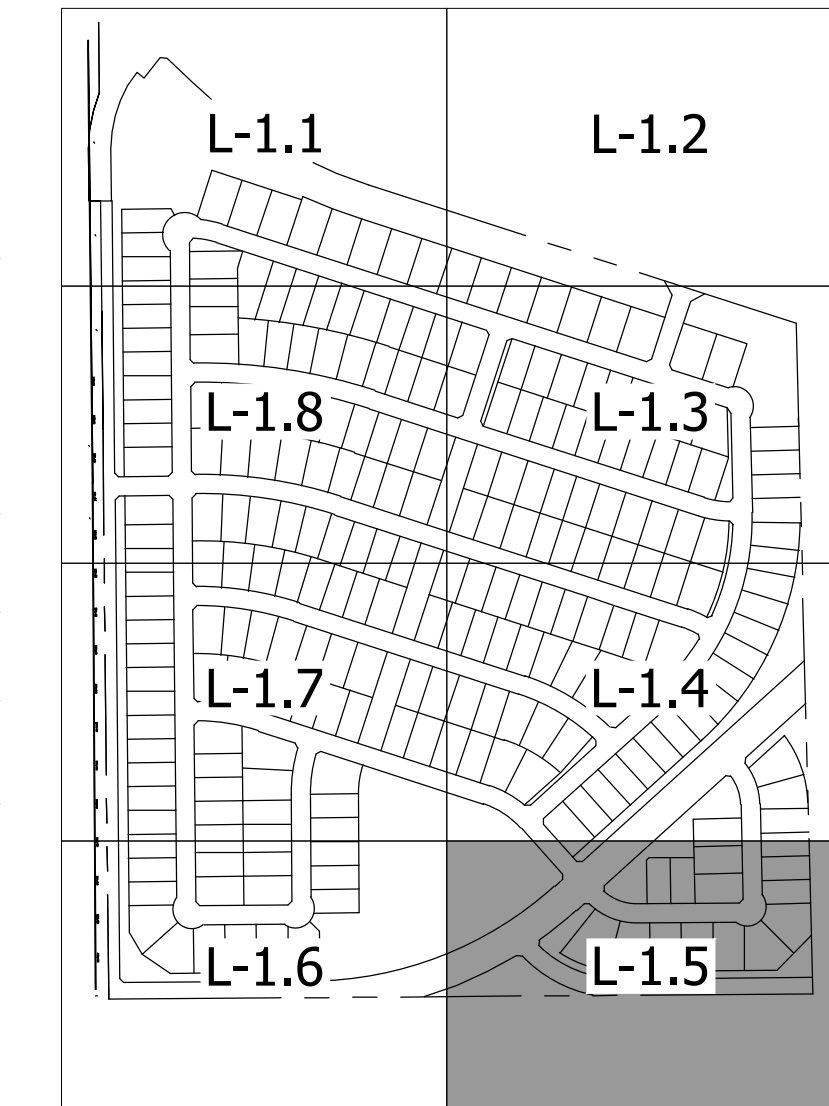
PROJECT NO.: 090-22-009

MATCHLINE 'D' SHEET L-1.4

MATCHLINE 'A' SHEET L-1.6



KEY MAP
SCALE: 1"=500'



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CASE NO. P2022-037

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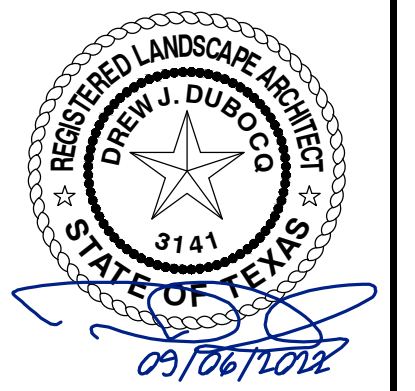
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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

TREE PRESERVATION PLAN

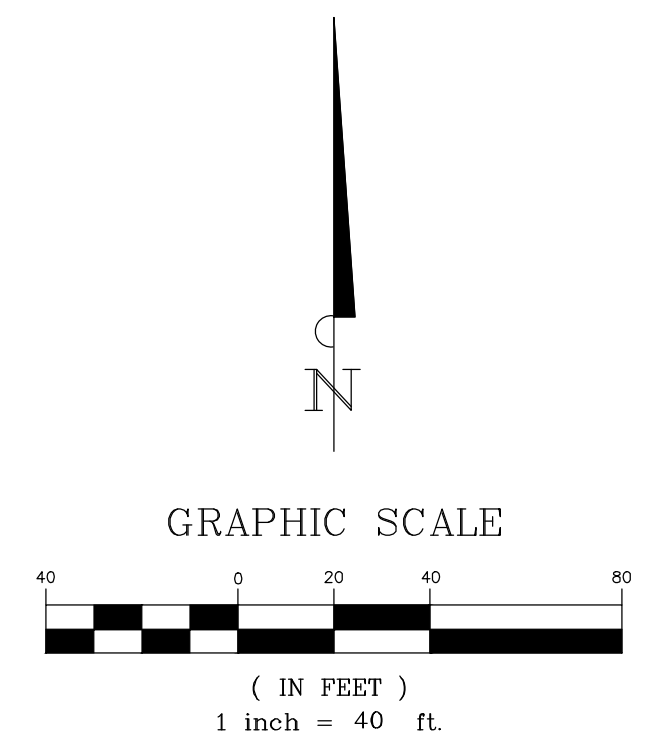
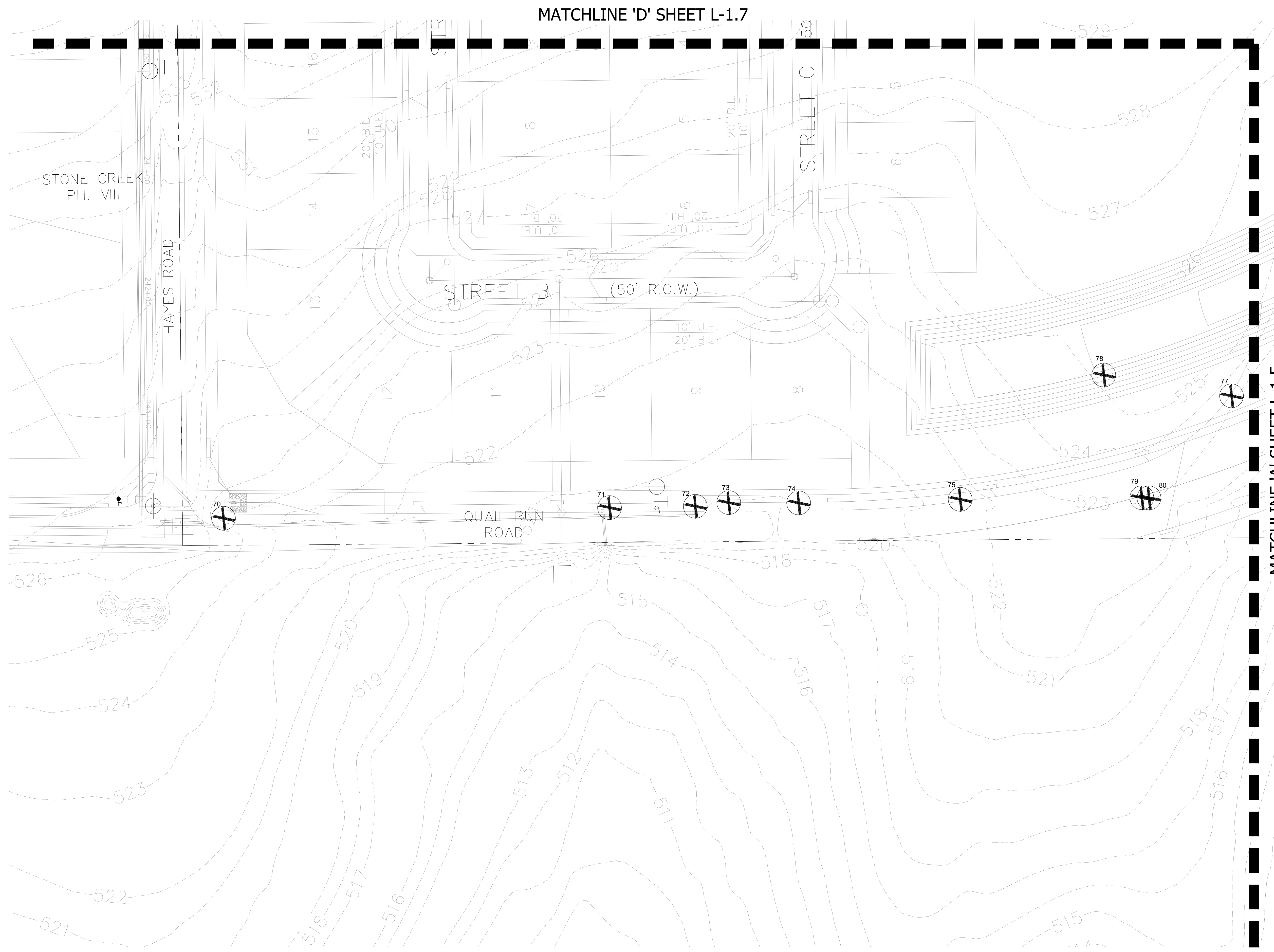
No.	Date	Revision Description

PROJECT NO.: 090-22-009



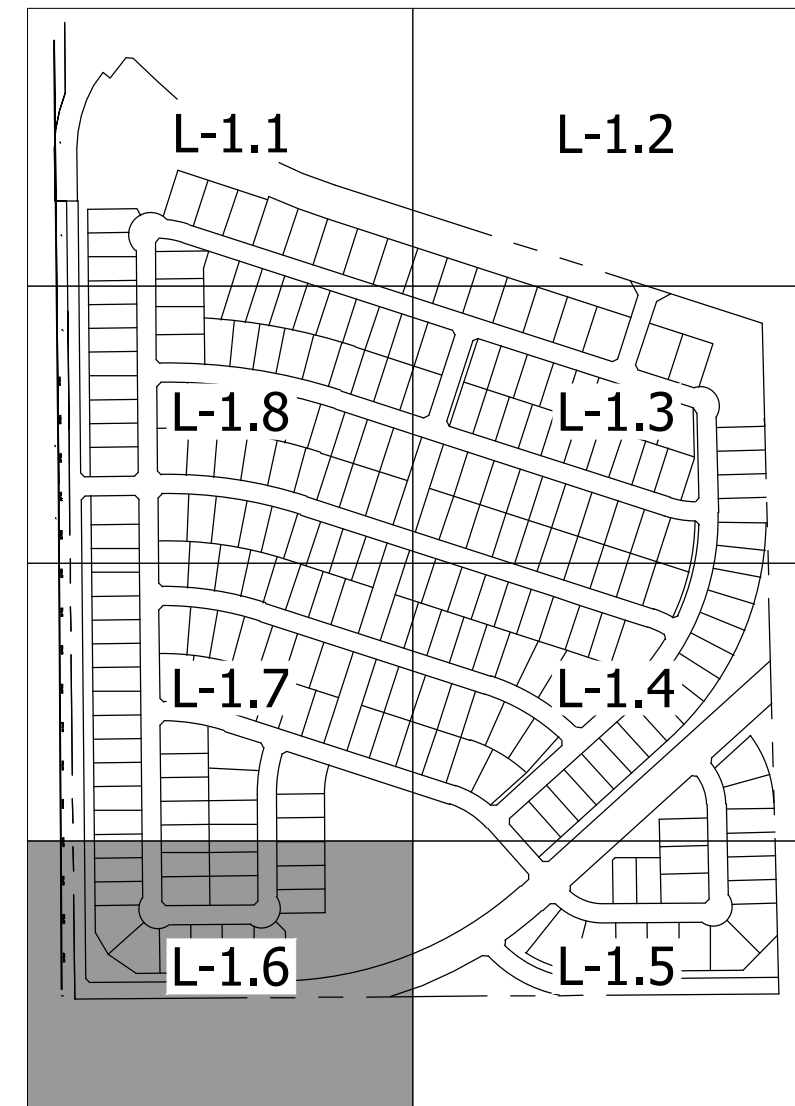
SHEET NO.

L-1.5



MATCHLINE 'A' SHEET L-1.5

KEY MAP
SCALE: 1"=500'



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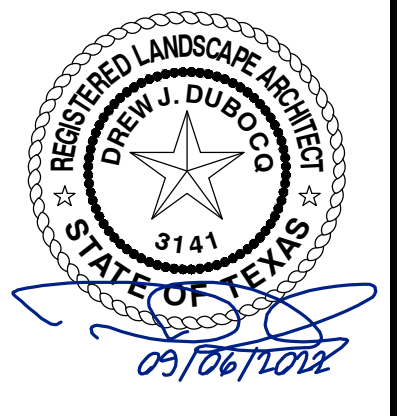
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HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



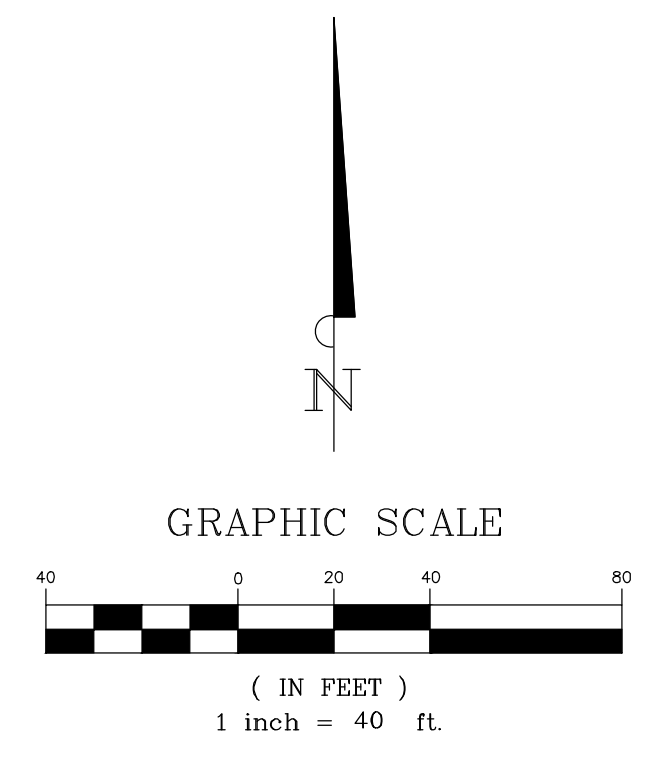
SHEET NO.

L-1.6

MATCHLINE 'C' SHEET L-1.8

MATCHLINE 'D' SHEET L-1.6

MATCHLINE 'A' SHEET L-1.4



KEY MAP
SCALE: 1"=500'



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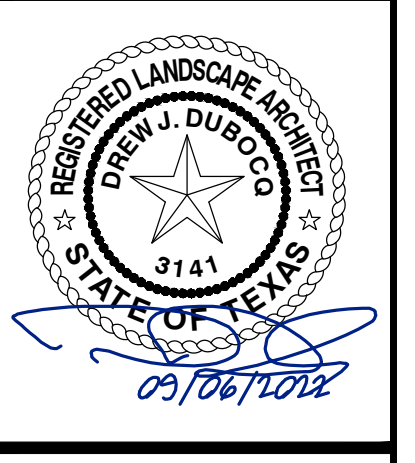
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HANCE DEVELOPMENT
 ROCKWALL, TEXAS

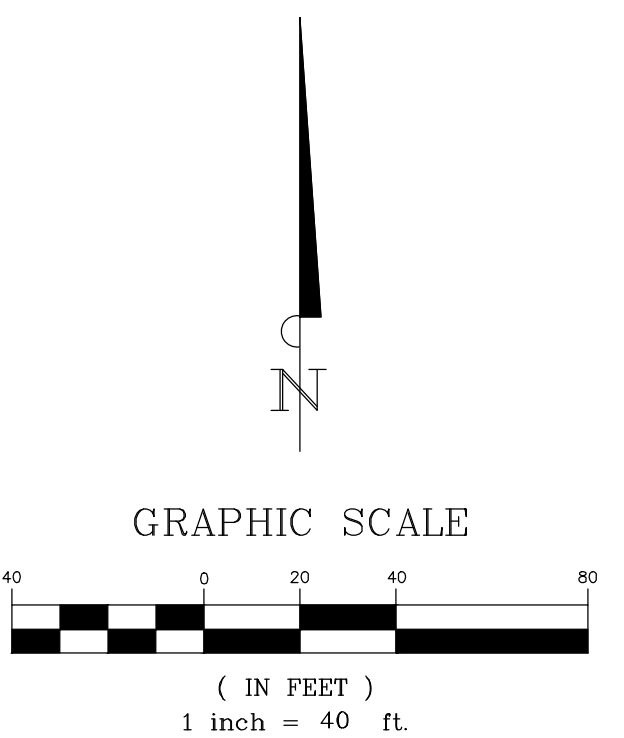
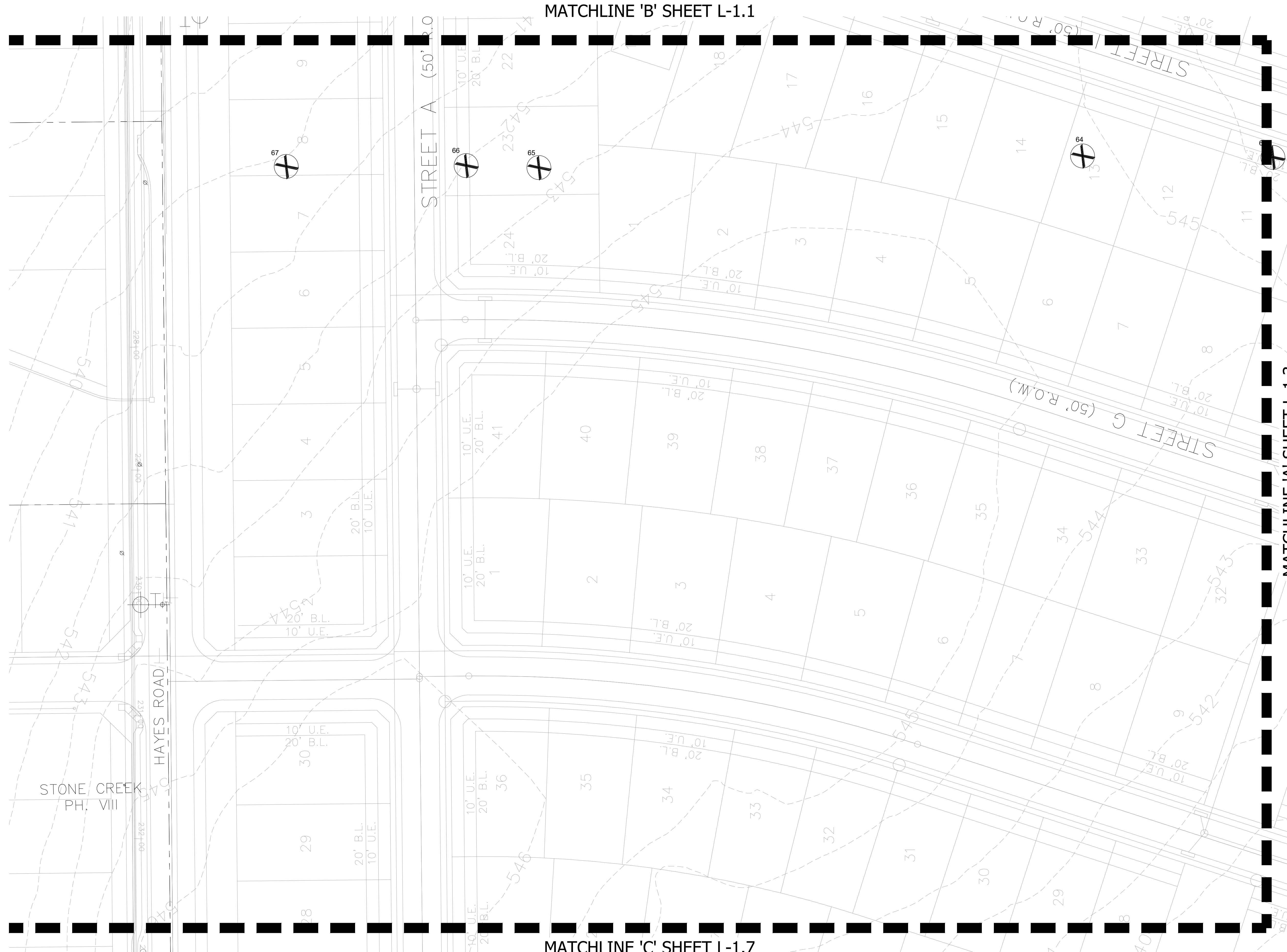
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.7

PROJECT NO.: 090-22-009



MATCHLINE 'A' SHEET L-1.3

KEY MAP
SCALE: 1"=500'



STOP!
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CASE NO. P2022-037

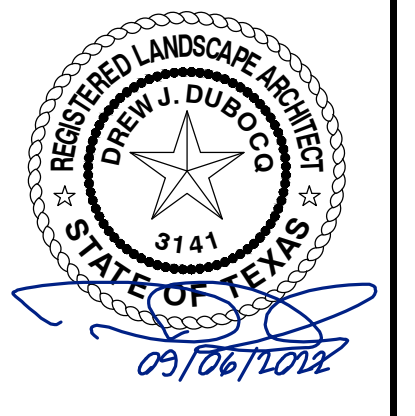
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HANCE DEVELOPMENT
ROCKWALL, TEXAS

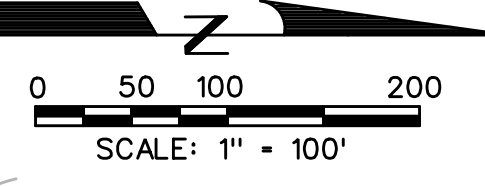
TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.
L-1.8

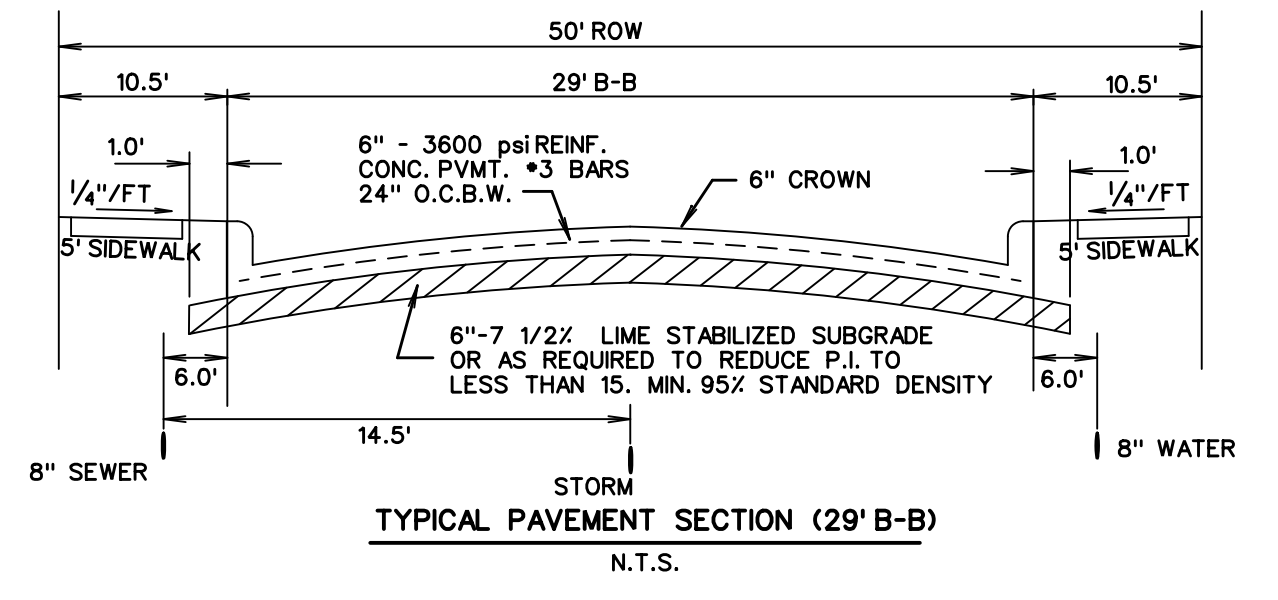
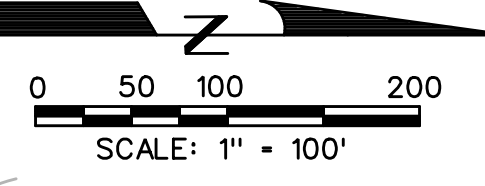
PROJECT NO.: 090-22-009



RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100)	Q(100)	Q(cfs)
1	193803	4.45	0.50	2.22	10	9.80	21.8	
2	113265	2.60	0.50	1.30	10	9.80	12.7	
3	97397	2.24	0.50	1.12	10	9.80	11.0	
4	71206	1.63	0.50	0.82	10	9.80	8.0	
5	196648	4.51	0.50	2.26	10	9.80	22.1	
6	106800	2.45	0.50	1.23	10	9.80	12.0	
7	135902	3.12	0.50	1.56	10	9.80	15.3	
8	211032	4.84	0.50	2.42	10	9.80	23.7	
9	69165	1.59	0.50	0.79	10	9.80	7.8	
10	41427	0.95	0.50	0.48	10	9.80	4.7	
11	140794	3.23	0.50	1.62	10	9.80	15.8	
12	85700	1.97	0.50	0.98	10	9.80	9.6	
13	127081	2.92	0.50	1.46	10	9.80	14.3	
14	114943	2.64	0.50	1.32	10	9.80	12.9	
15	172385	3.96	0.50	1.98	10	9.80	19.4	
16	62824	1.44	0.50	0.72	10	9.80	7.1	
17	209177	4.80	0.50	2.40	10	9.80	23.5	
19	119519	2.74	0.50	1.37	10	9.80	13.4	
20	209829	4.82	0.50	2.41	10	9.80	23.6	
21	70757	1.62	0.50	0.81	10	9.80	8.0	
22	114490	2.63	0.50	1.31	10	9.80	12.9	
23	127118	2.92	0.50	1.46	10	9.80	14.3	
24	98571	2.26	0.50	1.13	10	9.80	11.1	
25	29583	0.68	0.50	0.34	10	9.80	3.0	
26	16200	0.37	0.90	0.33	10	9.80	3.3	
27	16200	0.37	0.90	0.33	10	9.80	3.3	
28	16200	0.37	0.90	0.33	10	9.80	3.3	
29	19575	0.45	0.90	0.40	10	9.80	4.0	
31	22494	0.52	0.90	0.46	10	9.80	4.6	
32	22412	0.51	0.90	0.46	10	9.80	4.5	
33	12879	0.30	0.90	0.27	10	9.80	2.6	
34	14397	0.33	0.90	0.30	10	9.80	2.9	
35	11649	0.27	0.90	0.24	10	9.80	2.4	
36	9106	0.21	0.90	0.19	10	9.80	1.8	
37	6484	0.15	0.90	0.13	10	9.80	1.3	
38	8046	0.18	0.90	0.17	10	9.80	1.6	
39	8004	0.18	0.90	0.17	10	9.80	1.6	
40	11620	0.27	0.90	0.24	10	9.80	2.4	
41	28382	0.65	0.90	0.59	10	9.80	5.7	
42	150906	3.46	0.50	1.73	10	9.80	17.0	
43	92024	2.11	0.50	1.06	10	9.80	10.4	
44	48030	1.10	0.90	0.99	10	9.80	9.7	
45	30874	0.71	0.90	0.64	10	9.80	6.3	
46	190638	4.38	0.50	2.19	10	9.80	21.4	
47	20254	0.46	0.50	0.23	10	9.80	2.3	

PRELIMINARY DRAINAGE MAP
OF
QUAIL HOLLOW
LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K
TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 116
PHASE II LOTS 134
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET
DALLAS, TEXAS 75214
DEVELOPER
SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



PRELIMINARY WATER, SEWER, & STORM OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157

TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
 PHASE II LOTS 134

OUT OF THE
J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
R & R HANCE INVESTMENTS, L.P.
 6946 SPERRY STREET
 DALLAS, TEXAS 75214

DEVELOPER
SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

AUGUST 2022 SCALE 1" = 100'
 CASE #P2022-xxx

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL

QUAIL RUN VALLEY NO. 2
 CAB. E. SLD. 185

DRAINAGE EASEMENT
 DOC. NO. 2017000005568

R & R HANCE INVESTMENTS, L.P.
 VOL. 5-433, PG. 23

MICHEL & JENNIFER WILKINSON
 Doc. No. 2020-000003578

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
 DOC. NO. 2019000006883

SADDLE STAR ESTATES
 SOUTH PHASE ONE
 DOC. NO. 2020000028575

STONE CREEK PHASE VIII
 DOC. NO. 2019000004513

STONE CREEK PHASE X
 DOC. NO. 2020000028492

LOT 1 BLOCK A OPEN SPACE
 AMENITY CENTER
 4.817 AC.

LOT 8 BLOCK G OPEN SPACE
 0.340 AC.

LOT 19 BLOCK G OPEN SPACE
 0.672 AC.

LOT 18 BLOCK D OPEN SPACE
 0.225 AC.

LOT 1 BLOCK D OPEN SPACE
 0.884 AC.

LOT BLOCK OPEN SPACE
 5.263 AC.

Skorburg Company
8214 Westchester Dr., Ste. 710
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244



City of Rockwall
385 S Goliad St
Rockwall, Texas 75087

September 6, 2022

To whom it may concern,

The Quail Hollow proposed water, sanitary sewer, drainage, and pavement facilities will be serviced by the City of Rockwall existing infrastructure facilities. These proposed facilities are within the City of Rockwall existing service basin.

Regards,

A handwritten signature in black ink, appearing to read "HJ", with a long, sweeping horizontal line extending to the right.

Humberto Johnson Jr. P.E.
Skorburg Company - Land Development Engineer



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Humberto Johnson JR; Skorburg Company
CASE NUMBER: P2022-039; *Master Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a *Master Plat* for the Quail Hollow Subdivision. The Quail Hollow Subdivision will be a two (2) phase, master planned community that will consist of 250 single-family residential lots on an 85.63-acre tract of land. The *Master Plat* indicates the location of the trails, canopy trees within the open space, and the amenities proposed for the public park. It should be noted that the applicant has also submitted a *Preliminary Plat* [*i.e.* Case No. P2022-037] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96).
- On September 7, 2022, the Parks and Recreation Board reviewed the *Master Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e.* \$489.00 x 250 Lots).
 - (2) The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e.* \$516.00 x 250 Lots)
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master 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 Master Plat for the *Quail Hollow Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this Master 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.



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 E Quail Run Rd Rockwall Texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT] 1

LOTS [PROPOSED] 250

- 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 R&R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 6946 Sperry St

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas Texas 75214

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-207-4362

PHONE 682-225-5834

E-MAIL larryhance@gmail.com

E-MAIL jrjohnson@skorburgcompany.com

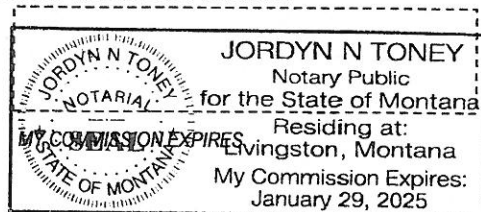
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [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 \$ 2868.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF AUGUST, 2022 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 11th DAY OF August, 2022.

[Signature]
OWNER'S SIGNATURE
NOTARY PUBLIC IN AND FOR THE STATE OF Montana
[Signature]
DEVELOPMENT APPLICATION



P2022-039: Master Plat for the Quail Hollow Subdivision



Case Location Map = 

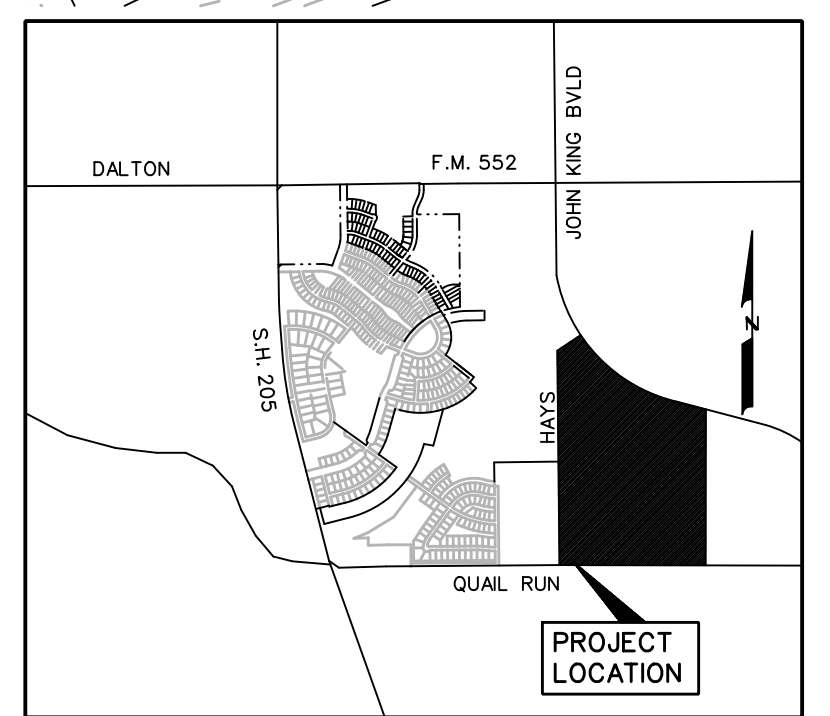
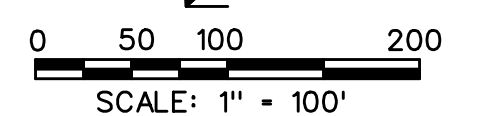


City of Rockwall

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
N.T.S.

$\Delta = 38^{\circ}06'45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^{\circ}43'59''W$

$\Delta = 28^{\circ}29'34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^{\circ}49'05''E$

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°40'38" E	28.47'
2.	N 00°19'22" W	136.79'
3.	S 52°12'38" E	24.00'
4.	N 37°47'22" E	66.10'
5.	S 87°00'26" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- PHASE LINE
- ↕ - STREET NAME CHANGE

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

MASTER PLAT
 OF
QUAIL HOLLOW
 LOTS 1-31, BLOCK A
 LOTS 1-13, BLOCK B
 LOTS 1-29, BLOCK C
 LOTS 1-24, BLOCK D
 LOTS 1-7, BLOCK E
 LOTS 1-15, BLOCK F
 LOTS 1-36, BLOCK G
 LOTS 1-41, BLOCK H
 LOTS 1-21, BLOCK I
 LOTS 1-24, BLOCK J
 LOTS 1-27, BLOCK K
 TOTAL ACRES 86.157
 TOTAL RESIDENTIAL LOTS 250
 TOTAL OPEN SPACE LOTS 17
 PHASE I LOTS 116
 PHASE II LOTS 134
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS, L.P.
 6946 SPERRY STREET
 DALLAS, TEXAS 75214
 DEVELOPER
 SKORBURG COMPANY, LLC.
 8214 WESTCHESTER DRIVE, STE. 900
 DALLAS, TEXAS 75225
 PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

LAND USE SINGLE FAMILY DEVELOPMENT

AUGUST 2022 SCALE 1" = 100'
CASE #P2022-043

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X
 2598387.341 7036150.262
 ELEV = 923.0

CITY OF ROCKWALL GRID
 SYSTEM COORDINATES
 X
 2598335.719 7037154.253
 ELEV = 538.7

STONE CREEK
 PHASE X
 DOC. NO. 20200000028492

STONE CREEK
 PHASE VIII
 DOC. NO. 20190000004513

QUAIL RUN
 VALLEY NO. 2
 CAB. E. SLD. 185

R & R HANCE INVESTMENTS, L.P.
 VOL. 5-433, PG. 23

MICHEL & JENNIFER WILSTER
 Doc. No. 2020-0000003578

QUALICO DEVELOPMENT (US), INC.

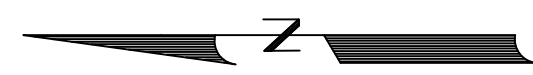
GIDEON GROVE NORTH
 DOC. NO. 20190000006883

SADDLE STAR ESTATES
 SOUTH PHASE ONE
 DOC. NO. 20200000028575

PHASE II

PHASE I

PHASE I

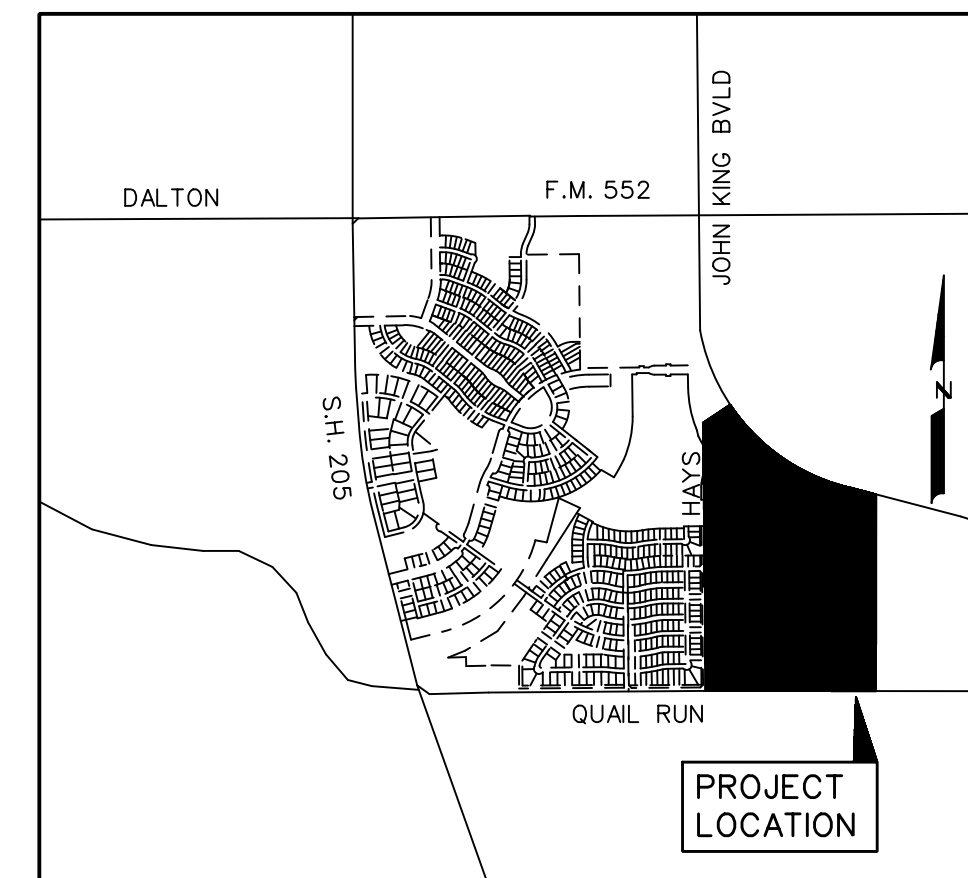


0 50 100 200
SCALE: 1" = 100'

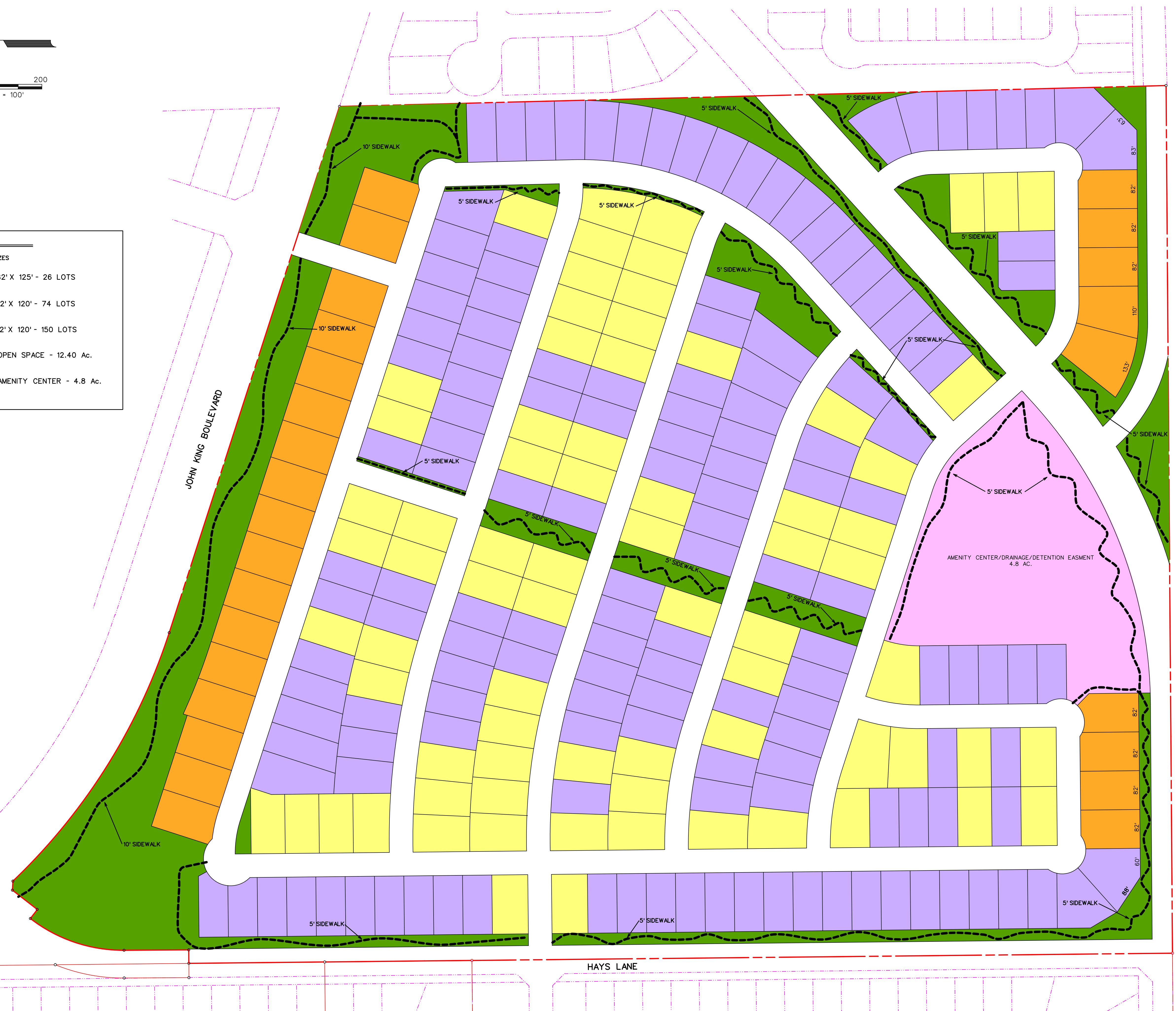
LEGEND

TYPICAL LOT SIZES

- 82' X 125' - 26 LOTS
- 72' X 120' - 74 LOTS
- 62' X 120' - 150 LOTS
- OPEN SPACE - 12.40 Ac.
- AMENITY CENTER - 4.8 Ac.



LOCATION MAP
N.T.S.



TOTAL ACRES	85.63
TOTAL RESIDENTIAL LOTS	250
RESIDENTIAL DENSITY	2.92
OPEN SPACE PERCENTAGE	20.09%

OPEN SPACE
MASTER PLAN
OF
HANCE TRACT
SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS LP
6946 SPERRY STREET
DALLAS, TEXAS 75214
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
SEPTEMBER 2022 SCALE 1" = 100'



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: September 13, 2022
APPLICANT: Wayne Terry, R-Delta Engineers, Inc.
CASE NUMBER: P2022-041; *Preliminary Plat for REC Campus Addition*

SUMMARY

Consider a request by Wayne Terry of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperation for the approval of a Preliminary Plat for Lots 2-5, Block A, REC Campus Addition being a 99.849-acre tract of land identified as a Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 99.849-acre parcel of land (*i.e. Lot 1, Block 1, REC Campus Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) to show the future establishment of four (4) non-residential lots (*i.e. Lots 2-5, Block A, REC Campus Addition*). The proposed Preliminary Plat lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision.
- The portion of the subject property located between Mims Road, Sids Road, and S. Goliad Street (SH-205) was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. According to the December 7, 1993 zoning map the subject property was zoned Agricultural (AG) District, Commercial (C) District, and Heavy Commercial (HC) District. The remaining tract of land, located south of the intersection of Sids Road and Mims Road, was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-001]*. According to the April 4, 2005 zoning map the remaining portion of the subject property was zoned Agricultural (AG) District. On August 11, 2014 the City Council approved a final plat of the subject property designating it as Lots 1-3, Block A, of Rayburn Country Addition. On May 15, 2018 the City Council approved to replat the subject property as Lots 4-7, Block A, Rayburn Country Addition. On January 30, 2019 the City Council approved a replat of the subject property establishing Lots 8 & 9, Block A, Rayburn Country Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Preliminary Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* - is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *REC Campus Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **980 Sids Road, Rockwall, Texas**

SUBDIVISION **Rayburn Country Addition**

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG, C and HC**

CURRENT USE **Rayburn Electric's Headquarters**

PROPOSED ZONING **AG, C and HC**

PROPOSED USE **Rayburn Electric's Headquarters**

ACREAGE **99.849**

LOTS [CURRENT] **Four (4)**

LOTS [PROPOSED] **Four (4)**

- 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 **Rayburn Country Electric Coop.**

APPLICANT **R-Delta Engineers, Inc.**

CONTACT PERSON **Stephen Geiger**

CONTACT PERSON **Wayne Terry**

ADDRESS **980 Sids Road**

ADDRESS **618 Main Street**

CITY, STATE & ZIP **Rockwall, Texas, 75087**

CITY, STATE & ZIP **Garland, Texas, 75040**

PHONE **(469) 402-2112**

PHONE **(972) 494-5031**

E-MAIL **sgeiger@rayburnelectric.com**

E-MAIL **wterry@rdelta.com**

NOTARY VERIFICATION [REQUIRED]

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

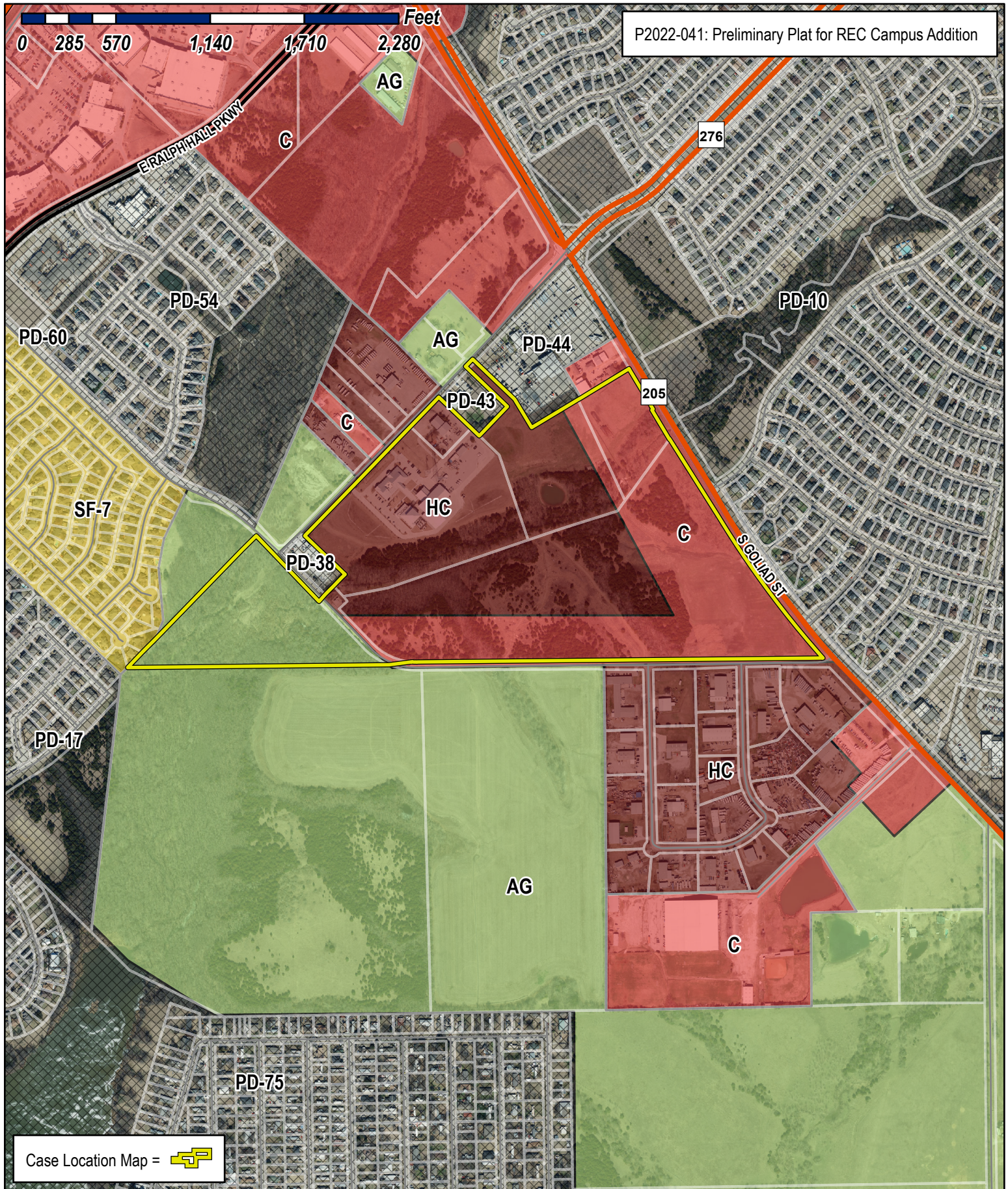
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ (469) 402-2112, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING 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 19th DAY OF August, 2022.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



P2022-041: Preliminary Plat for REC Campus Addition

Case Location Map = 

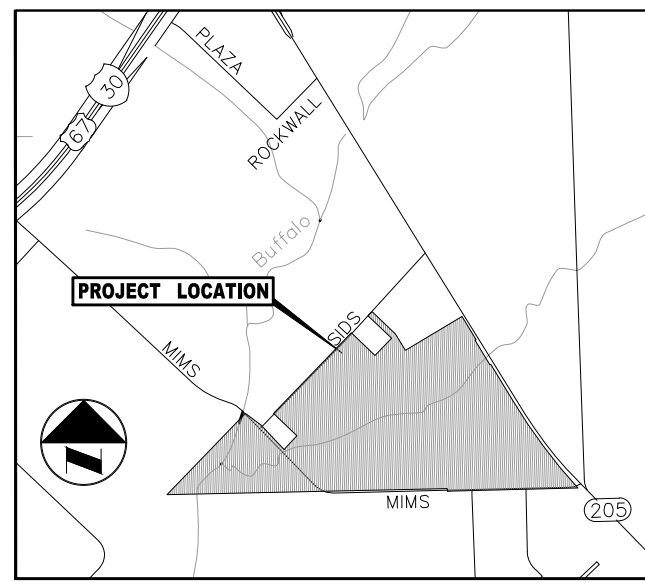


City of Rockwall

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

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

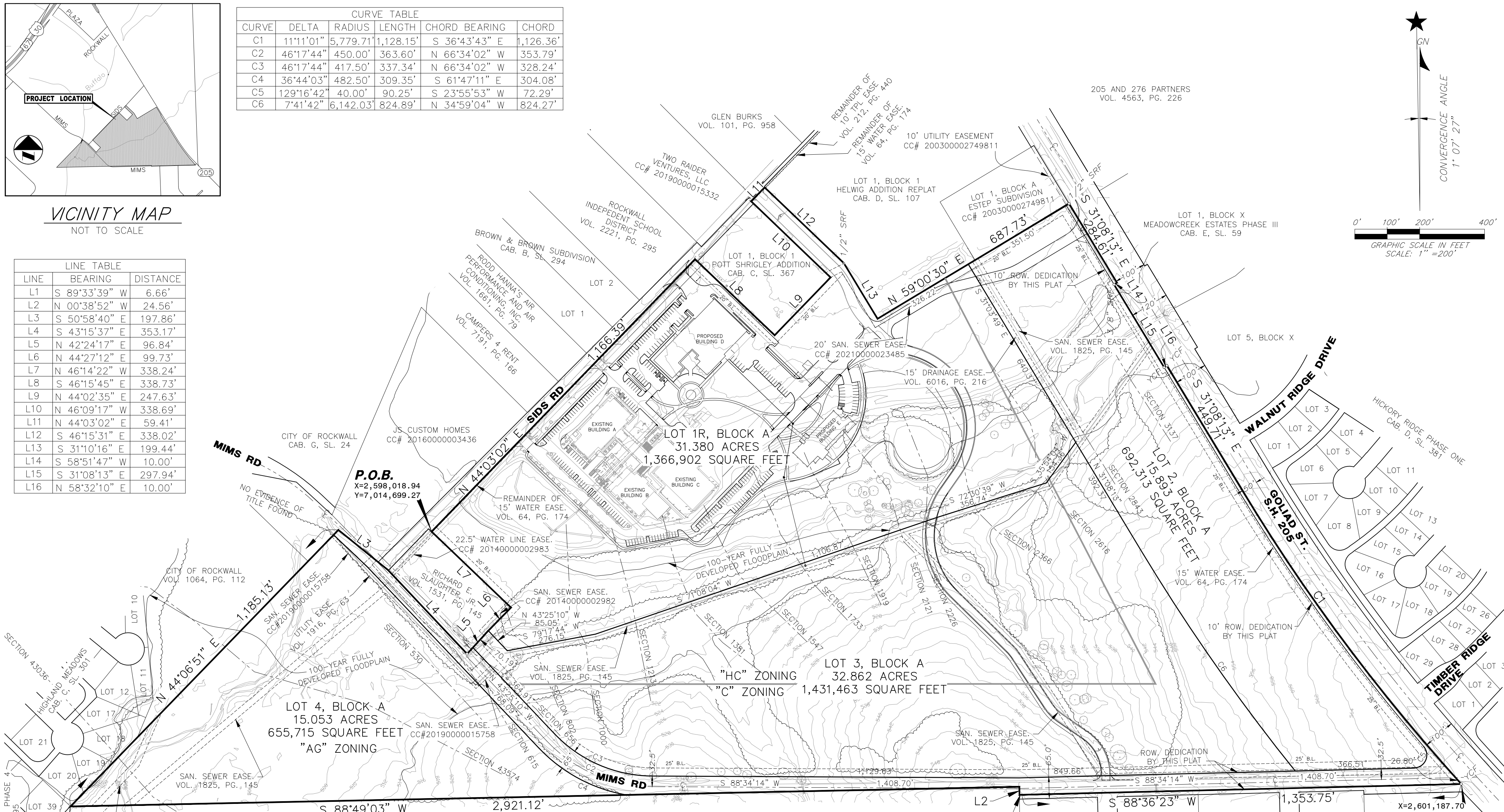
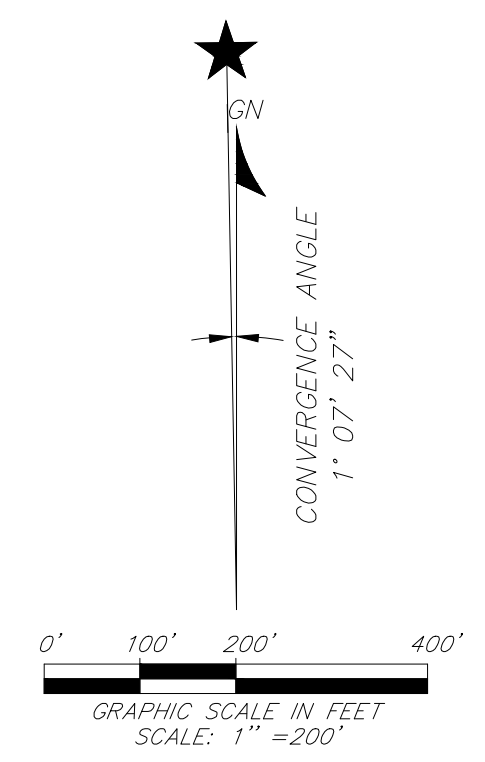




VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°33'39" W	6.66'
L2	N 00°38'52" W	24.56'
L3	S 50°58'40" E	197.86'
L4	S 43°15'37" E	353.17'
L5	N 42°24'17" E	96.84'
L6	N 44°27'12" E	99.73'
L7	N 46°14'22" W	338.24'
L8	S 46°15'45" E	338.73'
L9	N 44°02'35" E	247.63'
L10	N 46°09'17" W	338.69'
L11	N 44°03'02" E	59.41'
L12	S 46°15'31" E	338.02'
L13	S 31°10'16" E	199.44'
L14	S 58°51'47" W	10.00'
L15	S 31°08'13" E	297.94'
L16	N 58°32'10" E	10.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°11'01"	5,779.71'	1,128.15'	S 36°43'43" E	1,126.36'
C2	46°17'44"	450.00'	363.60'	N 66°34'02" W	353.79'
C3	46°17'44"	417.50'	337.34'	N 66°34'02" W	328.24'
C4	36°44'03"	482.50'	309.35'	S 61°47'11" E	304.08'
C5	129°16'42"	40.00'	90.25'	S 23°55'53" W	72.29'
C6	7°41'42"	6,142.03'	824.89'	N 34°59'04" W	824.27'



- NOTES**
- 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 and 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.
 - Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
 - The Bearings and Coordinates reported hereon are based on the Texas Coordinate System of 1983, North Central Zone (Zone 4202).
All reported distances are surface distances. To obtain distances on the projection grid multiply the reported distances by the average combined factor of 0.999853886 as published by TxDOT for Rockwall County, Texas.
The convergence or mapping angle at the P.O.B. is 1°07'27"
 - Abandoning all easements created by plats:
Cab. 1, Sl. 69, and CC#2019000004594
As shown on Sheet 2.
 - See Sheets 3-5 for proposed Easements by this plat.

VICMAR I, LTD
TRACT 3
VOL. 2016, PG. 200

AREA SUMMARY REPORT:

LOT 1	1,366,902 SQ FT	31.380 ACRES
LOT 2	692,313 SQ FT	15.893 ACRES
LOT 3	1,431,463 SQ FT	32.862 ACRES
LOT 4	655,715 SQ FT	15.053 ACRES
LOTS	4,146,392 SQ FT	95.188 ACRES
GOLIAD	2,846 SQ FT	0.065 ACRES
MIMS	200,174 SQ FT	4.595 ACRES
DED:	203,020 SQ FT	4.661 ACRES
PARTS:	4,349,412 SQ FT	99.849 ACRES
BOUNDARY:	4,349,412 SQ FT	99.849 ACRES

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

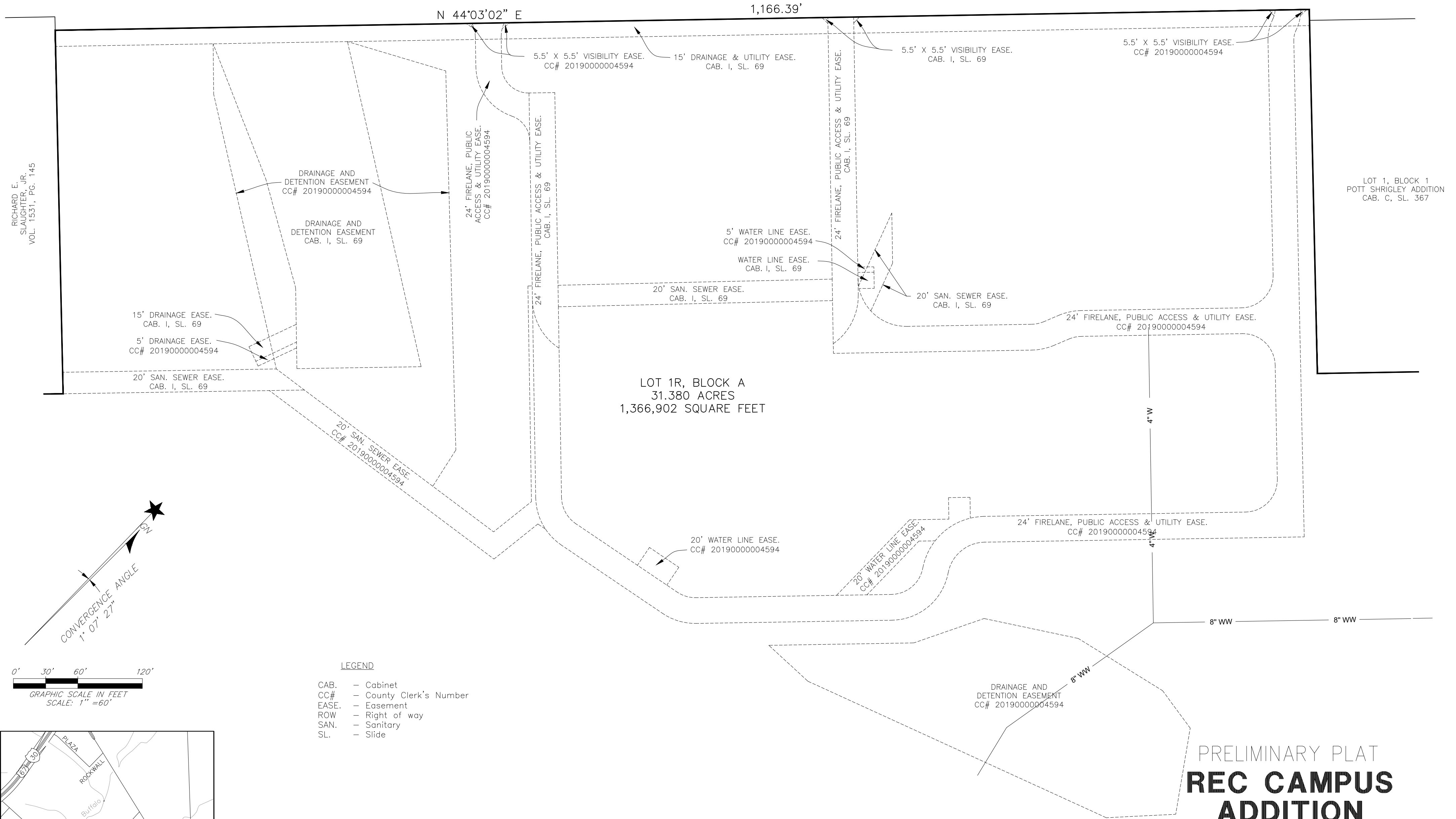
SURVEYOR:
rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

EASEMENTS TO BE ABANDONED

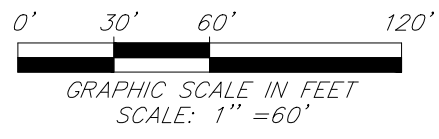
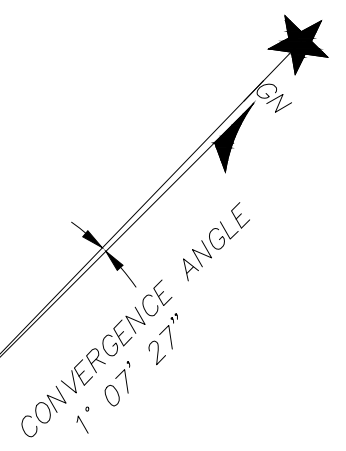
SIDS RD



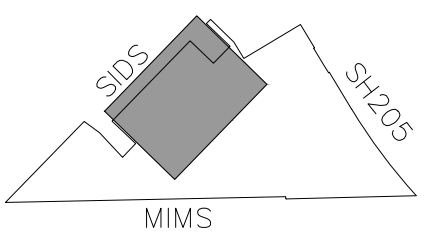
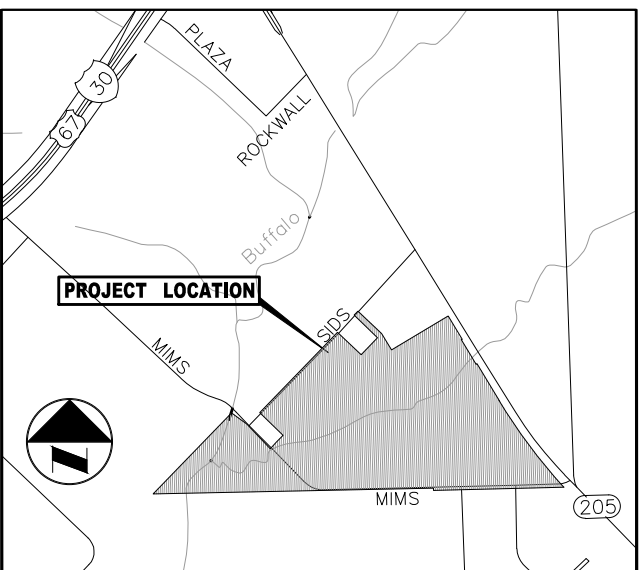
LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

RICHARD E.
SLAUGHTER, JR.
VOL. 1531, PG. 145



- LEGEND**
- CAB. - Cabinet
 - CC# - County Clerk's Number
 - EASE. - Easement
 - ROW - Right of way
 - SAN. - Sanitary
 - SL. - Slide



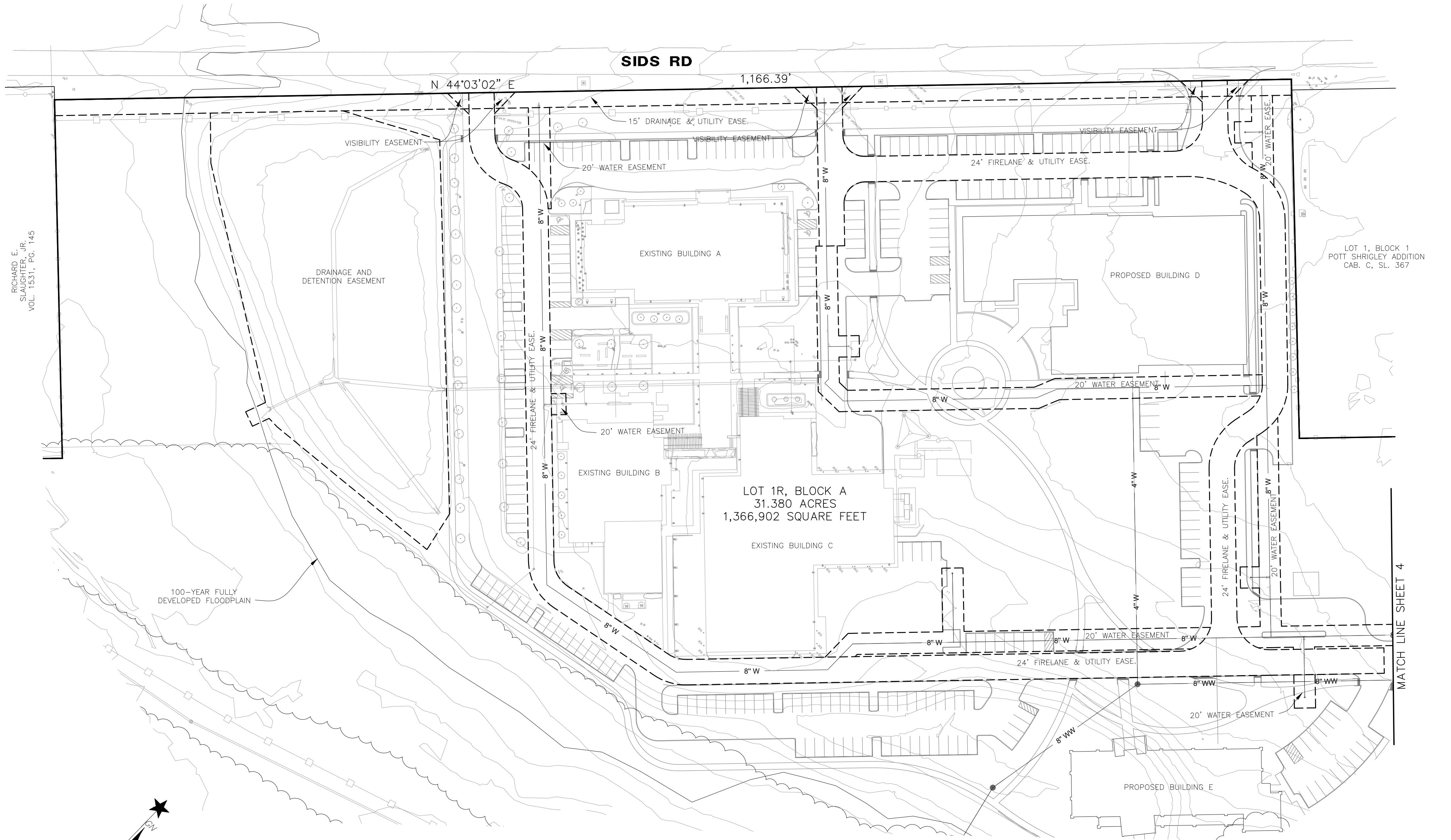
PRELIMINARY PLAT REC CAMPUS ADDITION

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
rdelta
ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PROPOSED EASEMENTS BY THIS PLAT



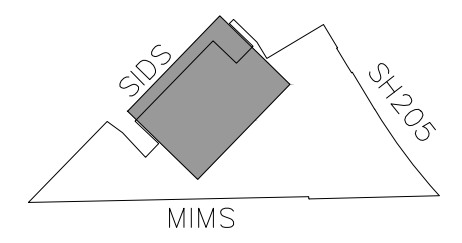
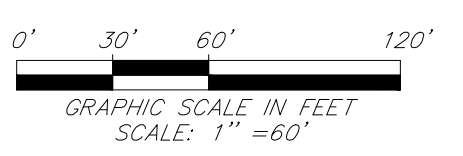
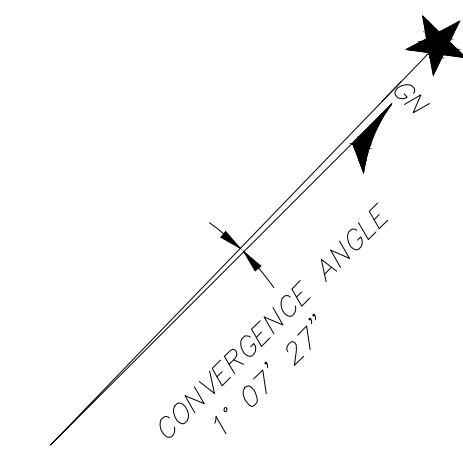
RICHARD E. SLAUGHTER, JR., VOL. 1531, PG. 145

LOT 1, BLOCK 1 POTT SHRIGLEY ADDITION CAB. C, SL. 367

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

100-YEAR FULLY DEVELOPED FLOODPLAIN

MATCH LINE SHEET 4



LEGEND

- CAB. - Cabinet
- EASE. - Easement
- PG. - Page
- SL. - Slide
- VOL. - Volume

SURVEYOR:



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER:

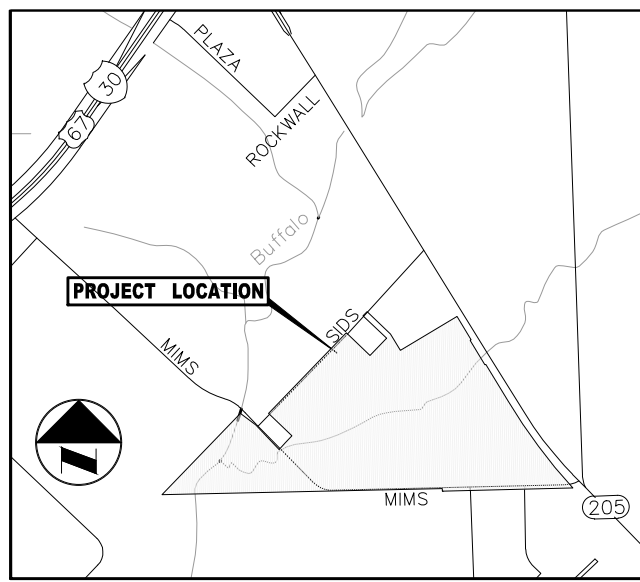
Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

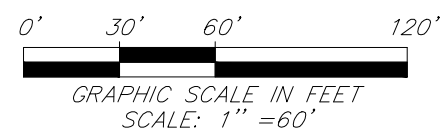
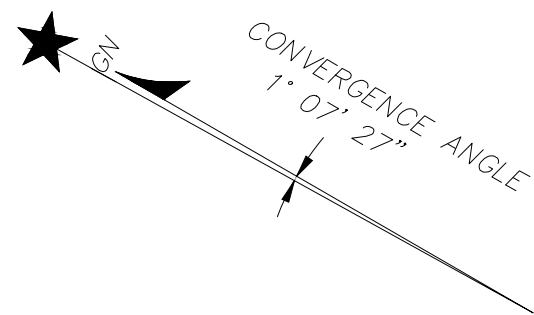
LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

RDE Proj. No. 3036-22
SHEET 3 OF 6



VICINITY MAP
NOT TO SCALE



GOLIAD ST. S.H. 205

10' UTILITY EASEMENT
CC# 200300002749811

10' ROW. DEDICATION
BY THIS PLAT

PROPOSED EASEMENTS BY THIS PLAT

LOT 1, BLOCK A
ESTEP SUBDIVISION
CC# 200300002749811

LOT 2, BLOCK A
15.893 ACRES
692,313 SQUARE FEET

LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET

LOT 1, BLOCK 1
HELWIG ADDITION REPLAT
CAB. D, SL. 107

LOT 1, BLOCK 1
POTT SHRIGLEY ADDITION
CAB. C, SL. 367

50' ACCESS EASEMENT

100-YEAR FULLY
DEVELOPED FLOODPLAIN

20' WATER EASEMENT

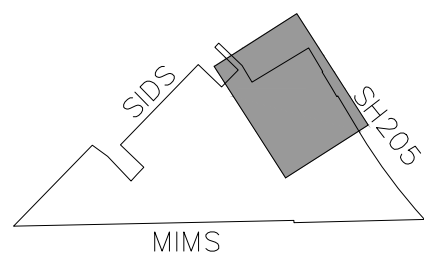
DRAINAGE & DETENTION EASEMENT
(AMENITY & DETENTION POND)

MATCH LINE SHEET 5

MATCH LINE SHEET 3

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
- VOL. - Volume
- XF - "X" cut Found



SURVEYOR:

rdelta
ENGINEERS

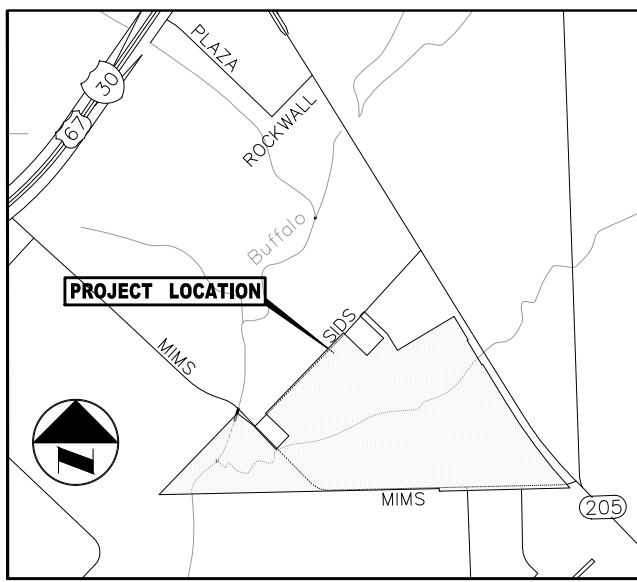
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES

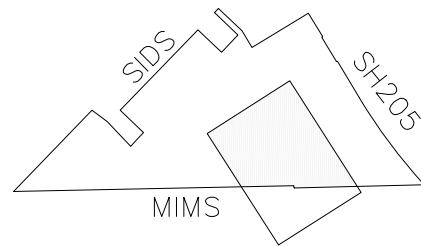
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

LEGEND

- CC# - County Clerk's Number
- CM - Controlling Monument
- ROW - Right of way
- POB - Point of Beginning
- PG. - Page
- SRF - Steel rod found
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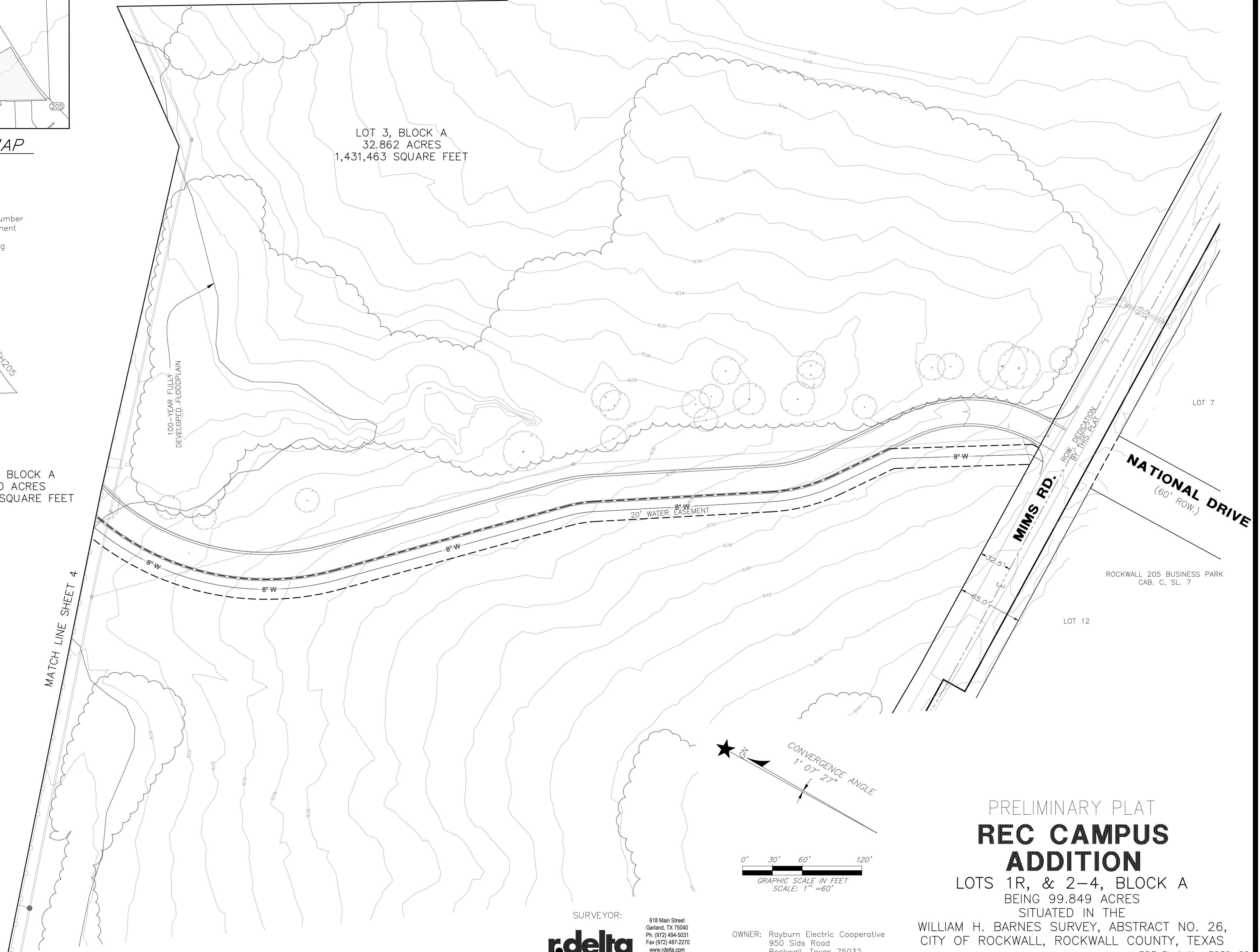


LOT 1R, BLOCK A
31.380 ACRES
1,366,902 SQUARE FEET

LOT 2, BLOCK 1
15.893 ACRES
692,313 SQUARE FEET

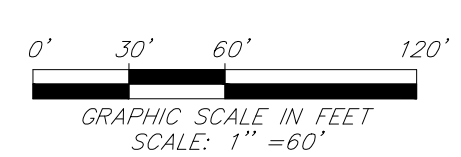
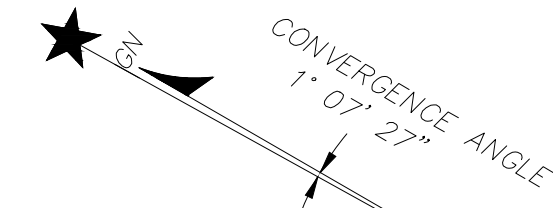
PROPOSED EASEMENTS BY THIS PLAT

LOT 3, BLOCK A
32.862 ACRES
1,431,463 SQUARE FEET



MATCH LINE SHEET 4

100-YEAR FULLY DEVELOPED FLOODPLAIN



PRELIMINARY PLAT
**REC CAMPUS
ADDITION**

LOTS 1R, & 2-4, BLOCK A
BEING 99.849 ACRES
SITUATED IN THE
WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR:
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TBPE No. F-1515
TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
950 Sids Road
Rockwall, Texas 75032
TEL (469) 402-2100

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC., is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being a 99.849-acre tract of land situated within the City of Rockwall in the William N. Barnes Survey, Abstract No. 26 comprised of:

- Lot 6 and Lot 7, Block A, of the Replat of Rayburn Country Addition, Lots 4-7, Block A, according to the plat thereof recorded in Cabinet J, on Slide 342 of the Plat Records of Rockwall County, Texas (PRRCT) and also filed as Document Number 20180000008589 of the Official Public Records of Rockwall County, Texas (OPRRCT)
- Lot 8 and Lot 9, Block A, of the Replat of Rayburn Country Addition, Lot 8 and 9, Block A, according to the plat thereof recorded as Document Number 20190000004594 OPRRCT
- The called 63.708-acre tract of land described in the deed dated the 13th day of September, 2021, from Peggy's Folly, LP to Rayburn Country Electric Cooperative, Inc. (RCEC) and recorded as Document Number 2021000024965 OPRRCT

And being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod set with a pink plastic cap stamped "R-DELTA | FIRM 10155000" (hereafter RDS) to replace a called 5/8-inch iron rod with a yellow cap stamped "RPLS 3963" which has been destroyed, marking the west corner of Lot 9, Block A of the above referenced Rayburn Country Addition, said RDS being in the northeast boundary line of a 1.50-acre tract of land described in the deed to Richard E. Slaughter, Jr. as recorded in Volume 1531, at Page 145 of the DRRCT and being on the southeasterly right-of-way line of Sids Road as dedicated to the City of Rockwall on the Final Plat of Rayburn Country Addition, Lots 1-3, Block A, according to the plat thereof recorded in Cabinet I, on Slide 169 PRRCT and also filed as Document Number 20140000011313 OPRRCT, and having coordinates of:
 X = 2,598,018.94 feet,
 Y = 7,014,699.27 feet;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road (a variable width right-of-way) for a distance of 1,166.39 feet to a RDS in the southwest line of Lot 1, Block 1 of Pott Shrigley Addition, an addition to the City Rockwall according to the plat thereof for the north corner of Lot 4, Block A of the above referenced Rayburn Country Addition, Lots 4-7, Block A;

THENCE with the perimeter of the last mentioned Lot 1, Block 1 of Pott Shrigley Addition, the following three (3) courses and distances:
 S 46°15'45" E for a distance of 338.73 feet to a RDS;
 N 44°02'35" E for a distance of 247.63 feet to a RDS;
 N 46°09'17" W for a distance of 338.69 feet to a RDS for a west corner of Lot 6, Block A and being on the southeast right-of-way line of Sids Road as dedicated on the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A;

THENCE N 44°03'02" E with the southeast right-of-way line of Sids Road for a distance of 59.41 feet to a RDS in the southwest line of Lot 1, Block 1, of Helwig Addition Replat, according to the plat thereof recorded in Cabinet D, on Slide 107 of the PRRCT;

THENCE with the perimeter of said Lot 1, Block 1, of Helwig Addition, the following three courses and distances:
 S 46°15'31" E for a distance of 338.02 feet to a 1/2-inch steel rod found;
 S 31°10'16" E for a distance of 199.44 feet to a RDS;
 N 59°00'30" E at a distance of 350.31 feet pass the east corner of said Lot 1, Block 1, of Helwig Addition, to a point in a rock fence pillar for the south corner of Lot 1, Block "A", Estep Subdivision, an addition to the city of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, on Slide 273 of the PRRCT, and continue on the same course with the southeast line of said Lot 1, Block "A", Estep Subdivision an additional distance of 337.42 feet for a total distance of 687.73 feet to a 1/2-inch steel rod found at the east corner of said Lot 1, Block "A", Estep Subdivision in the southwesterly right-of-way line of State Highway (SH) No. 205 (a/k/a Goliad Street) as described in the RIGHT OF WAY DEED dated the 3^d day of October, 1935, from A. L. Moody, the State of Texas filed in Volume 517, at Page 205 of the Deed Records of Rockwall County, Texas (DRRCT);

THENCE S 31°08'13" E 284.61 feet to a RDS;

THENCE S 58°51'47" W continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 feet to a 3/8-inch steel rod found;

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 at a distance of 205.57 feet pass a 5/8-inch steel rod with a yellow plastic cap found marked "RPLS 3963" marking the east corner of Lot 7, Block A of the aforementioned Replat of Rayburn Country Addition, Lots 4-7, Block A, and continuing on the same course and with the southwesterly right-of-way line of SH No. 205 for an additional distance of 92.37 feet to for a total distance of 297.94 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE N 58°32'10" E continuing with the southwesterly right-of-way line of SH No. 205 for a distance of 10.00 to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963";

THENCE S 31°08'13" E continuing with the southwesterly right-of-way line of SH No. 205 for at a distance of 447.62 feet pass a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963", and continue on the same course an additional distance of 2.09 feet for a total distance of 449.71 feet to a RDS at the point of curvature of a curve to the left having a radius of 5,779.71 feet, a central angle of 11°11'01" and a chord that bears S 36°43'43" E for a distance of 1,126.36 feet to a 5/8-inch steel rod with a yellow plastic cap marked "RPLS 3963" found in the south margin of Sids Road (a variable width right-of-way) marking the east corner of the aforementioned 63.708-acre tract of land to RCEC;

THENCE S 88°36'23" W along and within Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 1,353.75 feet;

THENCE S 89°33'39" W continuing in the southerly margin of Mims Road and with the south line of the said 63.708-acre tract of land to RCEC for a distance of 6.66 feet to the point where said line intersects the east line of Tract 3 containing 141.3576 acres of land described in the deed dated November 21, 2000, from Victor Manson Wallace to VICMAR I, LTD. recorded in Volume 2016, at Page 200 of the DRRCT;

THENCE N 00°38'52" W with the east line of said VICMAR I, LTD. tract for a distance of 24.56 feet to the northeast corner thereof;

THENCE S 88°49'03" W along a line in the southerly margin of Mims Road, at approximately 1,210 feet depart the Mims Road public way and continue for a total distance of 2,921.12 feet to a RDS for the south corner of Lot 20, Block A of Highland Meadows NO. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, on Slide 301 of the PRRCT, and also being the east corner of Lot 39, Block E of Lynden Park Estates Phase 4, an addition to the City of Rockwall, Texas, according to the plat there recorded in Cabinet E, on Slide 395 of the PRRCT and being on the northwesterly right-of-way line of Tubbs Road (an 85-foot Right-of-way dedicated by said plat of Lynden Park Estates Phase 4);

THENCE N 44°06'51" E with the southeasterly line of Lots 20, 19 and 18, Block A of said Highland Meadows NO. 1, at a distance of 301.68 feet pass an angle point in the easterly line of Lot 18, and continue along the accepted southeasterly line of a tract of land described in the deed dated June 28, 1995, from Raymond B. Cameron and wife, Elizabeth R. Cameron to the City of Rockwall recorded in Volume 1064, at Page 112 of the DRRCT for a total distance of 1,185.13 feet;

THENCE S 50°58'40" E for a distance of 197.86 feet to a point on the southwesterly line of a 1.50-acre tract of land described in the deed dated the 22nd day of December, 1998, from Edrich Development to Richard E. Slaughter, Jr. recorded in Volume 1531, at Page 145 of the DRRCT;

THENCE with the perimeter of the 1.5-acre tract to Richard E. Slaughter the following two (2) courses and distances:
 S 43°15'37" E for a distance of 353.17 feet to an "X" found for its south corner; N 42°24'17" E for a distance of 96.84 feet to a RDS for the west corner of the aforementioned Lot 9, Block A of the Replat of Rayburn Country Addition, Lot 8 and 9;

THENCE N 44°27'12" E continuing with the southeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 99.73 feet to a RDS for the east corner of said Slaughter tract;

THENCE N 46°14'22" W continuing with the northeasterly line of the 1.5-acre tract to Richard E. Slaughter for a distance of 338.24 feet to the POINT OF BEGINNING and containing 4,349,412 square feet or 99.849 acres of land.

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REC CAMPUS ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REC CAMPUS ADDITION 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

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

 Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR:

 618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 Fax (972) 487-2270
 www.rdelta.com
 TBPE No. F-1515
 TBPLS No. 10155000

OWNER: Rayburn Electric Cooperative
 950 Sids Road
 Rockwall, Texas 75032
 TEL (469) 402-2100

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

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

FOR REVIEW ONLY

Wayne C. Terry
 Registered Professional Land Surveyor
 Registration No. 4184



STATE OF TEXAS §
 COUNTY OF ROCKWALL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of

_____, 2022.

 Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

 Planning & Zoning Commission, Chairman Date

APPROVED:
 I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2022.

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

WITNESS OUR HANDS, this ___ day of _____, 2022.

 Mayor, City of Rockwall

 City Secretary

 City Engineer

PRELIMINARY PLAT
**REC CAMPUS
 ADDITION**
 LOTS 1R, & 2-4, BLOCK A
 BEING 99.849 ACRES
 SITUATED IN THE
 WILLIAM H. BARNES SURVEY, ABSTRACT NO. 26,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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*-----
* Prepared by: R-Delta Engineers, Inc
* Routine: Area Summary
* Coord File: A0026.cgc 8/16/22 8:53:08
* Input Scale Factor: 0.999853886
* Output Scale Factor: 1.000146135
*-----

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REC All Property

Point ID	Bearing	Distance	Point ID
MTF22	N 44°03'02" E	1166.39	MTF24
MTF24	S 46°15'45" E	338.73	MTF40
MTF40	N 44°02'35" E	247.63	MTF30
MTF30	N 46°09'17" W	338.69	MTF32
MTF32	N 44°03'02" E	59.41	MTF33
MTF33	S 46°15'31" E	338.02	MTF26
MTF26	S 31°10'16" E	199.44	MTF35
MTF35	N 59°00'30" E	687.73	MTF36
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	S 31°08'13" E	205.57	MTF15
MTF15	S 31°08'13" E	92.37	MTF14
MTF14	N 58°32'10" E	10.00	MTF13
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc

CURVE DIR: CCW

RAD: 5779.71

LEN: 1128.15

TAN: 565.87

CEN. ANG: 11°11'01"

CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	2921.12	MTF1
MTF1	N 44°06'51" E	1185.13	MTF7
MTF7	S 50°58'40" E	197.86	MTF41
MTF41	S 43°15'37" E	353.17	RC102
RC102	N 42°24'17" E	96.84	MM100
MM100	N 44°27'12" E	99.73	MTF21
MTF21	N 46°14'22" W	338.24	MTF22

Total - Sq. Feet: 4349412 Acres: 99.849

*-----
 * Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/17/22 8:23:31
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135
 *-----

LOT 1

Point ID	Bearing	Distance	Point ID
MTF33 S	46°15'31" E	338.02	MTF26
MTF26 S	31°10'16" E	199.44	MTF35
MTF35 N	59°00'30" E	326.22	CAL1
CAL1 S	31°03'49" E	640.37	CAL2
CAL2 S	35°54'04" W	154.36	MM103
MM103 S	72°30'39" W	356.74	MM102
MM102 S	71°08'04" W	1106.87	MTF37
MTF37 S	79°17'44" W	276.15	MTF38
MTF38 N	43°25'10" W	85.05	MM100
MM100 N	44°27'12" E	99.73	MTF21
MTF21 N	46°14'22" W	338.24	MTF22
MTF22 N	44°03'02" E	1166.39	MTF24
MTF24 S	46°15'45" E	338.73	MTF40
MTF40 N	44°02'35" E	247.63	MTF30
MTF30 N	46°09'17" W	338.69	MTF32
MTF32 N	44°03'02" E	59.41	MTF33

Sq. Feet: 1,366,902 Acres: 31.380

*-----
 LOT 2

Point ID	Bearing	Distance	Point ID
CAL24 S	31°08'13" E	1032.24	CAL9

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL9 N	58°51'47" E	5789.71	MTF11
MTF11 S	49°17'32" W	5789.71	CAL10
CAL9 S	35°55'20" E	966.01	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 40.00

LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL10 S 49°17'32"W	40.00	CAL11
CAL11 S 01°25'46"E	40.00	CAL12
CAL10 S 23°55'53"W	72.29	CAL12
CAL12 S 88°34'14"W	366.51	CAL22

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL22 N 51°10'05" E	6142.03	MTF11
MTF11 S 58°51'47" W	6142.03	CAL3
CAL22 N 34°59'04" W	824.27	CAL3
CAL3 N 31°08'13" W	392.75	CAL2
CAL2 N 31°03'49" W	640.37	CAL1
CAL1 N 59°00'30" E	351.50	CAL24

Sq. Feet: 692,313 Acres: 15.893

*-----

LOT 3

Point ID	Bearing	Distance	Point ID
CAL22 S 88°34'14" W		849.66	CAL13
CAL13 N 89°42'54" W		1129.63	CAL14

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL14 N 00°17'06" E	417.50	CAL15
CAL15 S 46°34'50" W	417.50	CAL16

Point ID	Bearing	Distance	Point ID
CAL14 N 66°34'02" W		328.24	CAL16
CAL16 N 43°25'10" W		364.91	CAL17
CAL17 N 42°24'17" E		70.19	MM100

MM100 S 43°25'10" E	85.05	MTF38
MTF38 N 79°17'44" E	276.15	MTF37
MTF37 N 71°08'04" E	1106.87	MM102
MM102 N 72°30'39" E	356.74	MM103
MM103 N 35°54'04" E	154.36	CAL2
CAL2 S 31°08'13" E	392.75	CAL3

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 6142.03
 LEN: 824.89
 TAN: 413.06
 CEN. ANG: 7°41'42"
 CHORD: 824.27

CAL3 N 58°51'47" E	6142.03	MTF11
MTF11 S 51°10'05" W	6142.03	CAL22
CAL3 S 34°59'04" E	824.27	CAL22

Sq. Feet: 1,431,463 Acres: 32.862

*-----

LOT 4

Point ID	Bearing	Distance	Point ID
MTF1 N 44°06'51" E		1163.71	CAL21
CAL21 S 46°36'51" E		144.18	CAL20
CAL20 S 43°25'10" E		767.40	CAL19

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL19 N 46°34'50" E	482.50	CAL15
CAL15 S 09°50'47" W	482.50	CAL18
CAL19 S 61°47'11" E	304.08	CAL18
CAL18 S 88°49'03" W	1710.60	MTF1

Sq. Feet: 655,715 Acres: 15.053

*-----

Total - Sq. Feet: 41,46,392 Acres: 95.188

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* Prepared by: R-Delta Engineers, Inc
 * Routine: Area Summary
 * Coord File: A0026.cgc 8/19/22 7:31:56
 * Input Scale Factor: 0.999853886
 * Output Scale Factor: 1.000146135

*-----
 GOLIAD DEDICATION

Point ID	Bearing	Distance	Point ID
MTF36	S 31°08'13" E	284.61	MTF16
MTF16	S 58°51'47" W	10.00	MTF42
MTF42	N 31°08'13" W	284.64	CAL24
CAL24	N 59°00'30" E	10.00	MTF36

Sq. Feet: 2,846 Acres: 0.065

*-----
 GOLIAD MIMS ROAD

Point ID	Bearing	Distance	Point ID
MTF13	S 31°08'13" E	449.71	MTF12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 5779.71
 LEN: 1128.15
 TAN: 565.87
 CEN. ANG: 11°11'01"
 CHORD: 1126.36

MTF12	N 58°51'47" E	5779.71	MTF11
MTF11	S 47°40'46" W	5779.71	MTF10
MTF12	S 36°43'43" E	1126.36	MTF10
MTF10	S 88°36'23" W	1353.75	MTF9
MTF9	S 89°33'39" W	6.66	MTF8
MTF8	N 00°38'52" W	24.56	MTF2
MTF2	S 88°49'03" W	1210.53	CAL18

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 482.50
 LEN: 309.35
 TAN: 160.20
 CEN. ANG: 36°44'03"
 CHORD: 304.08

CAL18	N 09°50'47" E	482.50	CAL15
CAL15	S 46°34'50" W	482.50	CAL19
CAL18	N 61°47'11" W	304.08	CAL19

CAL19	N	43°25'10"	W	767.40	CAL20
CAL20	N	46°36'51"	W	144.18	CAL21
CAL21	N	44°06'51"	E	21.42	MTF7
MTF7	S	50°58'40"	E	197.86	MTF41
MTF41	S	43°15'37"	E	353.17	RC102
RC102	N	42°24'17"	E	26.66	CAL17
CAL17	S	43°25'10"	E	364.91	CAL16

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 417.50
 LEN: 337.34
 TAN: 178.49
 CEN. ANG: 46°17'44"
 CHORD: 328.24

CAL16	N	46°34'50"	E	417.50	CAL15
CAL15	S	00°17'06"	W	417.50	CAL14
CAL16	S	66°34'02"	E	328.24	CAL14
CAL14	S	89°42'54"	E	1129.63	CAL13
CAL13	N	88°34'14"	E	1216.17	CAL12

CURVE DEF: Arc
 CURVE DIR: CCW
 RAD: 40.00
 LEN: 90.25
 TAN: 84.39
 CEN. ANG: 129°16'42"
 CHORD: 72.29

CAL12	N	01°25'46"	W	40.00	CAL11
CAL11	N	49°17'32"	E	40.00	CAL10
CAL12	N	23°55'53"	E	72.29	CAL10

CURVE DEF: Arc
 CURVE DIR: CW
 RAD: 5789.71
 LEN: 967.14
 TAN: 484.70
 CEN. ANG: 9°34'15"
 CHORD: 966.01

CAL10	N	49°17'32"	E	5789.71	MTF11
MTF11	S	58°51'47"	W	5789.71	CAL9
CAL10	N	35°55'20"	W	966.01	CAL9
CAL9	N	31°08'13"	W	449.66	MTF14
MTF14	N	58°32'10"	E	10.00	MTF13

Sq. Feet: 200,174 Acres: 4.595

*-----

Total - Sq. Feet: 203,020 Acres: 4.661

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AREA SUMMARY REPORT:

LOT 1	1,366,902	SQ FT	31.380	ACRES
LOT 2	692,313	SQ FT	15.893	ACRES
LOT 3	1,431,463	SQ FT	32.862	ACRES
LOT 4	655,715	SQ FT	15.053	ACRES

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LOTS	4,146,392	SQ FT	95.188	ACRES
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GOLIAD	2,846	SQ FT	0.065	ACRES
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MIMS	200,174	SQ FT	4.595	ACRES
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DED:	203,020	SQ FT	4.661	ACRES
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Parts:	4,349,412	SQ FT	99.849	ACRES
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Bndy:	4,349,412	SQ FT	99.849	ACRES
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-042; *Preliminary Plat for the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the approval of 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. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to amend the existing Preliminary Plat for the Homestead Subdivision established by *Case No. P2021-044*. This subdivision is comprised of 490 single-family residential lots on a 196.009-acre tract of land. The proposed development will incorporate 13.6-acres of open space (*which includes a dog park*), a 1.606-acre amenity center, and a 50.8-acre public park. This represents a total of 66.006-acres (*or 33.67%*) of the site being dedicated to open space/amenity. Staff should note that the applicant has also submitted a Master Plat (*i.e. Case No. P2022-043*) concurrently with the Preliminary Plat for the development of the subdivision.
- A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010, by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat and master plat that laid out future easements and phasing lines for the single-family subdivision. On June 14, 2022, the Planning and Zoning Commission approved a PD Site Plan that provided the required hardscaping and landscaping elements per the PD ordinance [*Ordinance No. 21-24*]. On August 16, 2021 the City Council approved a Master Plat [*Case No. P2021-041*] and a Preliminary Plat [*Case No. P2021-044*] for the Homestead Subdivision.
- On September 7, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$233,240.00 (*i.e. \$476.00 x 490 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$246,470.00 (*i.e. \$503.00 x 490 Lots*), which will be due prior to the issuance of a building permit.
- 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 Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for the *Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) 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.



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) **41018.55**
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Single Family Residential	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential	
ACREAGE	54.570	LOTS [CURRENT]	1	LOTS [PROPOSED] 175

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	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Pkwy, Suite 460	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

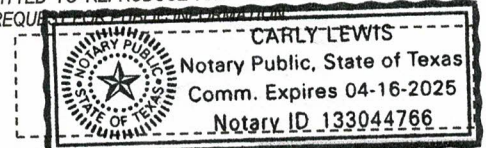
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1018.55 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 INFORMATION FROM THE PUBLIC."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022

OWNER'S SIGNATURE

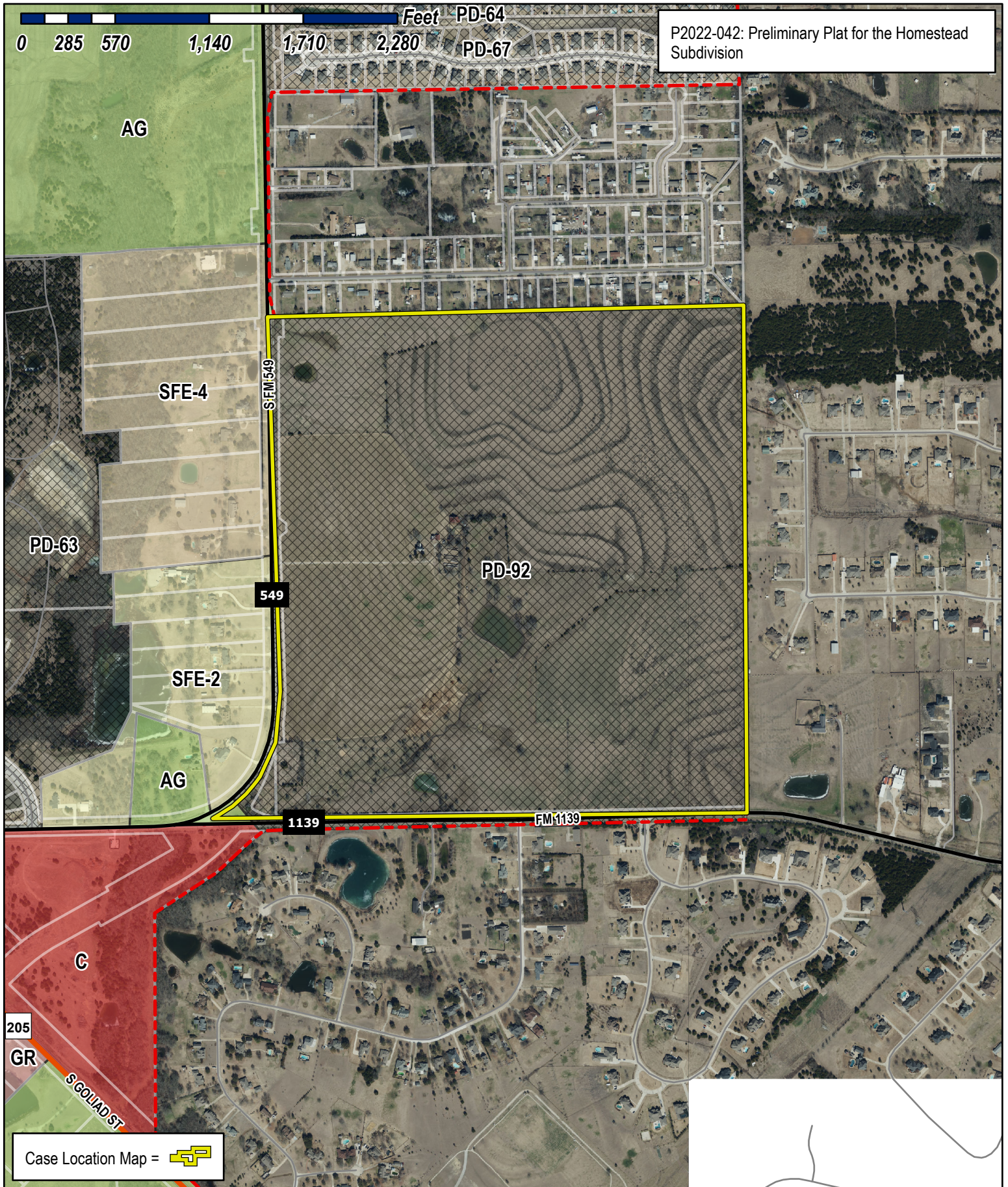
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Signature]
[Signature]



MY COMMISSION EXPIRES

4-16-25



Case 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.



N88° 26'14"E 2790.07'

CITY OF ROCKWALL, TEXAS
SYSTEM COORDINATES
X 262334.267704467443
Y 16023.333333333333
ELEV. = 532.0

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES WILL BE SERVED BY THE CITY OF ROCKWALL.

0 50 100 200
SCALE: 1" = 100'

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION
--- CITY LIMITS
--- PHASE LINE

Phase 1 - 175 Lots
Phase 2 - 83 Lots
Phase 3 - 232 Lots

PRELIMINARY PLAT
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-46, BLOCK J
LOTS 1-39, BLOCK K
LOTS 1-33, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-11, BLOCK N
LOTS 1-17, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
LOT 1, BLOCK R

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11

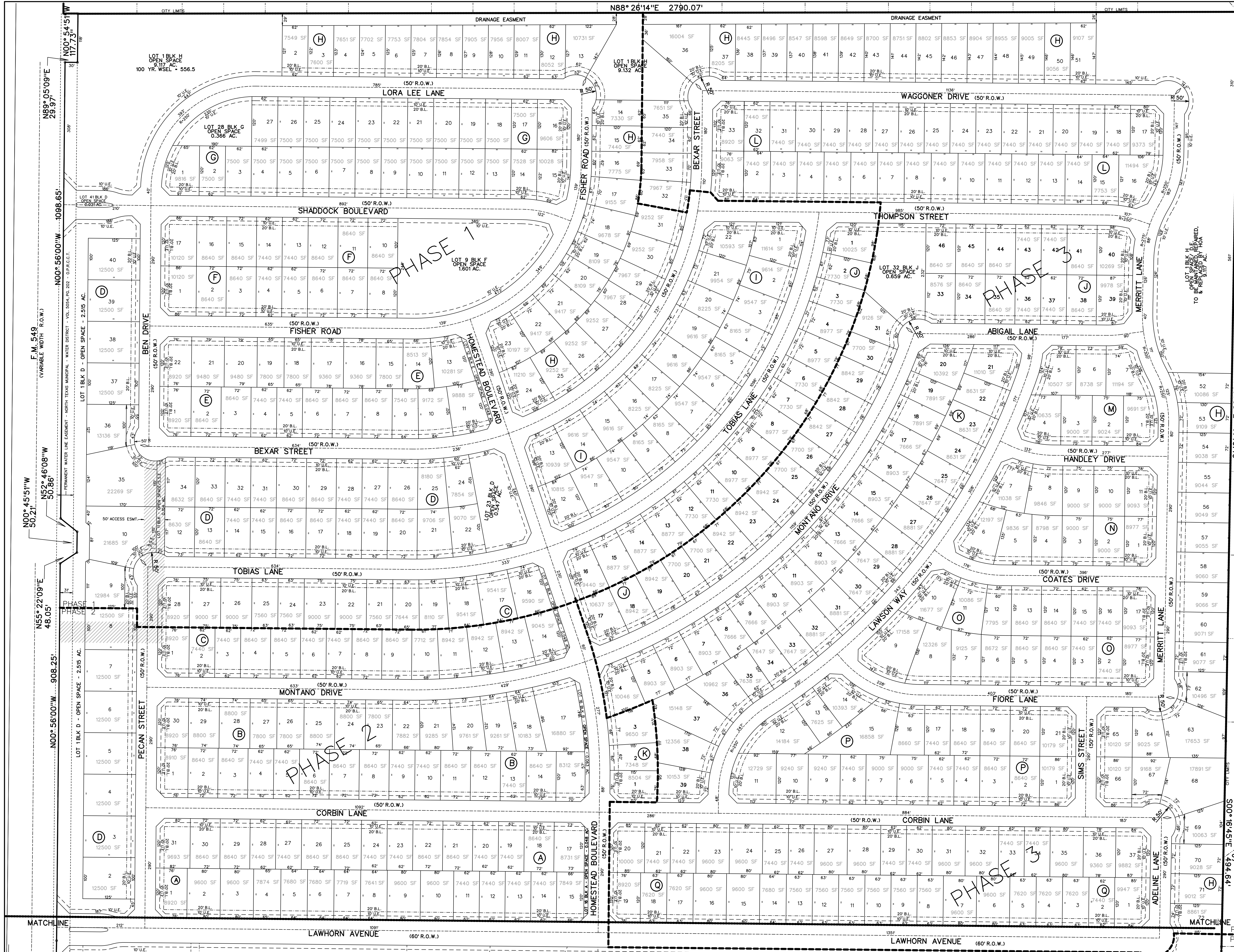
OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORVIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

PHASE 3
PHASE 2
AUGUST 2022
SCALE 1" = 100'
SHEET 1 OF 2 CASE #P2022-042



PHASE 1

PHASE 2

PHASE 3

N89° 05'09"E 29.97'

F.M. 549
(VARIABLE WIDTH R.O.W.)

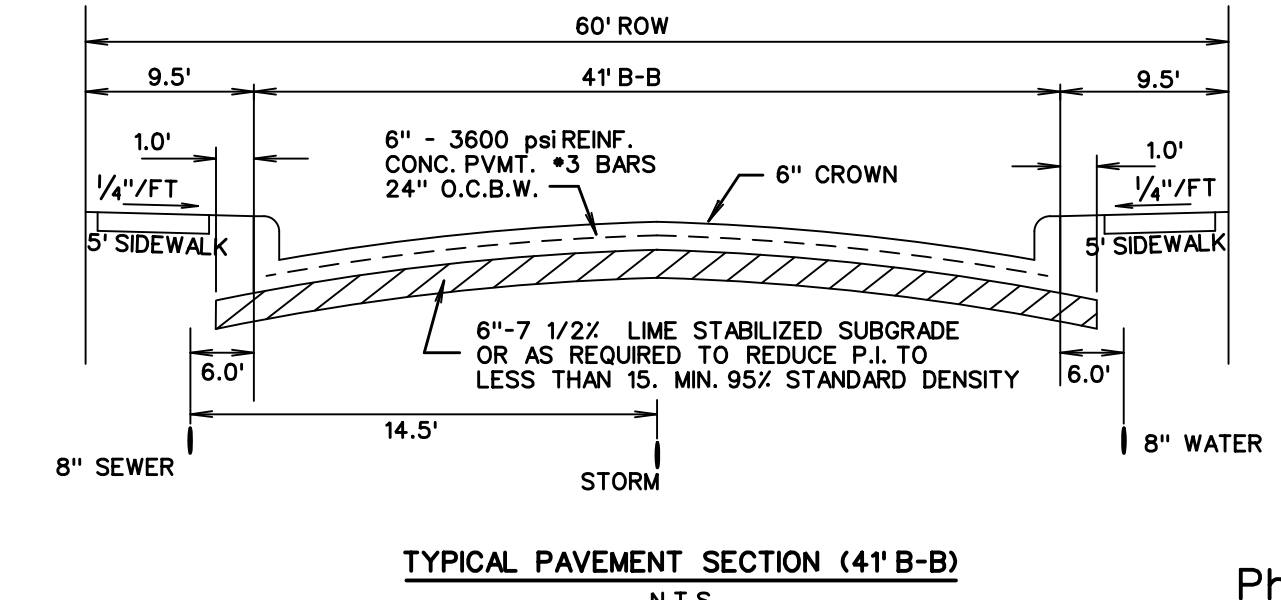
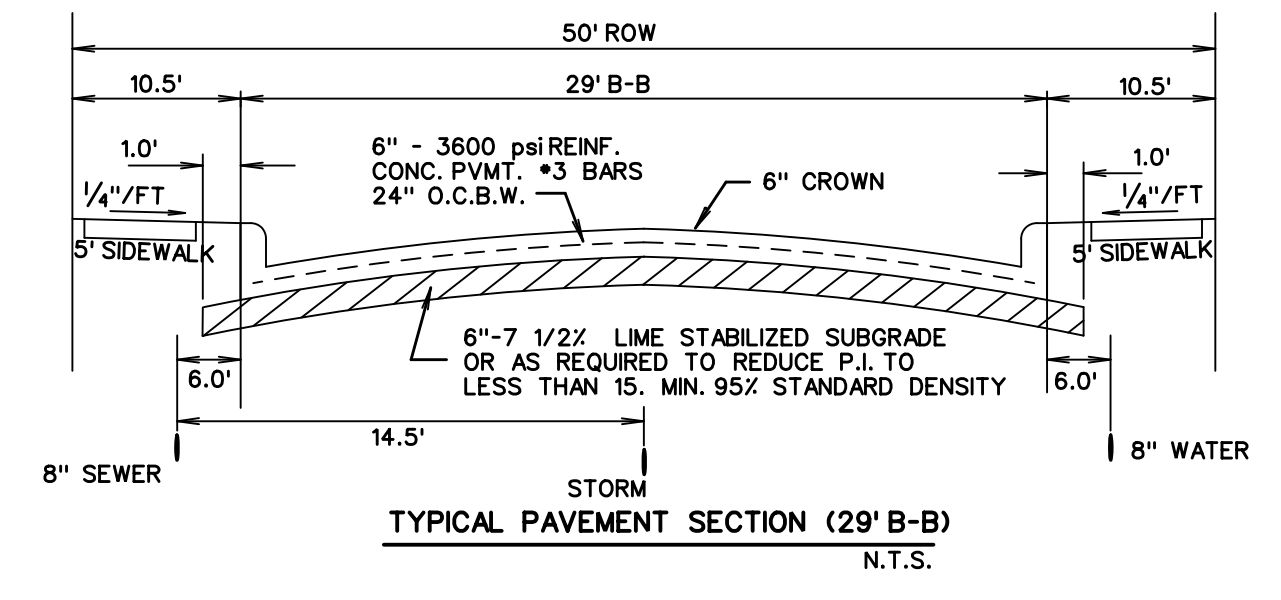
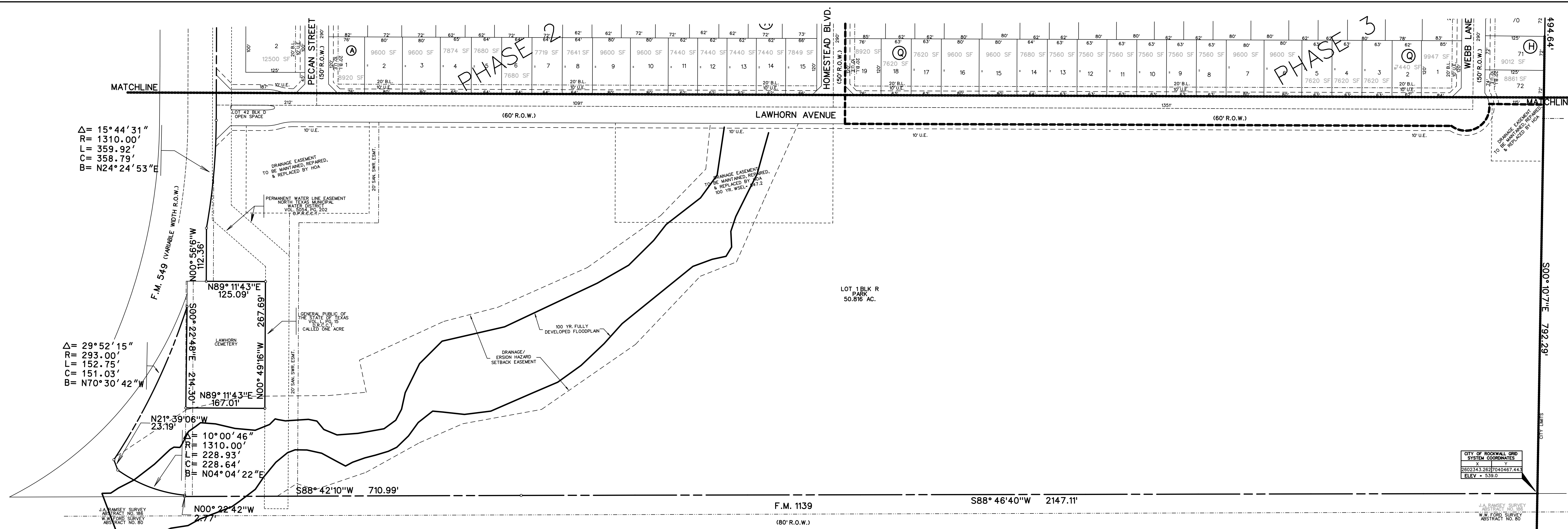
N52° 46'08"W 50.86'

N55° 22'09"E 48.05'

N00° 56'00"W 908.25'

MATCHLINE

MATCHLINE



Phase 1 = 175 Lots
 Phase 2 = 83 Lots
 Phase 3 = 232 Lots

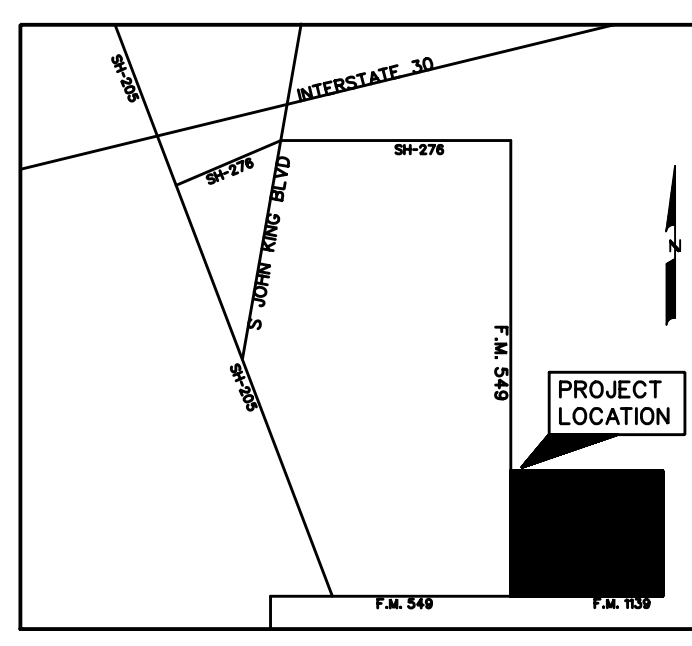
Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman _____ Date _____

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 _____ of _____, 2022.

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

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



TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE	SINGLE FAMILY DEVELOPMENT

PRELIMINARY PLAT OF
HOMESTEAD

- LOTS 1-31, BLOCK A
- LOTS 1-30, BLOCK B
- LOTS 1-28, BLOCK C
- LOTS 1-42, BLOCK D
- LOTS 1-22, BLOCK E
- LOTS 1-17, BLOCK F
- LOTS 1-28, BLOCK G
- LOTS 1-72, BLOCK H
- LOTS 1-22, BLOCK I
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- LOTS 1-39, BLOCK K
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- LOTS 1-21, BLOCK P
- LOTS 1-37, BLOCK Q
- LOT 1, BLOCK R

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL OPEN SPACE LOTS 11
 OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 SH DEV KLUTTS ROCKWALL, LLC.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

AUGUST 2022 SCALE 1" = 100'



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: September 13, 2022

APPLICANT: Meredith Joyce; *Michael Joyce Properties*

CASE NUMBER: P2022-043; *Master Plat for the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Peter H. Shaddock, Jr. of SH Dev Klutts Rockwall, LLC for the 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, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of an amended *Master Plat* for the Homestead Subdivision. This will amend the *Master Plat* established with *Case No. P2021-041*. The Homestead Subdivision is a three (3) phase, master planned community that will consist of 490 single-family residential lots on a 196.009-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The *Master Plat* also indicates the location of the 50.80-acre public park, which is identified as a “*Regional Park*”, and which will be dedicated in lieu of the required cash-in-lieu of land fees. Additionally, the applicant intends to provide a dog park on the north eastern portion of the development. It should be known that the applicant has also submitted a *Preliminary Plat* (*i.e. Case No. P2022-042*) concurrently with this *Master Plat*. A summary of the proposed lot composition is as follows:

LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	226	46.12%
B	72' x 120'	8,640 SF	249	50.82%
C	100' x 120'	12,000 SF	15	03.06%
<i>Maximum Permitted Units:</i>			490	100.00%

- A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat and master plat that laid out future easements and phasing lines for the single-family subdivision. On June 14, 2022, the Planning and Zoning Commission approved a PD Site Plan that provided the required hardscaping and landscaping elements per the PD ordinance [*Ordinance No. 21-24*]. On August 16, 2021 the City Council approved a *Master Plat* [*Case No. P2021-041*] and a *Preliminary Plat* [*Case No. P2021-044*] for the Homestead Subdivision.

- On September 7, 2022, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:

- (1) The property owner shall pay pro-rata equipment fees of \$233,240.00 (*i.e.* \$476.00 x 490 Lots), which will be due prior to the issuance of a building permit.
- (2) The property owner shall pay cash-in-lieu of land fees of \$246,470.00 (*i.e.* \$503.00 x 490 Lots), which will be due prior to the issuance of a building permit.

- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master 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 Master Plat for the *Homestead Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) 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.



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 3040.12
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Shaddock Homestead	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential
ACREAGE	196.008	LOTS [CURRENT]	LOTS [PROPOSED] 490

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.

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<input type="checkbox"/> OWNER	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Parkway, Ste. 460	ADDRESS	767 Justin Rd
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

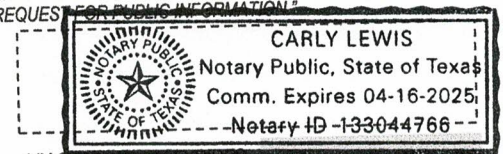
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Peter Shaddock [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 3040.12 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. 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."

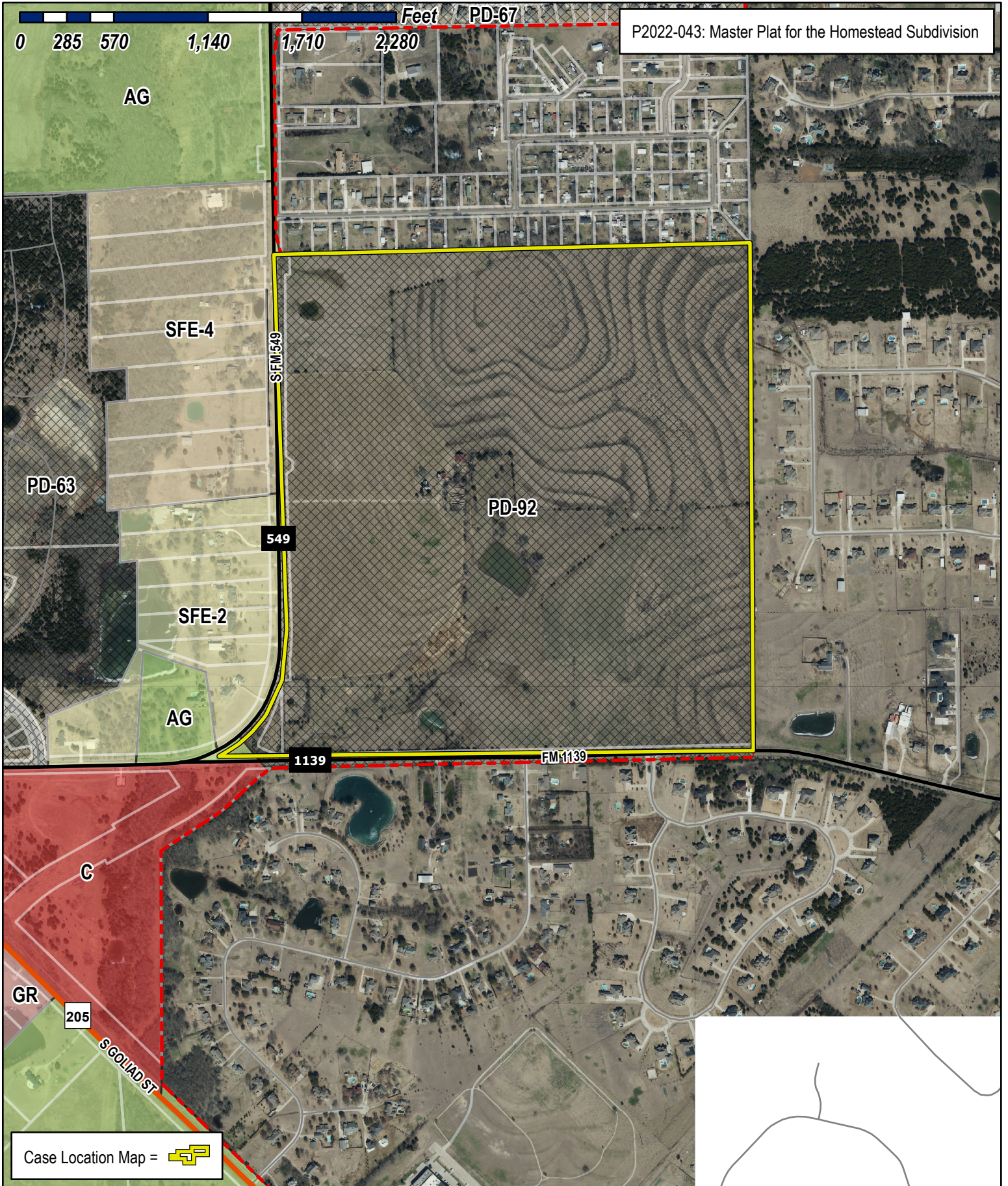
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022
 OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carly Lewis



MY COMMISSION EXPIRES 4-16-25

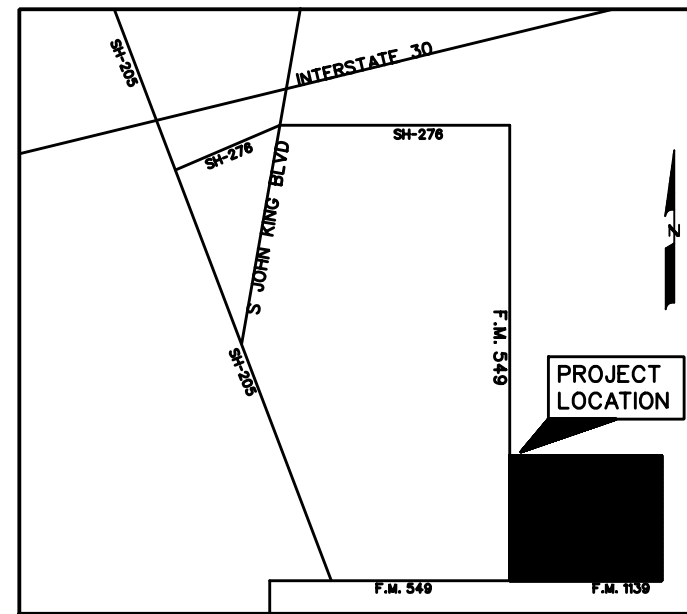


City of Rockwall

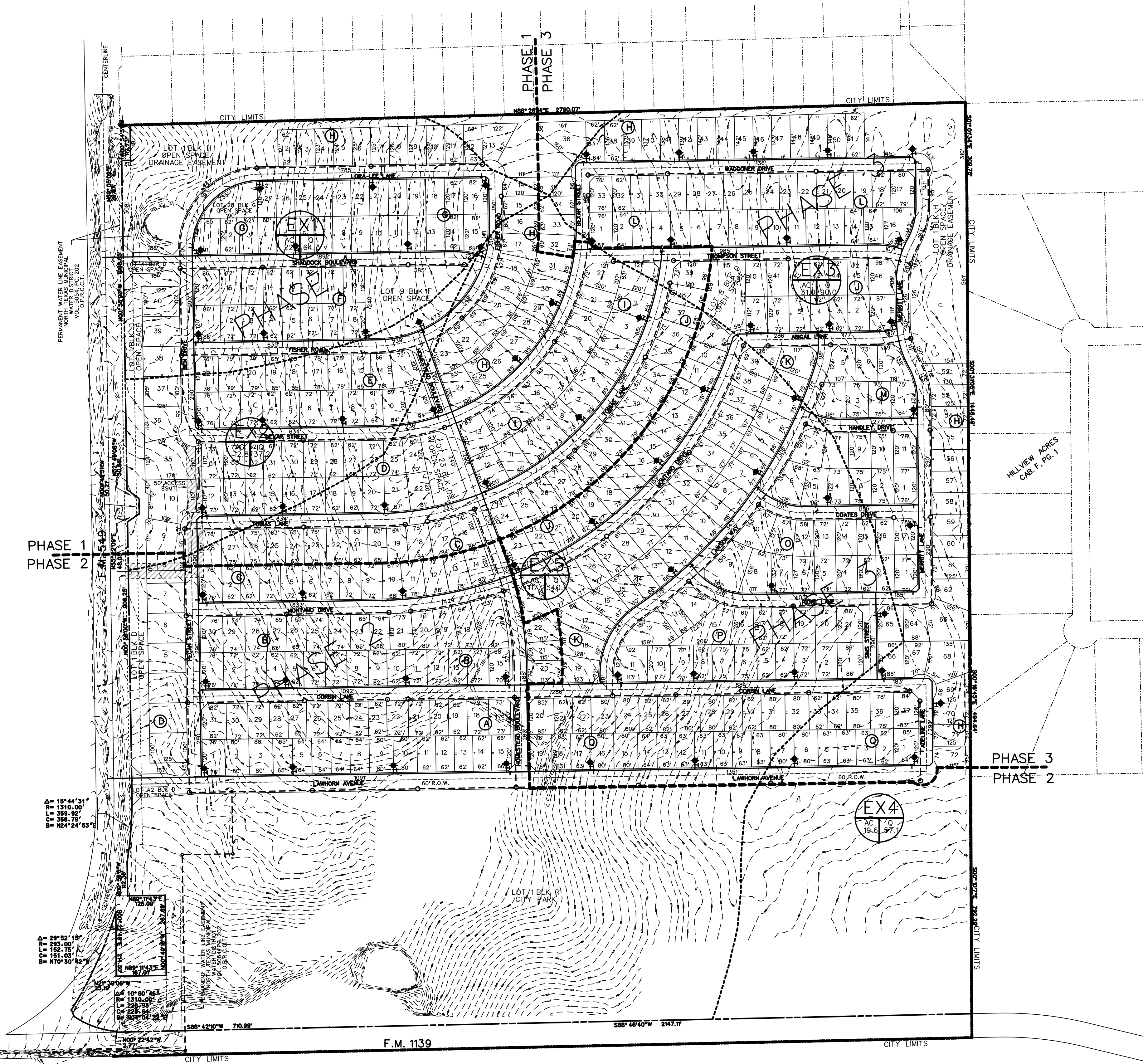
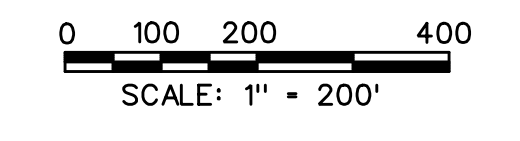
Planning & Zoning Department
 385 S. Goliad Street
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LOCATION MAP
N.T.S.



- LEGEND**
- - - - - DRAINAGE AREA
 - — — — — PHASE LINE
 - CITY LIMITS

NOTE:
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES
WILL BE SERVED BY THE CITY OF ROCKWALL.

MASTER PLAT
OF
HOMESTEAD
LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
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LOTS 1-11, BLOCK N
LOTS 1-17, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
LOT 1, BLOCK R

TOTAL ACRES 196.008
TOTAL SQUARE FOOTAGE 8,537,150.823
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.50
TOTAL OPEN SPACE LOTS 11

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
DENSITY 2.4998
ZONING PD-92
LAND USE SINGLE FAMILY DEVELOPMENT

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2022 SCALE 1" = 200'

CASE #P2022-043



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: September 13, 2022
SUBJECT: SP2022-048; *Site Plan for Phase 1 of the Homestead Subdivision*

The applicant, Meredith Joyce of Michael Joyce Properties, is requesting the approval of an amended site plan for Phase 1 of the Homestead Subdivision. The subject property is a 54.57-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) generally located southeast of the intersection of FM-549 and Willow Ridge Circle. The applicant has previously been approved for a Preliminary Plat [Case No. P2021-044], Master Plat [Case No. P2021-041], and PD site plan for Phase 1 [Case No.'s SP2022-011 & SP2022-027]; however, the applicant has shifted the phase lines for the subdivision prompting the applicant's new PD site plan submittal. Staff should note that the applicant has also submit a Preliminary Plat [Case No. P2022-042] and a Master Plat [Case No. P2022-043] concurrently with this case. As part of this site plan application the applicant has submitted a site plan, landscape plan, and hardscape plan.

The site plan indicates that 175 single-family residential lots and nine (9) open space lots will be established with Phase 1 of the proposed subdivision. The landscape plan shows that three (3) canopy and four (4) accent trees will be provided per 100 linear feet of frontage along FM-549, and one (1) canopy tree will be provided per ten (10) linear feet along the northern property line. The hardscape plan details the entry monumentation signage, the location of all the required five (5) foot trails, and the fence type for each lot (*i.e. wrought iron fence, wood fence, and a wrought iron fence with masonry columns*) as required by the Planned Development District ordinance [Ordinance No. 21-24]. The submitted site plan conforms to all the applicable technical requirements of Planned Development District 92 (PD-92) and the Unified Development Code (UDC), and -- *based on the case being in compliance* -- the case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the September 13, 2022 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for Phase 1 of the Homestead Subdivision, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide staff with a site layout and building elevations for the trail head prior to the submittal of civil engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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 *61341.40*
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	A portion of JA Ramsey Survey, Abstract No. 186; Property ID 12255; FM 549		
SUBDIVISION	Homestead Phase 1	LOT	BLOCK
GENERAL LOCATION	FM 1139 and FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-92, Ord No. 21-24	CURRENT USE	Single Family Residential	
PROPOSED ZONING	PD-92, Ord No. 21-24	PROPOSED USE	Single Family Residential	
ACREAGE	54.570	LOTS [CURRENT]	LOTS [PROPOSED]	175

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]

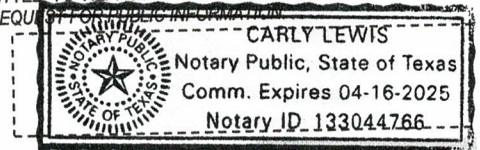
<input type="checkbox"/> OWNER	SH Dev Klutts Rockwall, LLC	<input type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Peter H. Shaddock, Jr.	CONTACT PERSON	Meredith Joyce
ADDRESS	2400 Dallas Parkway, Ste. 460	ADDRESS	767 Justin Rd
CITY, STATE & ZIP	Plano, TX 75093	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-240-6004	PHONE	512-694-6394
E-MAIL	land@shaddockhomes.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

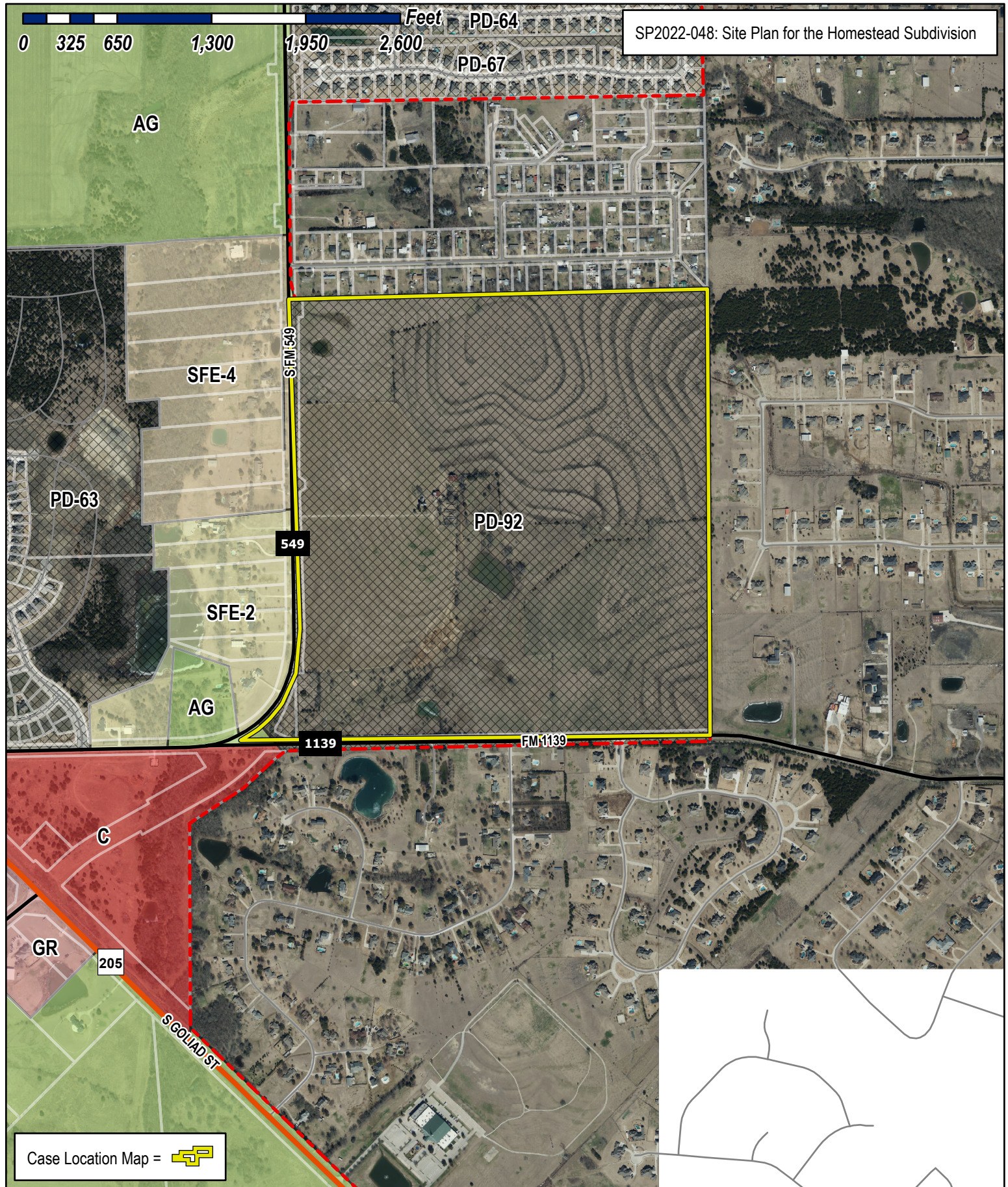
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1341.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022. BY SIGNING THIS APPLICATION, 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 19 DAY OF August, 2022
 OWNER'S SIGNATURE _____



MY COMMISSION EXPIRES 4-16-25

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



Case 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.



N88° 26'14"E 2790.07'

CITY OF ROCKWALL, TEXAS
SYSTEM COORDINATES
X 2602343.263
Y 7040467.443
ELEV. = 532.0

NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'

LEGEND
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION
--- CITY LIMITS
- - - PHASE LINE

Phase 1 = 175 Lots
Phase 2 = 83 Lots
Phase 3 = 232 Lots

PD SITE PLAN
OF

HOMESTEAD

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-28, BLOCK C
LOTS 1-42, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-17, BLOCK F
LOTS 1-28, BLOCK G
LOTS 1-72, BLOCK H
LOTS 1-22, BLOCK I
LOTS 1-46, BLOCK J
LOTS 1-39, BLOCK K
LOTS 1-33, BLOCK L
LOTS 1-7, BLOCK M
LOTS 1-11, BLOCK N
LOTS 1-17, BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q
LOT 1, BLOCK R

TOTAL ACRES 196.008
TOTAL RESIDENTIAL LOTS 490
TOTAL DENSITY 2.4998
TOTAL OPEN SPACE LOTS 11
OUT OF THE

J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

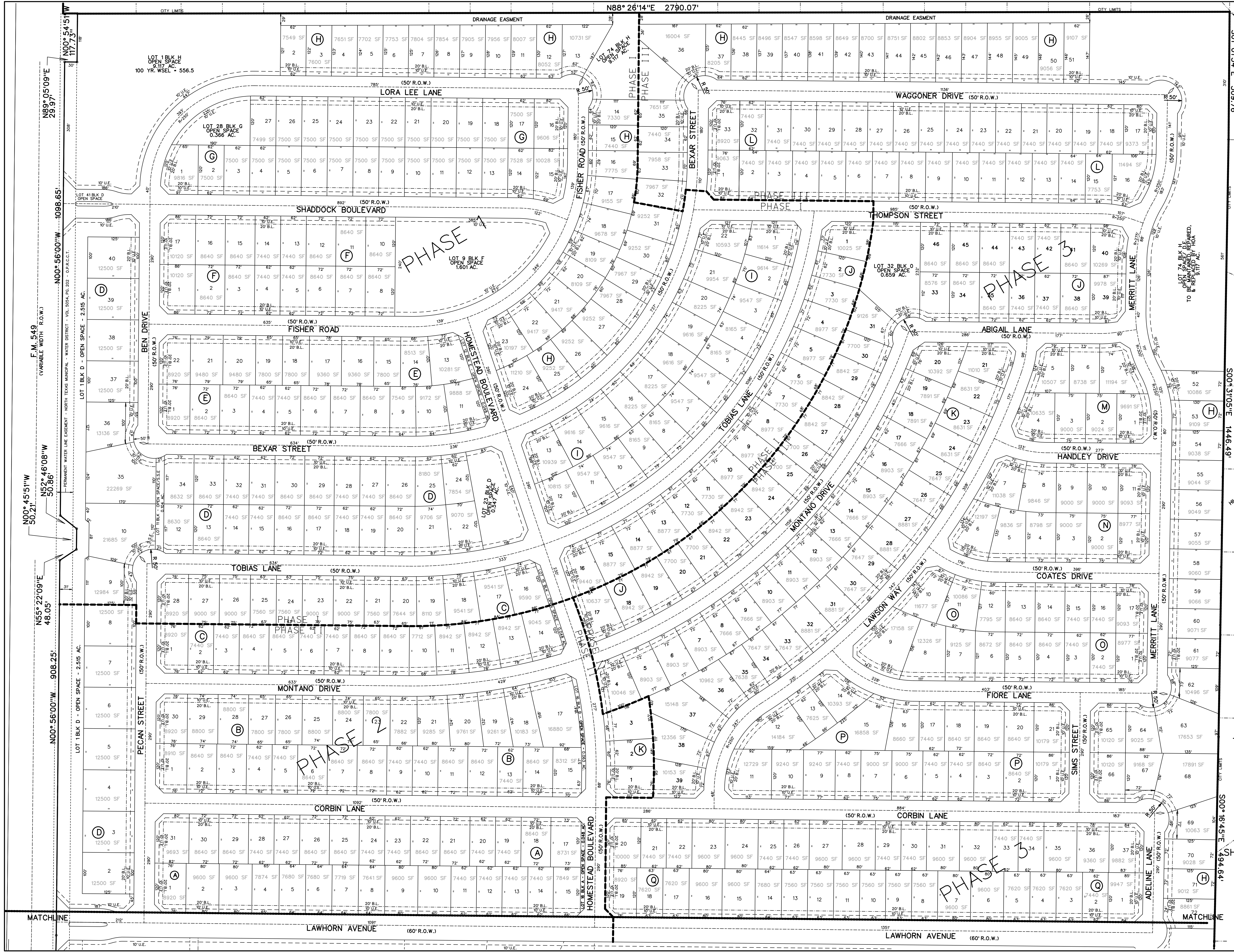
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

PREPARED BY
CORVIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SEPTEMBER 2022 SCALE 1" = 100'

SHEET 1 OF 2 CASE #SP2022-048



LOT 1 BLK H OPEN SPACE 5.17 AC. 556.5
LOT 28 BLK G OPEN SPACE 0.366 AC.
LOT 9 BLK F OPEN SPACE 1.801 AC.
LOT 32 BLK O OPEN SPACE 0.659 AC.
LOT 23 BLK D OPEN SPACE 0.54 AC.
LOT 23 BLK D OPEN SPACE 0.54 AC.

LOT 1 BLK R OPEN SPACE 2.515 AC.

LOT 23 BLK D OPEN SPACE 0.54 AC.

LOT 23 BLK D OPEN SPACE 0.54 AC.

LOT 23 BLK D OPEN SPACE 0.54 AC.

LOT 23 BLK D OPEN SPACE 0.54 AC.

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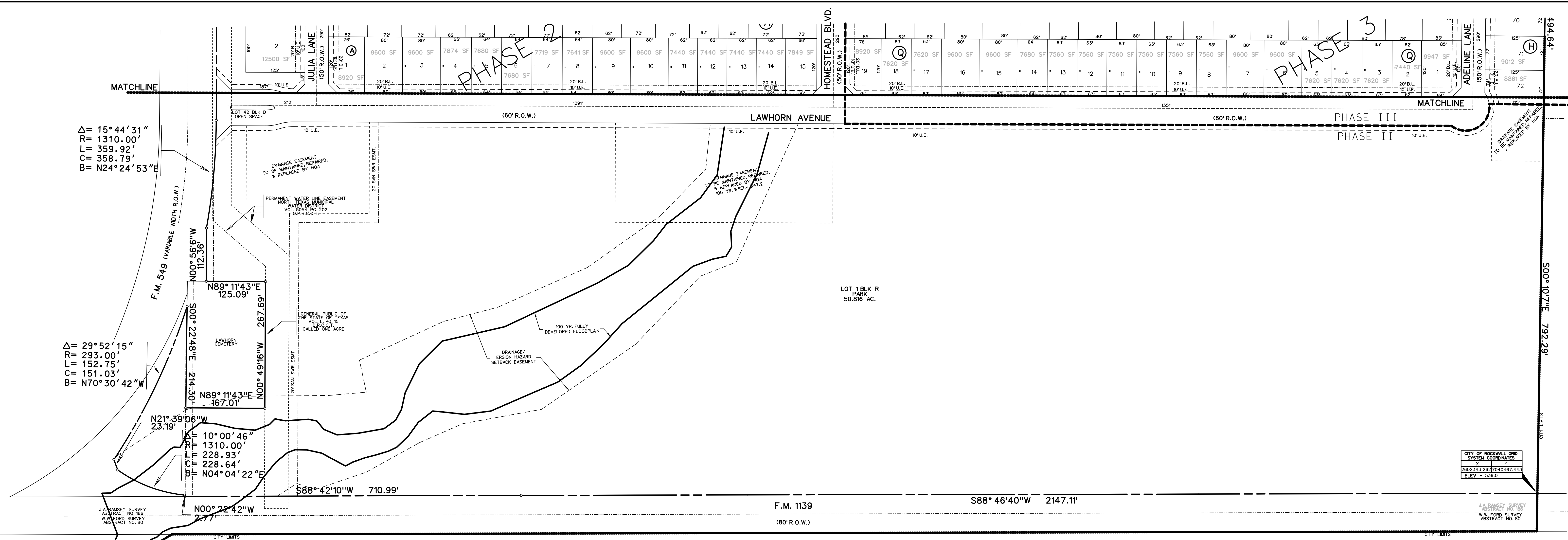
LOT 23 BLK D OPEN SPACE 0.54 AC.

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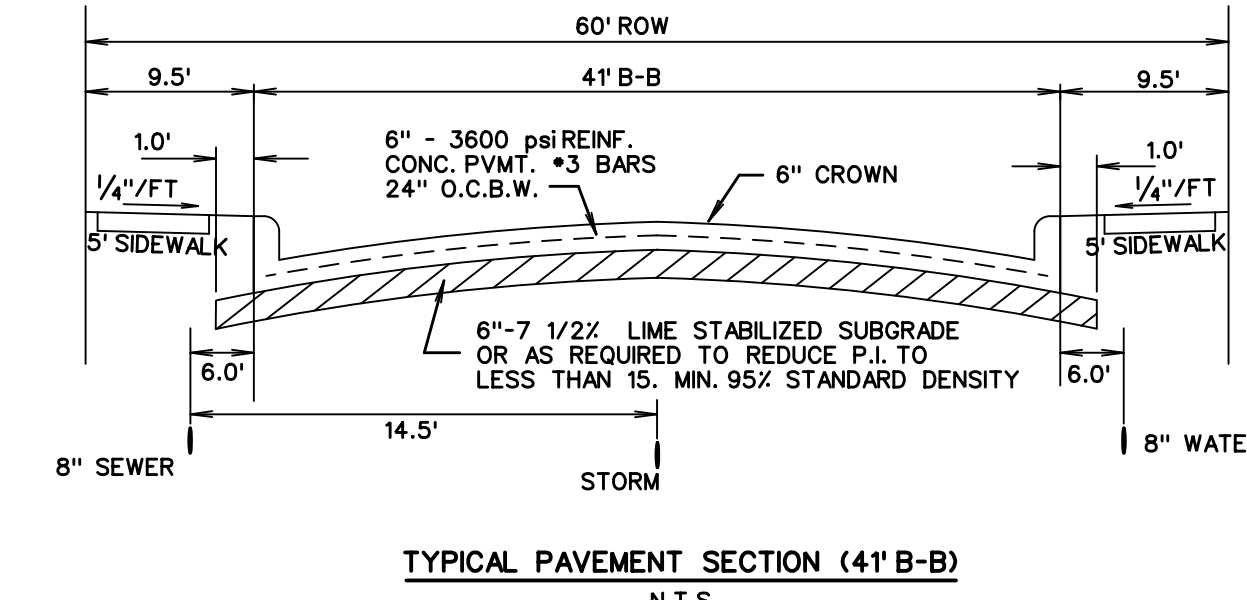
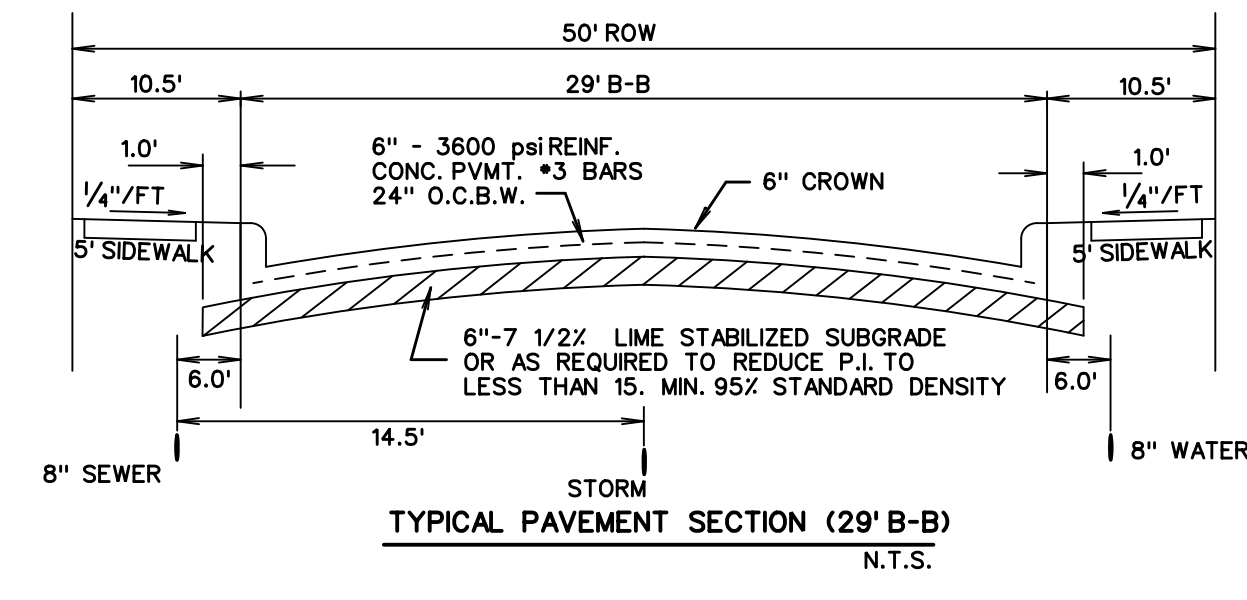
LOT 23 BLK D OPEN SPACE 0.54 AC.



$\Delta = 15^\circ 44' 31''$
 $R = 1310.00'$
 $L = 359.92'$
 $C = 358.79'$
 $B = N24^\circ 24' 53'' E$

$\Delta = 29^\circ 52' 15''$
 $R = 293.00'$
 $L = 152.75'$
 $C = 151.03'$
 $B = N70^\circ 30' 42'' W$

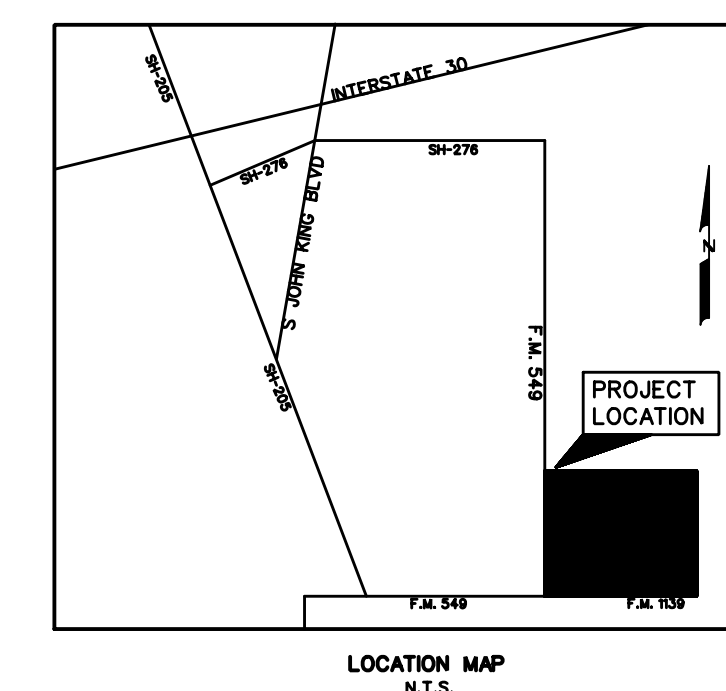
$\Delta = 10^\circ 00' 46''$
 $R = 1310.00'$
 $L = 228.93'$
 $C = 228.64'$
 $B = N04^\circ 04' 22'' E$



APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, on the _____ of _____, 2022.
 WITNESS OUR HANDS, the _____ day _____, 2022.

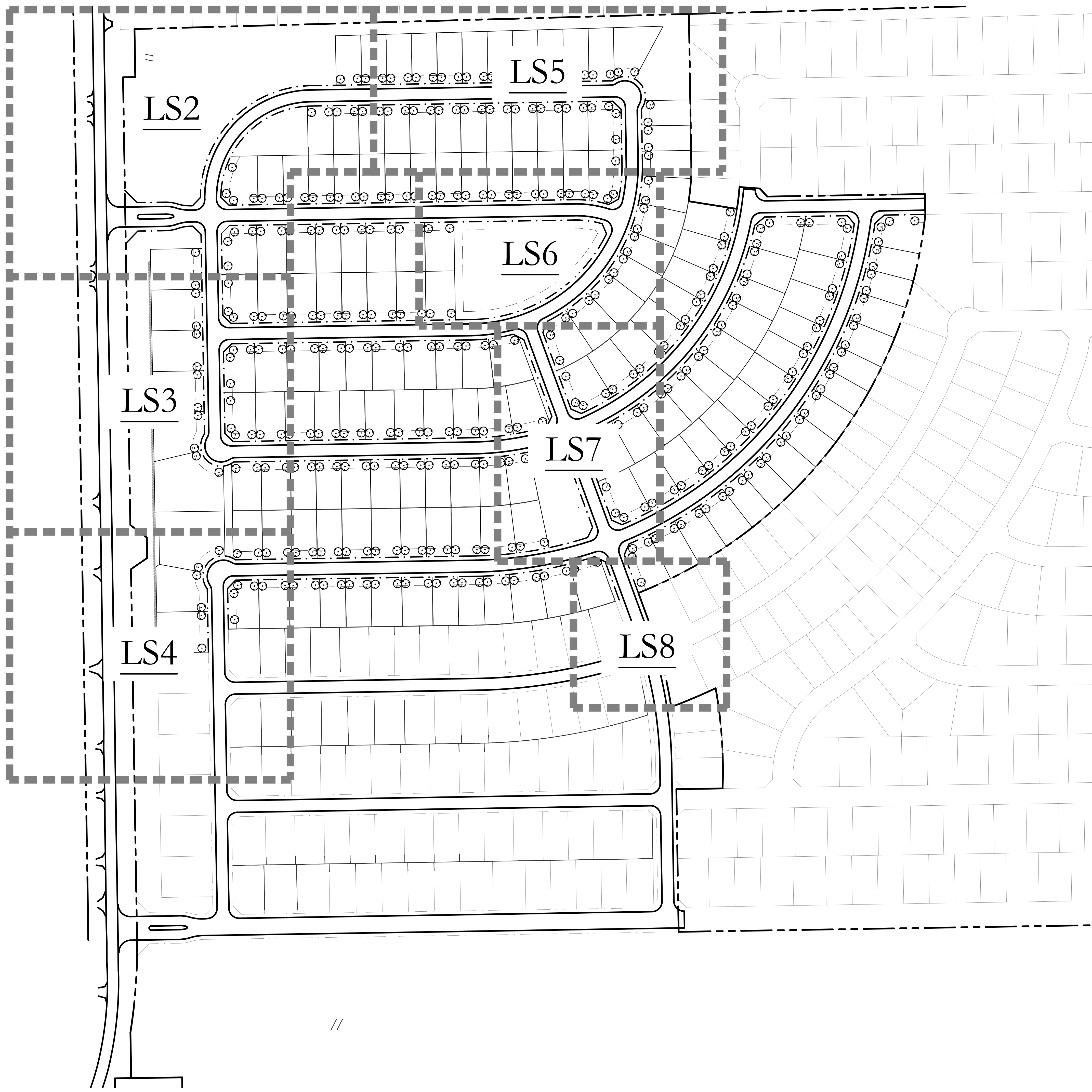
 Planning & Zoning Commission, Chairman

 Director of Planning & Zoning



TOTAL ACRES	196.008
TOTAL RESIDENTIAL LOTS	490
DENSITY	2.4998
ZONING	PD-92
TOTAL OPEN SPACE ACRES	14.737
PERCENTAGE OF OPEN SPACE	7.52%
TOTAL PARK ACRES	50.816
PERCENTAGE OF PARK	25.93%
LAND USE	SINGLE FAMILY DEVELOPMENT

PD SITE PLAN OF
HOMESTEAD
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-28, BLOCK C
 LOTS 1-42, BLOCK D
 LOTS 1-22, BLOCK E
 LOTS 1-17, BLOCK F
 LOTS 1-28, BLOCK G
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 LOTS 1-39, BLOCK K
 LOTS 1-33, BLOCK L
 LOTS 1-7, BLOCK M
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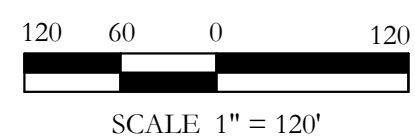


APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,

WITNESS OUR HANDS, this _____ day of _____, 2022.

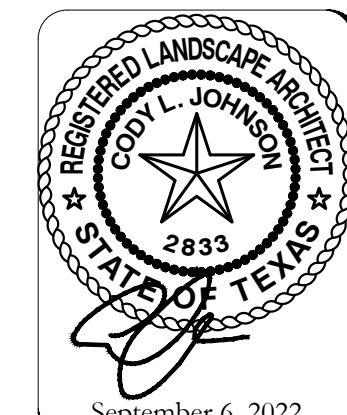
 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning



SCALE:
 VARIES
 One Inch
 JVC No SHA012

LS1 of 10



September 6, 2022

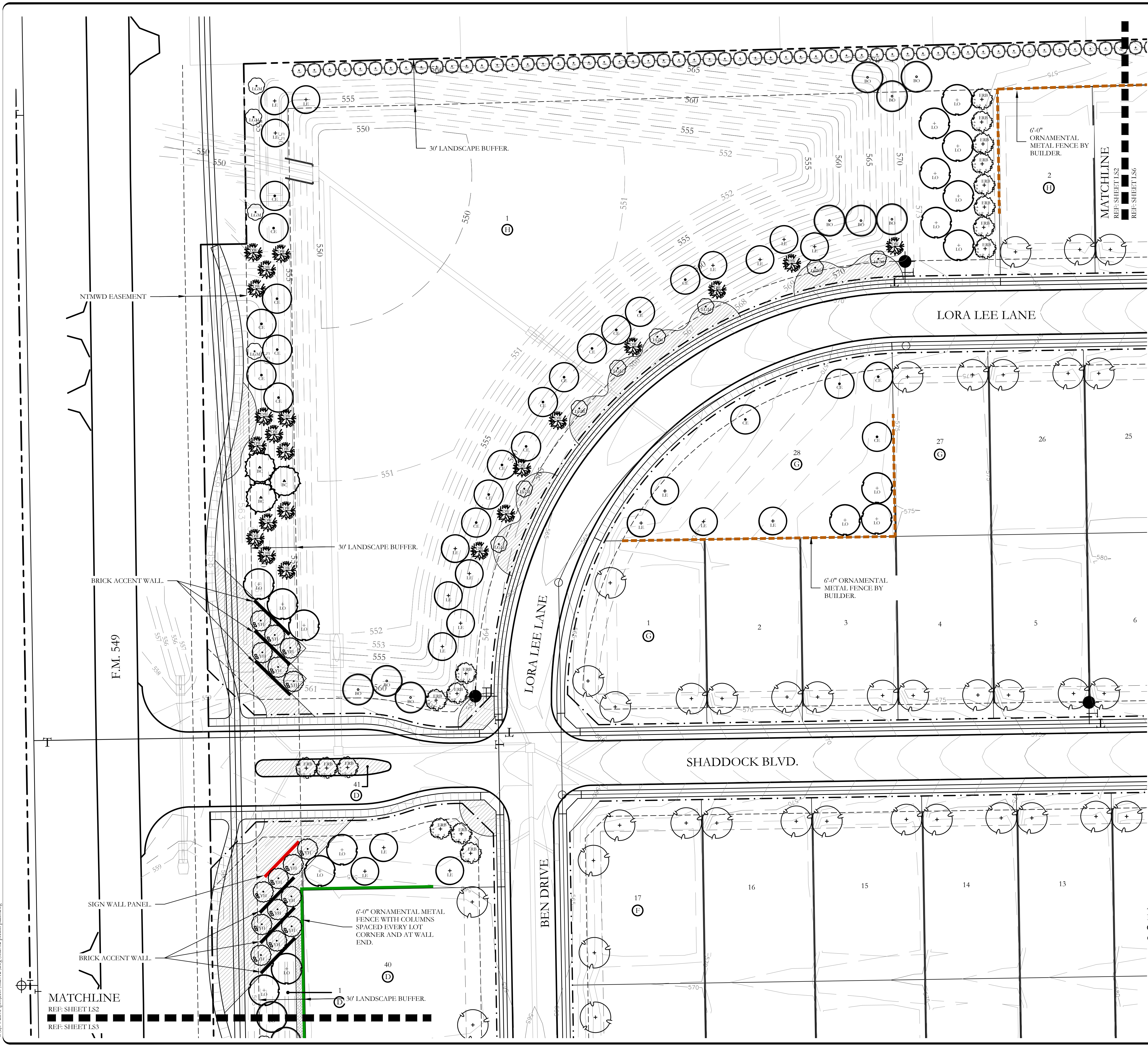
PRELIMINARY LANDSCAPE PLANS
 OVERALL LAYOUT PLAN

HOMESTEAD
 PHASE I
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

**JOHNSON VOLK
 CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CITY PROJECT NO. SP2022-027

E:\GIS\advice\projects\sh012\dwg\sh012_prelim_plans.dwg



SCREENING LEGEND

- SIGN WALL PANEL.
- BRICK ACCENT WALL.
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- - - 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS. BY BUILDER.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
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- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.		4" CALIPER	
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER RED SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

SCALE 1" = 30'

30 15 0 30

JOHNSON VOLK CONSULTING
 TPBELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS
PRELIMINARY LANDSCAPE PLANS

REGISTERED LANDSCAPE ARCHITECT
 BOB L. JOHNSON
 2833
 STATE OF TEXAS
 September 6, 2022

SCALE: VARIES
One Inch
JVC No SHA012

LS2 of 10

CITY PROJECT NO. SP2022-027



SCREENING LEGEND

- SIGN WALL PANEL
- BRICK ACCENT WALL
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	GEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

SCALE 1" = 30'

MATCHLINE

REF: SHEET LS3

REF: SHEET LS4

F.M. 549

NTMWD EASEMENT

NTMWD EASEMENT

MIN 30" HT. MAX 48" HT. BERM.

6'-0" ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL END.

MIN 30" HT. MAX 48" HT. BERM.

FUTURE PHASE OF DEVELOPMENT

FUTURE PHASE OF DEVELOPMENT

FUTURE ROAD

TOBIAS LANE

PECAN STREET

SCREENING LEGEND

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- BRICK ACCENT WALL
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PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
(+)		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT		4" CALIPER	
(LO)	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
(BO)	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
(LE)	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
(CE)	CE	GEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
(BC)	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
(ERC)	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
(LGM)	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
(DW)	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
(YH)	YH	YAUPOH HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
(RB)	RB	EASTERN REDBUD	CERCIS CANADENSIS VAR. CANADENSIS	2" CALIPER	AS SHOWN
(Hatched)		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
(Dotted)		SCREENING SHRUBS SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

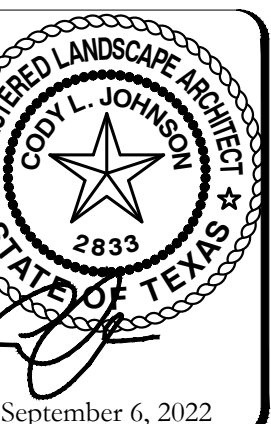
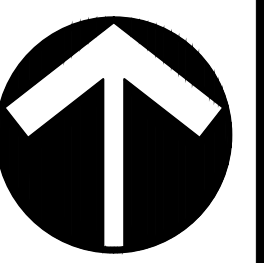
APPROVED:

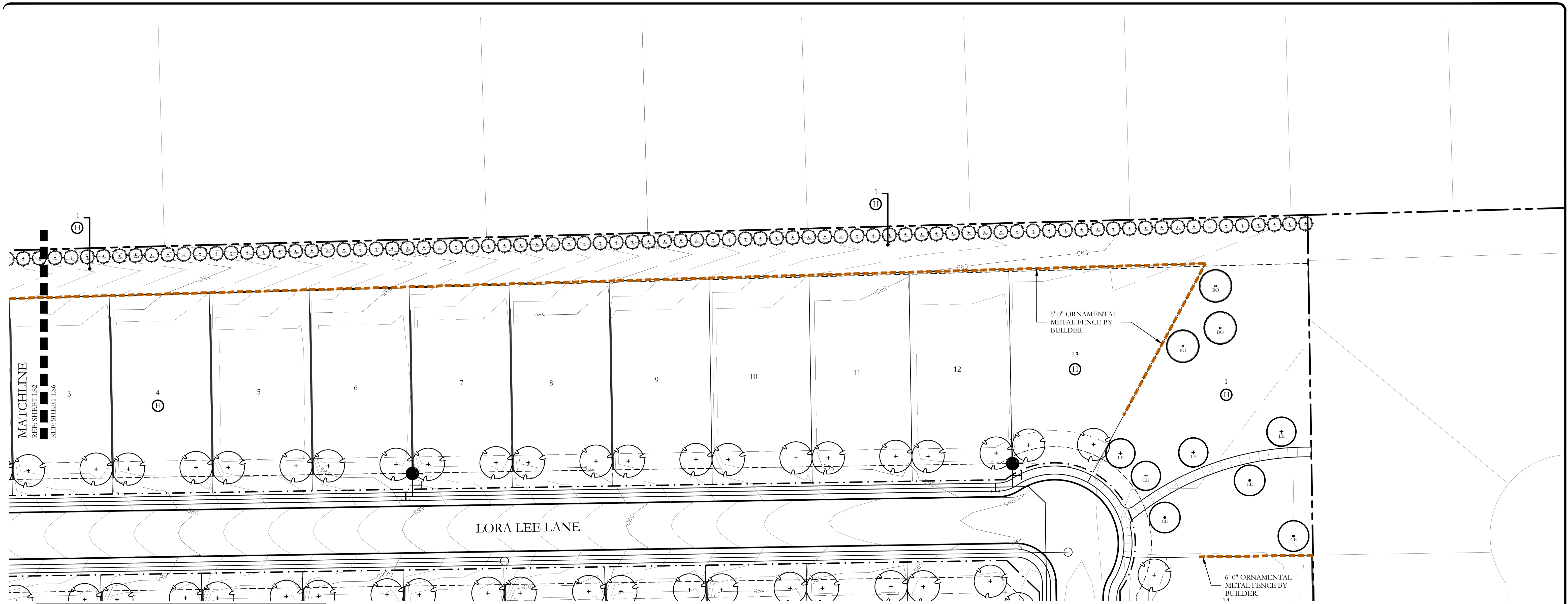
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WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning





PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		TWO SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT. EACH KIND OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.		4" CALIPER	
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	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	4" CALIPER	AS SHOWN
	LG M	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA LITTLE GEM	2" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	YH	YAUPOH HOLLY	ILEX VOAMITORIA	2" CALIPER	AS SHOWN
	ERB	EASTERN REDBUD	CERIS CANADENSIS VAR. CANDENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUND COVER SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS, SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

SCREENING LEGEND

- SIGN WALL PANEL.
- BRICK ACCENT WALL.
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
- 6'-0" HT. BOARD ON BOARD WOOD FENCE WITH COLUMNS. BY BUILDER.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
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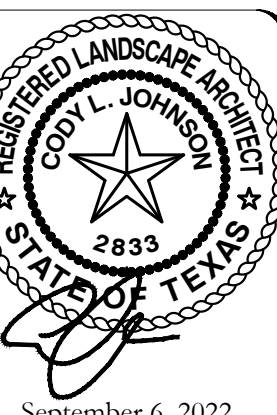
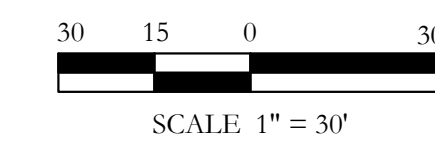
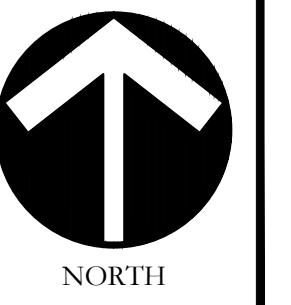
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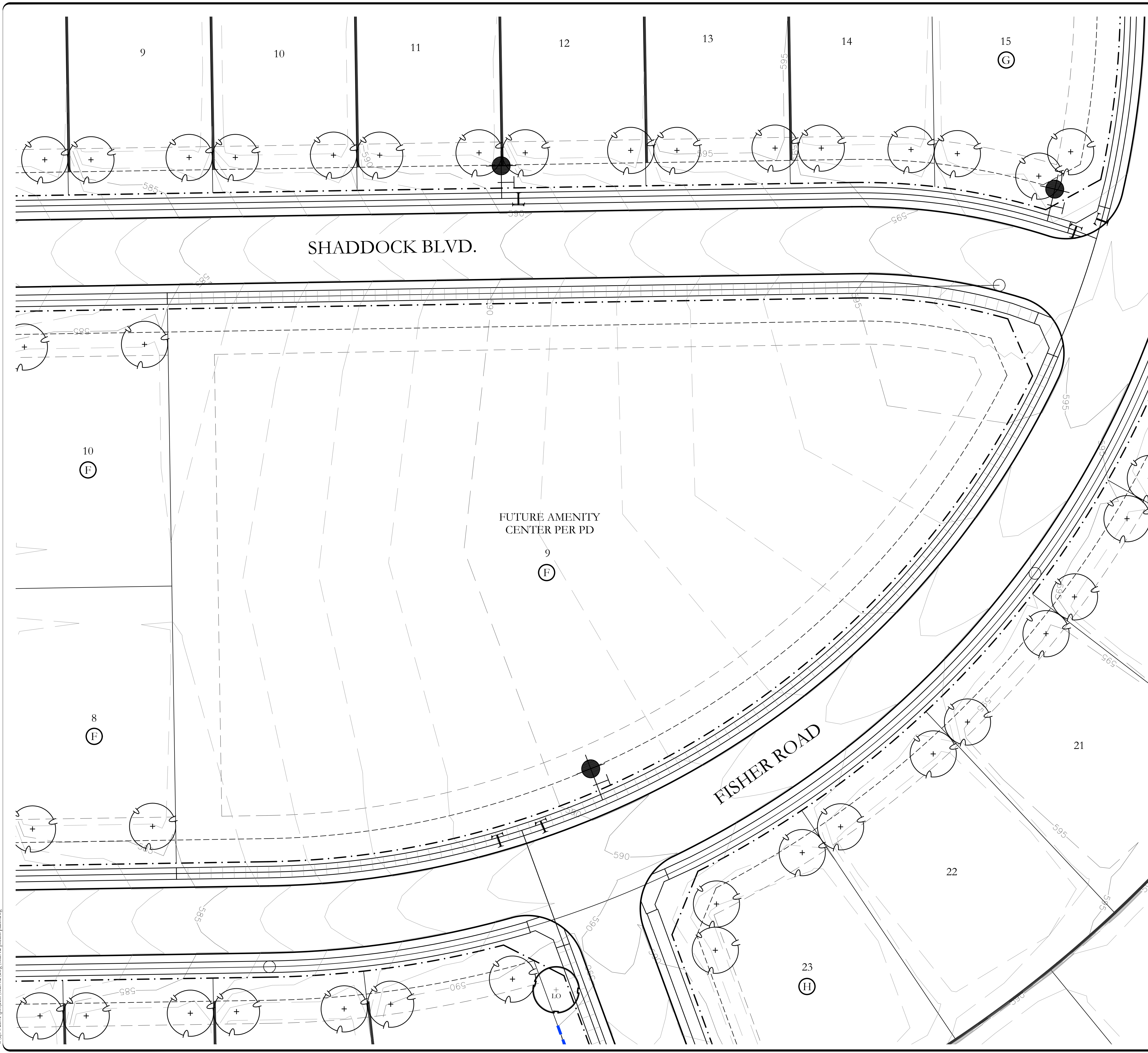
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning





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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

HOMESTEAD PHASE I
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY LANDSCAPE PLANS
 PRELIMINARY LANDSCAPE PLANS

September 6, 2022

SCALE:
 VARIES
 One Inch
 JVC No SHA012

LS6 of 10

CITY PROJECT NO. SP2022-027



SCREENING LEGEND

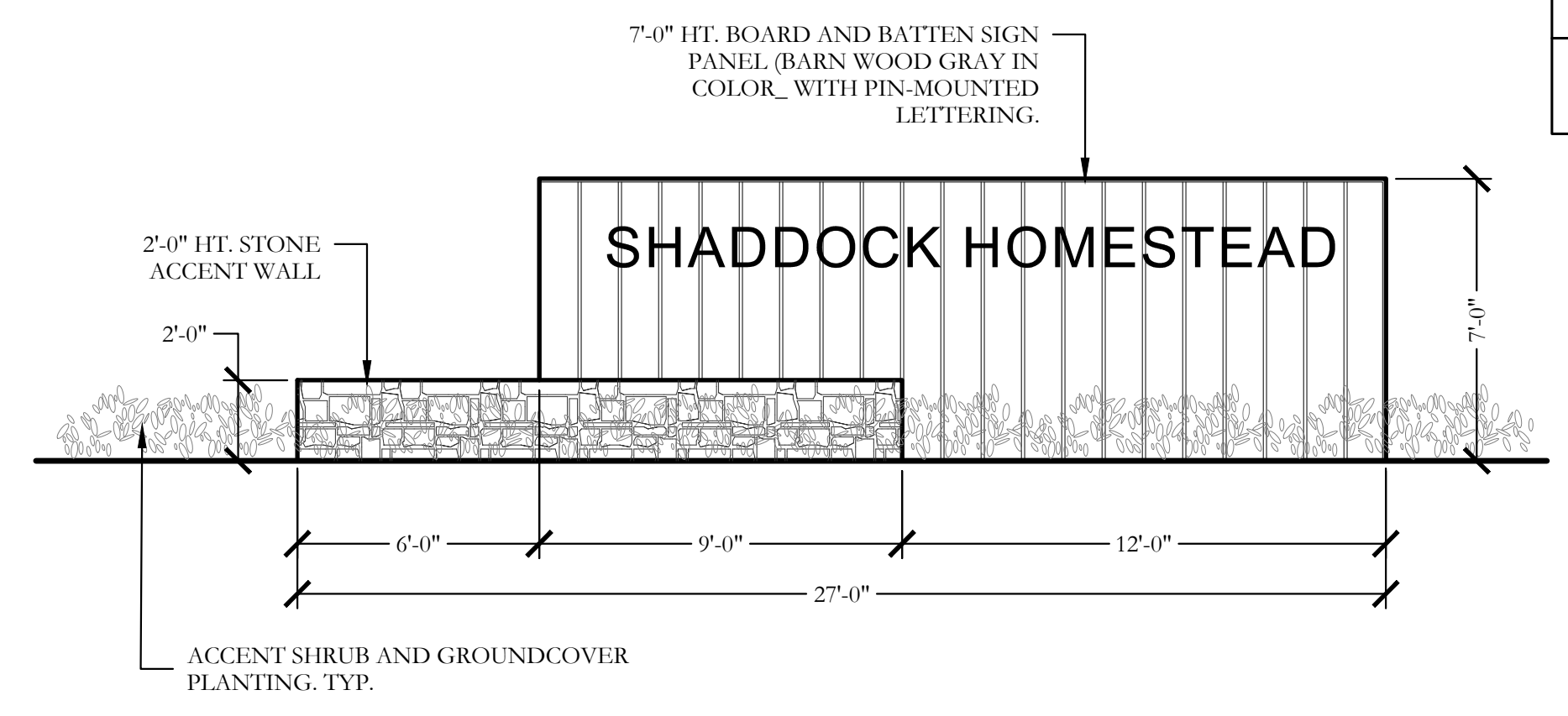
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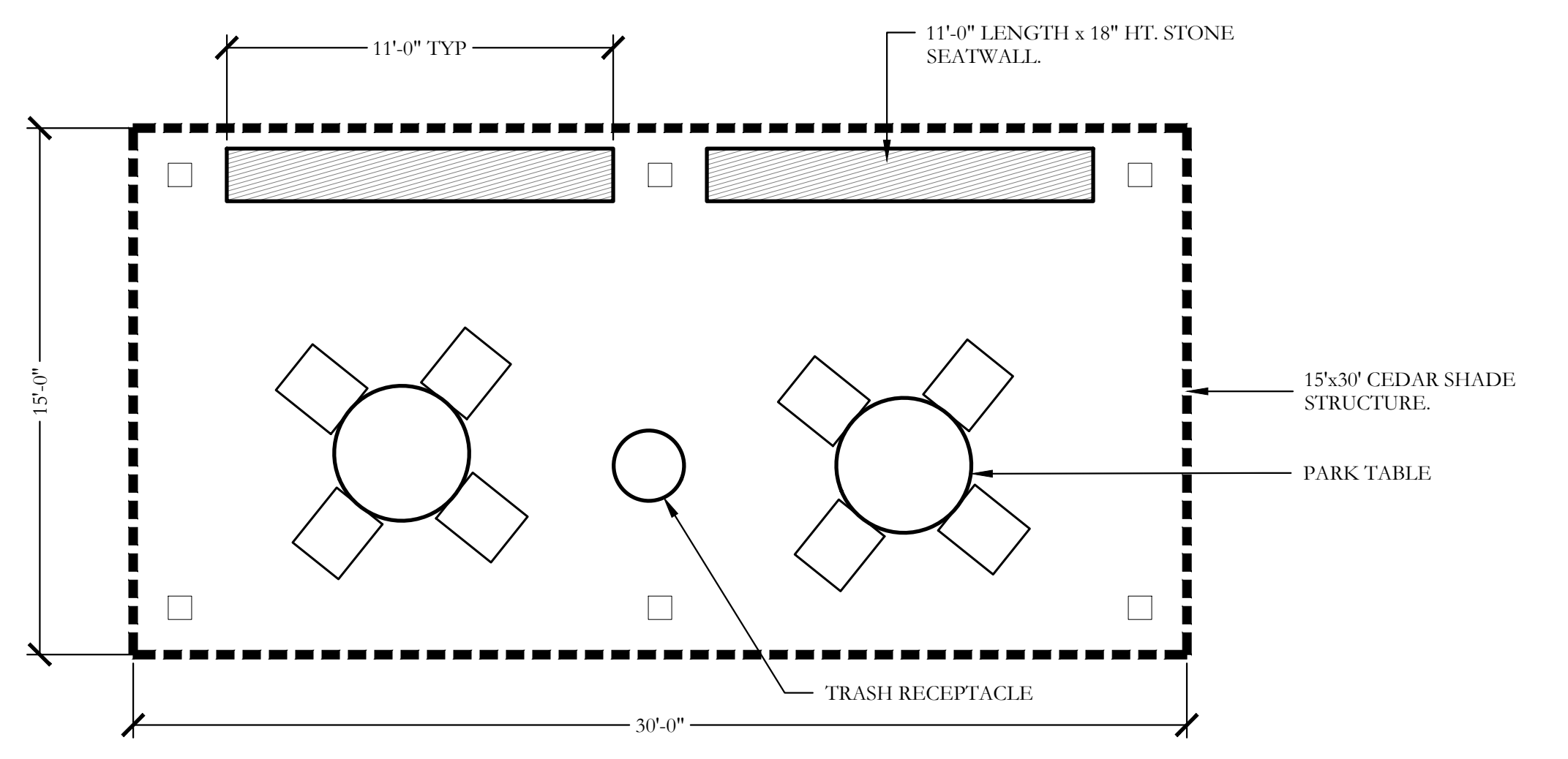
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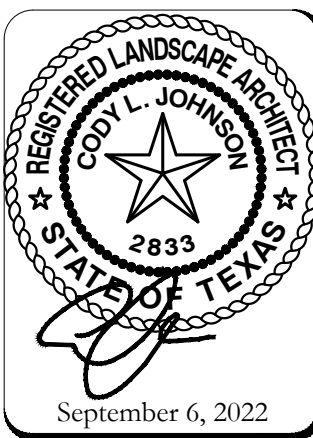
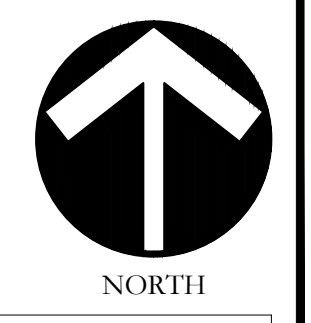
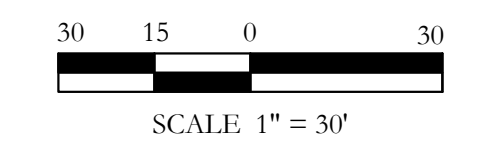
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TRAIL HEAD SIGN ELEVATION
SCALE: 1/4" = 1'-0"



TRAIL HEAD REST STATION PLAN
SCALE: 1/4" = 1'-0"





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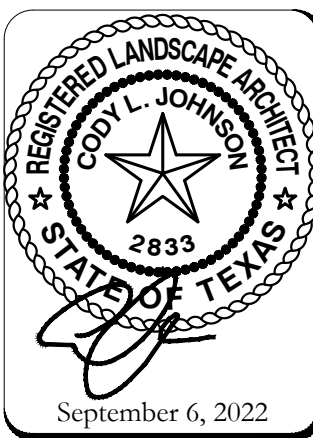
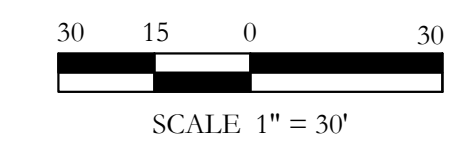
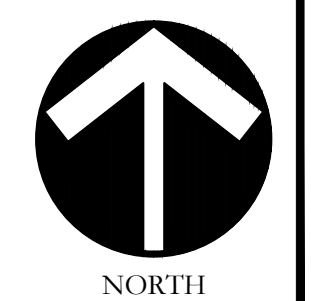
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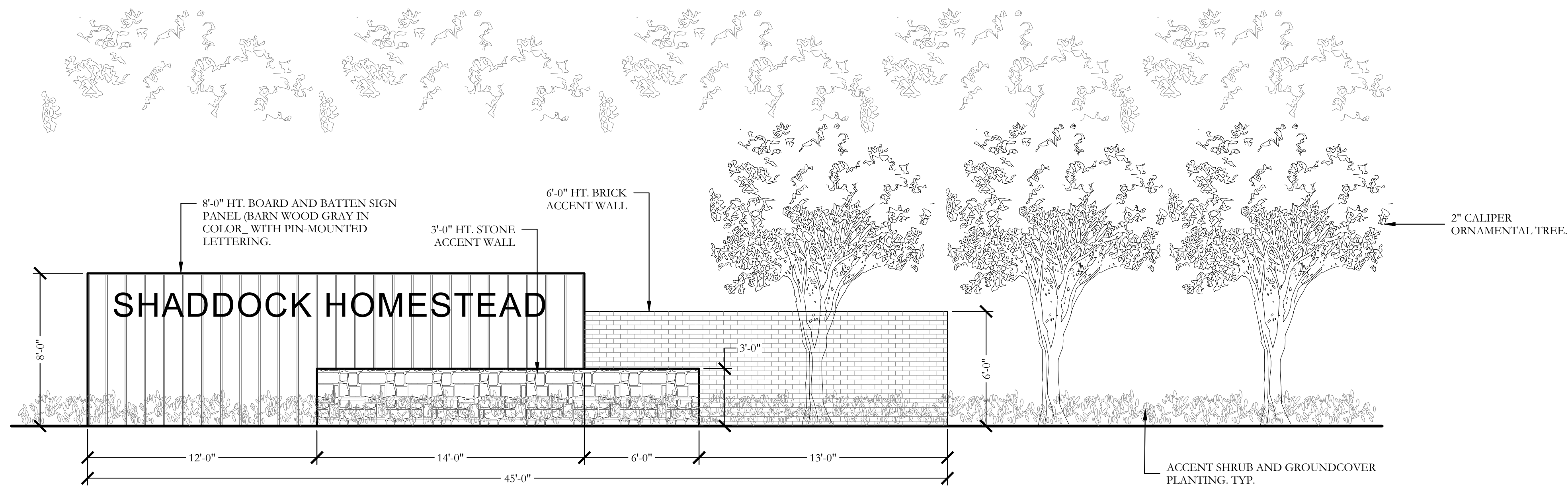
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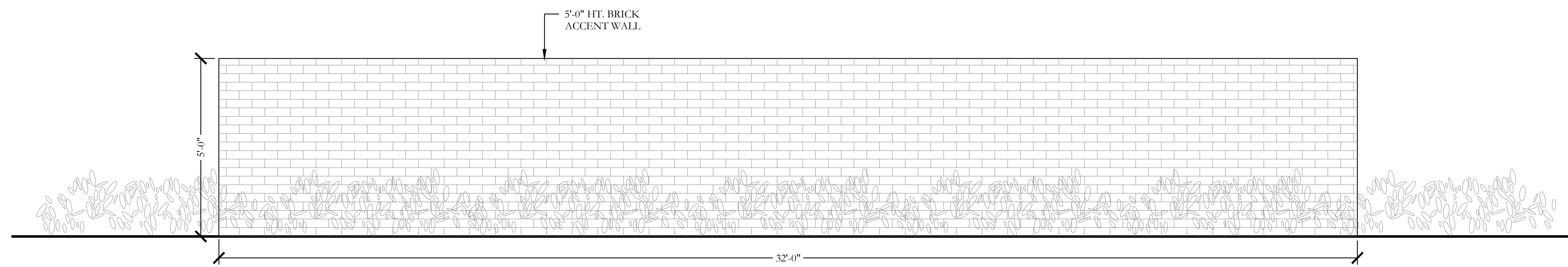
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MAIN ENTRY SIGN
ELEVATION

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



BRICK ACCENT WALL
ELEVATION

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

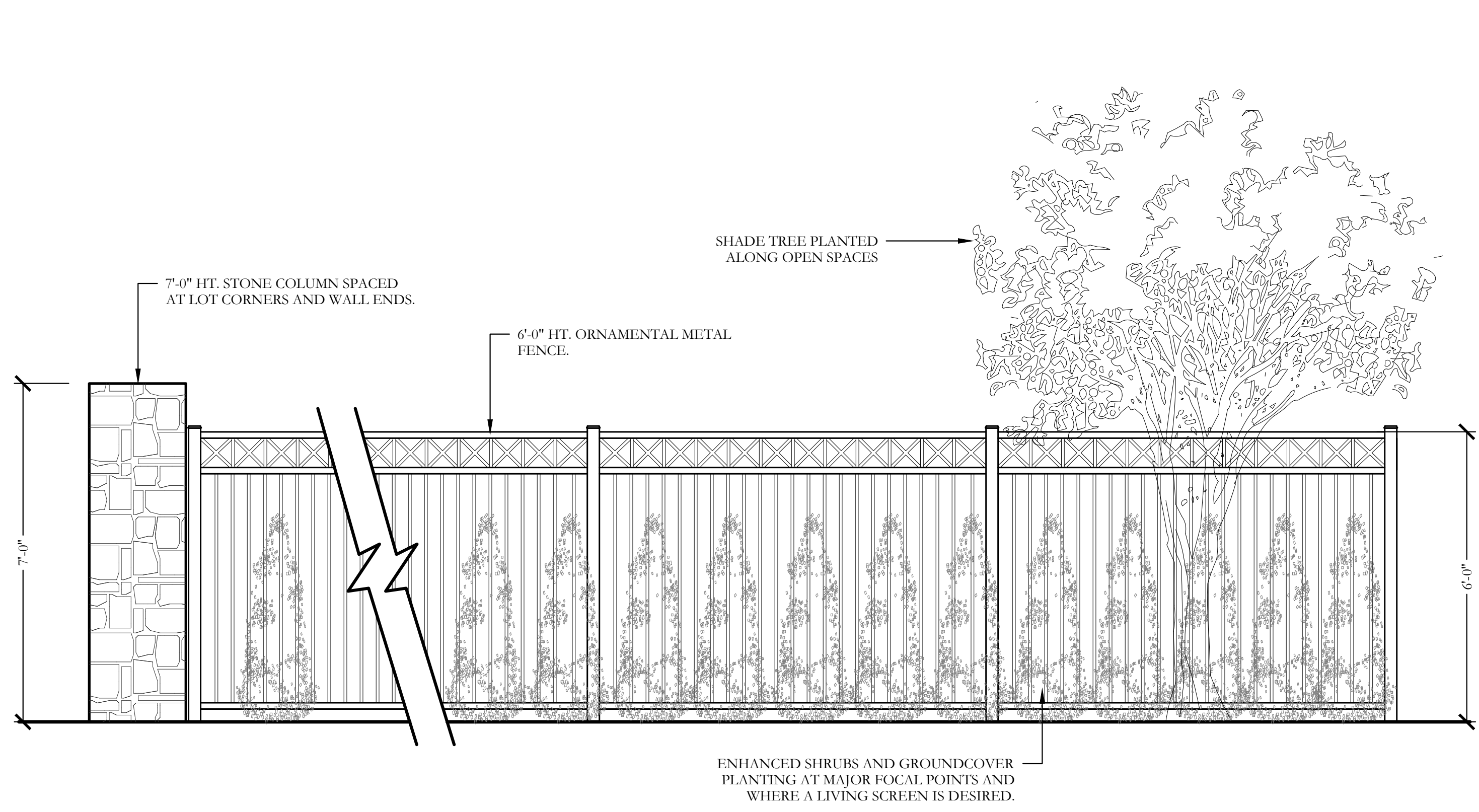
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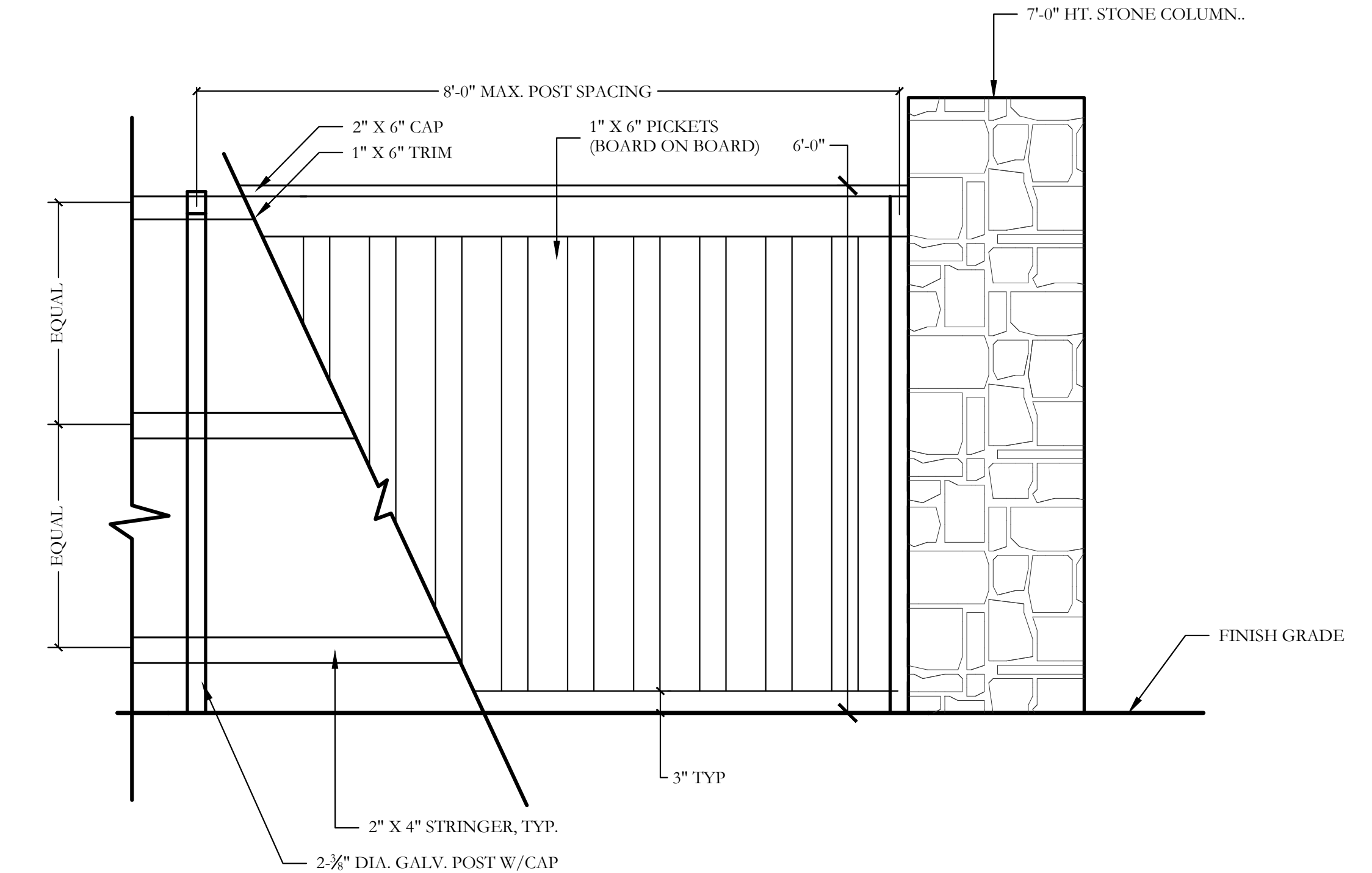
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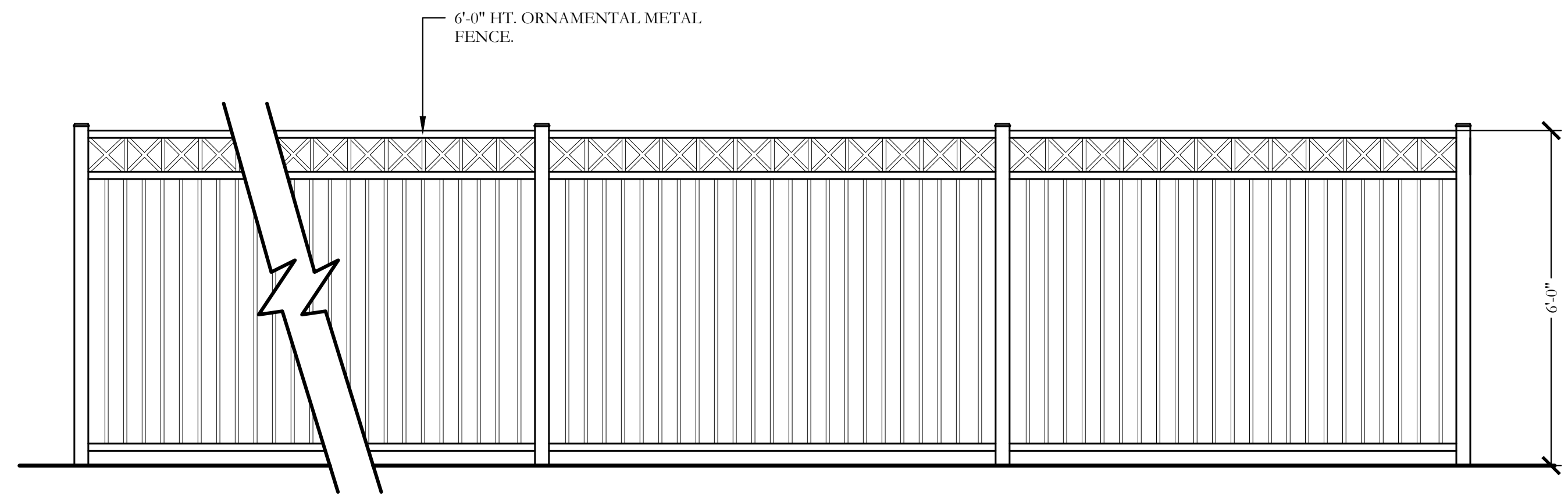
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

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



PARTIAL 6'-0" HT. WOOD FENCE AND STONE COLUMN
ELEVATION

SCALE: 3/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION

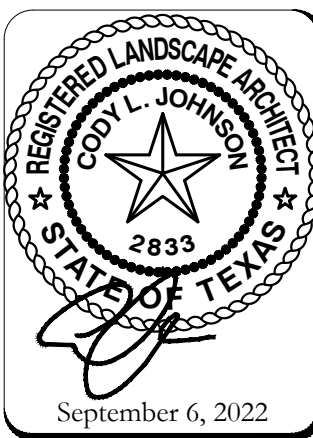
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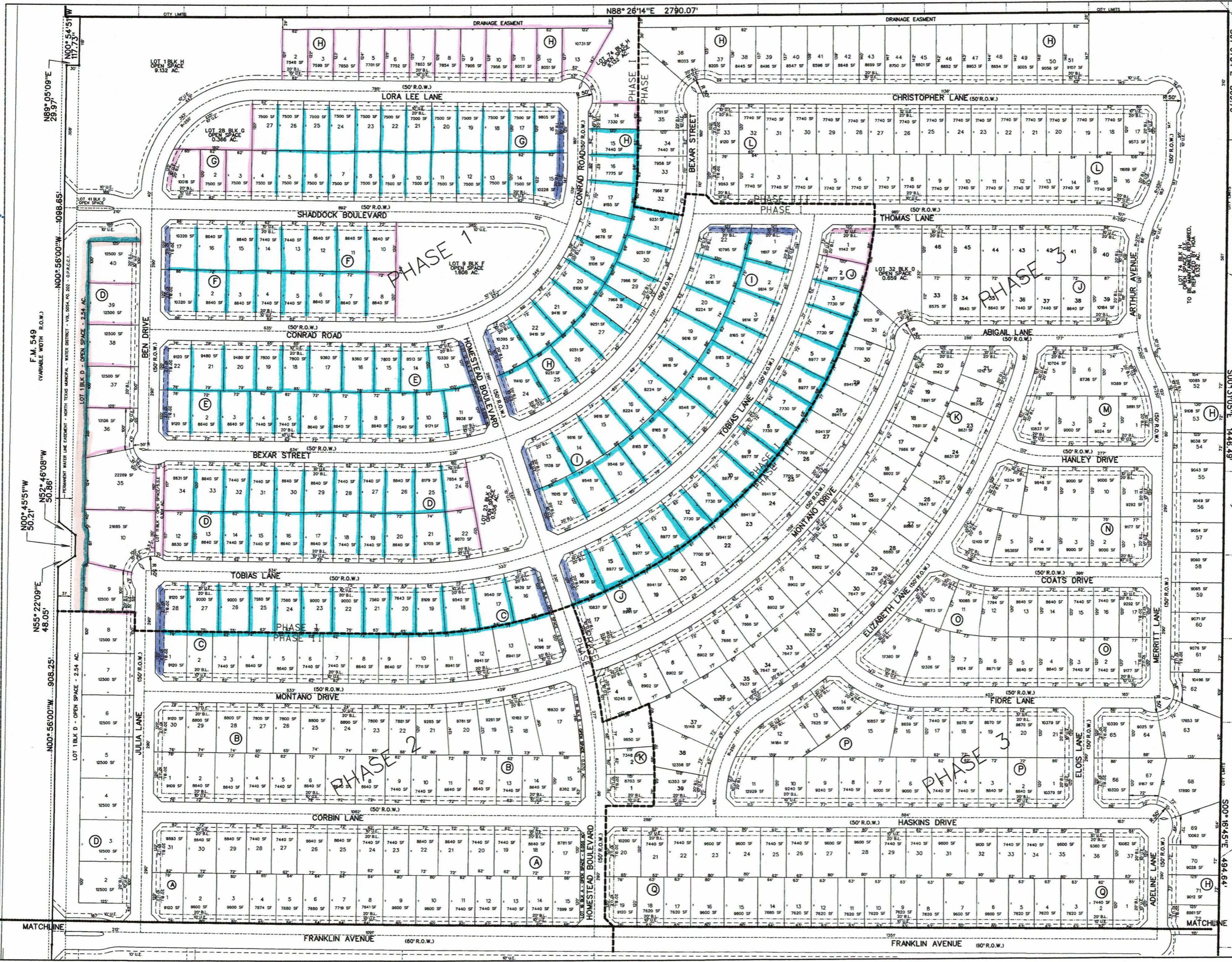
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METAL
 BOARD ON BOARD
 METAL W/ MASONRY COLS.
 B ON B W/ MAS. COLS



NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
 SCALE: 1" = 100'

LEGEND
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 S.S.E. - SANITARY SEWER EASEMENT
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION
 --- - CITY LIMITS
 --- - PHASE LINE

Phase 1 - 251 Lots
 Phase 2 - 239 Lots

PD SITE PLAN OF
HOMESTEAD
 LOTS 1-31, BLOCK A
 LOTS 1-30, BLOCK B
 LOTS 1-28, BLOCK C
 LOTS 1-40, BLOCK D
 LOTS 1-22, BLOCK E
 LOTS 1-17, BLOCK F
 LOTS 1-28, BLOCK G
 LOTS 1-72, BLOCK H
 LOTS 1-37, BLOCK I
 LOTS 1-21, BLOCK J
 LOTS 1-17, BLOCK K
 LOTS 1-11, BLOCK L
 LOTS 1-7, BLOCK M
 LOTS 1-39, BLOCK N
 LOTS 1-46, BLOCK O
 LOTS 1-22, BLOCK P
 LOTS 1-33, BLOCK Q

TOTAL ACRES 196.008
 TOTAL RESIDENTIAL LOTS 490
 TOTAL DENSITY 2.4998
 TOTAL OPEN SPACE LOTS 11

OUT OF THE
 J.A. RAMSEY SURVEY,
 ABSTRACT NO. 186
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER
 SHADDOCK HOMES, LTD.
 2400 DALLAS PARKWAY, STE. 460
 PLANO, TEXAS 75093

PREPARED BY
 CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

MARCH 2022 SCALE 1" = 100'
 SHEET 1 OF 2 CASE #SP2022-xxxx

HOMESTEAD -- FENCE MAP (NOT TO SCALE)



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: September 13, 2022
APPLICANT: Logan Ortiz; *LLEAD Services*
CASE NUMBER: SP2022-046; *Site Plan for 703 N. Goliad Street*

SUMMARY

Discuss and consider a request by Logan Ortiz of LLEAD Services on behalf of Wayne Mark and Rachel Reynolds for the approval of a *Site Plan* for an *Office Building* on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was originally located within the B. F. Boydston Addition and was incorporated into the City of Rockwall in the early 1900's. At some point after the subject property was plat into the B. F. Boydston Addition it was replat as Lot 30, Part of Block 22, Amick Addition. According to the Rockwall Central Appraisal District (RCAD) there is a 1,612 SF single-family home constructed 1969 and a 280 SF accessory structure constructed in 1985 located on the subject property. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [*Case No. PZ2001-080; Ordinance No. 01-53*]. Planned Development District 50 (PD-50) allows all land uses permitted within a Residential-Office (RO) District with special provisions. Since Planned Development District 50 (PD-50) was established it has been amended ten (10) times [*Ordinance No. 02-46, 04-24, 04-39, 05-03, 05-08, 05-18, 05-35, 07-29, 16-15, and 17-19*].

PURPOSE

On August 19, 2022, the applicant -- *Logan Ortiz of LLEAD Services* -- submitted an application requesting the approval of a *Site Plan* for the purpose of converting a single-family home into an *Office* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 703 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) properties (*i.e. 705, 801, 803, and 807 N. Goliad Street*) that have converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this are two (2) properties (*i.e. 809 and 811 N. Goliad Street*) developed with single-family homes zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are three (3) properties (*i.e. 603, 507, and 505 N. Goliad Street*) that have been converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this are three (3) vacant parcels of land (*i.e. 503, 501, and 405 N. Goliad Street*) zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses.

Beyond this is N. Goliad Street, which is identified as a P3U (*i.e. principle arterial, three (3) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, one (1) developed with a single-family home (*i.e. 704 N. Goliad Street*) and one (1) developed with a single-family home that was converted into a commercial property (*i.e. 702 N. Goliad Street*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a 1.05-acre parcel of land zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a vacant 3.46-acre parcel of land zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 706 and 708 N. Goliad Street*) developed with single-family homes zoned Single Family 7 (SF-7) District. Beyond this is N. Alamo Road, which is classified as a *Minor Collector*, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with single-family homes zoned Single Family 10 (SF-10) District. Beyond this is Wildwood Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	X=10,018.80 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	X= ~100-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=~100-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	X=~26.5-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	30-Feet	X=~39-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X=20-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	36-Feet	X<36-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	X=17.29%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/500 SF (4 Required)	X=4; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	30%	X>30.00%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	75-80%	X<75%; <i>In Conformance</i>

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no Treescape Plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services... but not involving the sale of merchandise except as incidental to a permitted use.” In this case, the applicant is requesting an *Office Building*, which are permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) an *Office Building* is required one (1) parking space per 300 SF. That being said, the subject property is located in Planned Development District 50 (PD-50), which states that “*Professional Offices* shall be subject to one (1) parking space per

500 SF of floor area.” In this case, the applicant is proposing four (4) parking spaces, which satisfies the parking requirement (i.e. $1,612 \text{ SF} / 500 \text{ SF} = 4 \text{ parking spaces}$).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Downtown District. The Downtown District is the “cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall” and “contains the City’s oldest residential and commercial buildings.” The Downtown District also indicates that Planned Development District 50 (PD-50) “...is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City.” In this case, the applicant is proposing an *Office Building* that adaptively reuses the existing single-family home. Based on this the applicant’s proposal appears to conform with the goals and policies of the Comprehensive Plan.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for the establishment of an *Office Building* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-046

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **703 N. Goliad Rockwall, TX 75087**

SUBDIVISION **Sandy Glen Addition Phase I**

LOT **30** BLOCK **PT 22**

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Residential Office**

CURRENT USE

Residential

PROPOSED ZONING **Residential Office**

PROPOSED USE

Professional Office

ACREAGE **0.230**

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 **Wayne Mark and Rachel Reynolds**

APPLICANT

LLEAD Services

CONTACT PERSON **Wayne Mark Reynolds**

CONTACT PERSON

Logan Ortiz

ADDRESS **12017 Kilgore Dr**

ADDRESS

**10601 Clarence Dr
STE 250**

CITY, STATE & ZIP **Frisco, TX 75035**

CITY, STATE & ZIP

Frisco, TX 75033

PHONE **915-549-6208**

PHONE

214-202-8517

E-MAIL **mark@rockwallhomecare.com**

E-MAIL

logan@lleadservices.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wayne Reynolds [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."

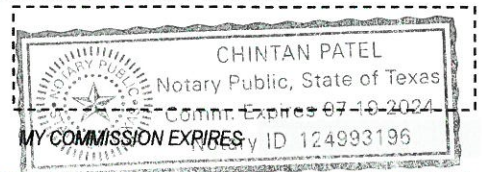
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF August, 2022

OWNER'S SIGNATURE

Wayne Mark Reynolds

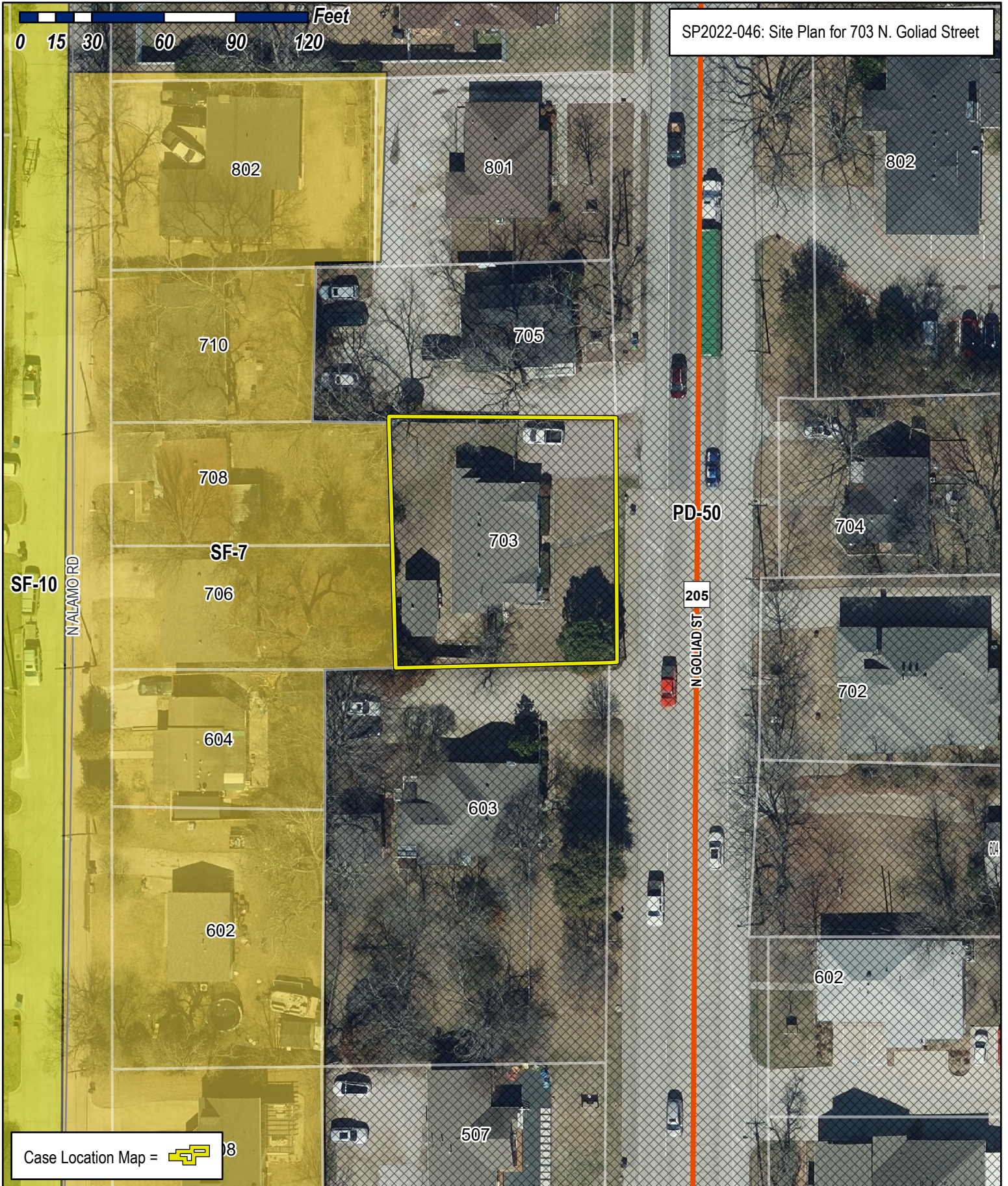
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Ch...



0 15 30 60 90 120 Feet

SP2022-046: Site Plan for 703 N. Goliad Street



Case Location Map =  8

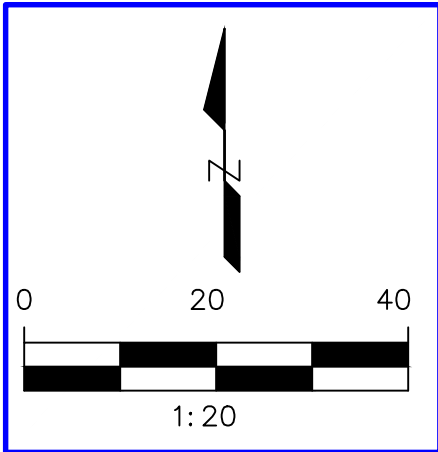


City of Rockwall

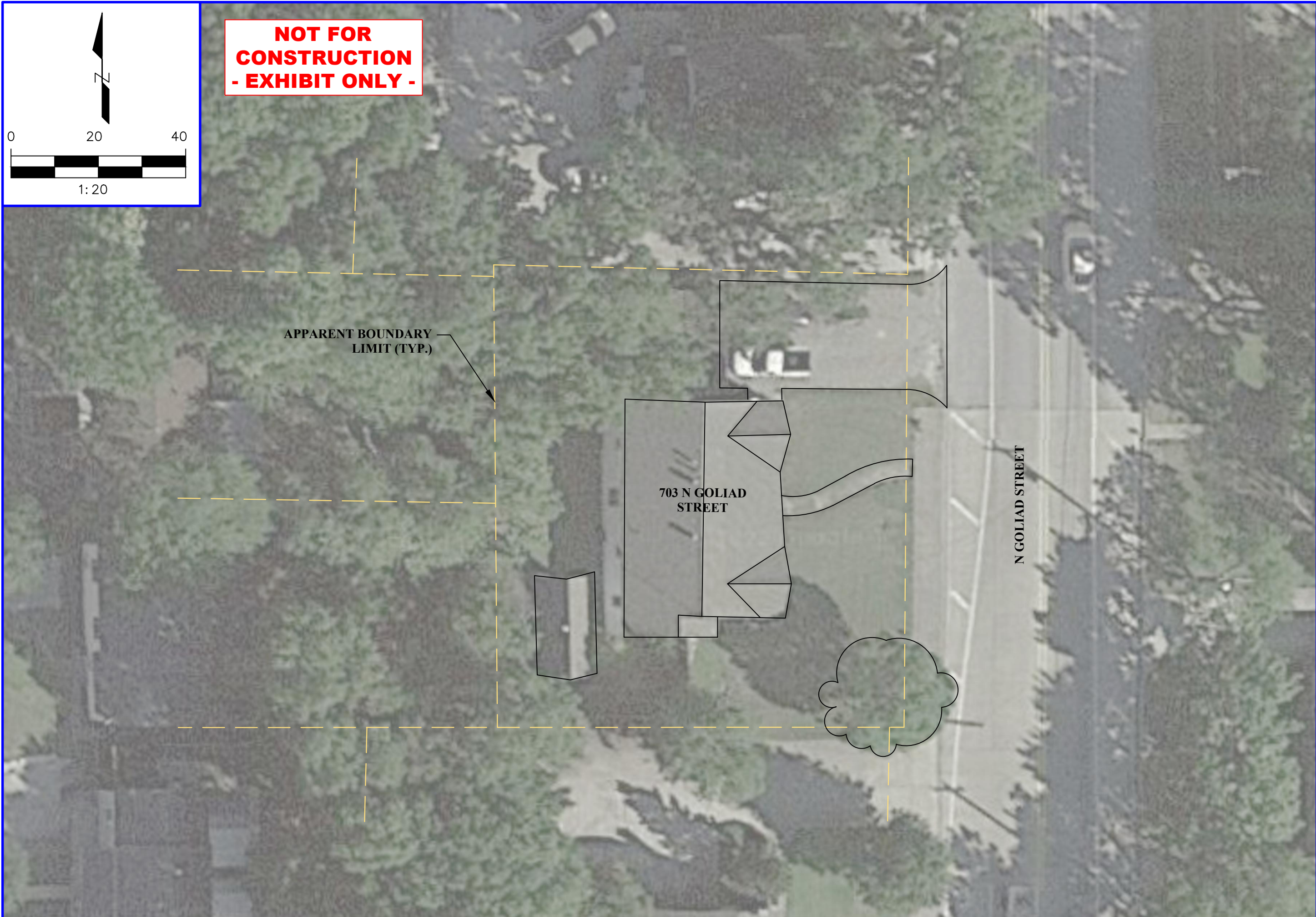
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



APPARENT BOUNDARY
LIMIT (TYP.)

703 N GOLIAD
STREET

N GOLIAD STREET



LOCATION & DESCRIPTION:
**703 N GOLIAD STREET
ROCKWALL, TX**

SHEET TITLE:
EXISTING SITE PLAN

**INTENTIONALLY
LEFT BLANK**

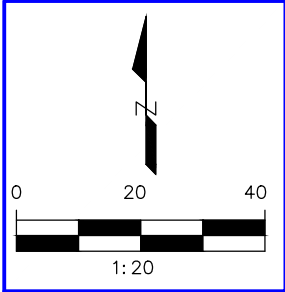
REV #	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
TTS

CHECKED BY:
LAO

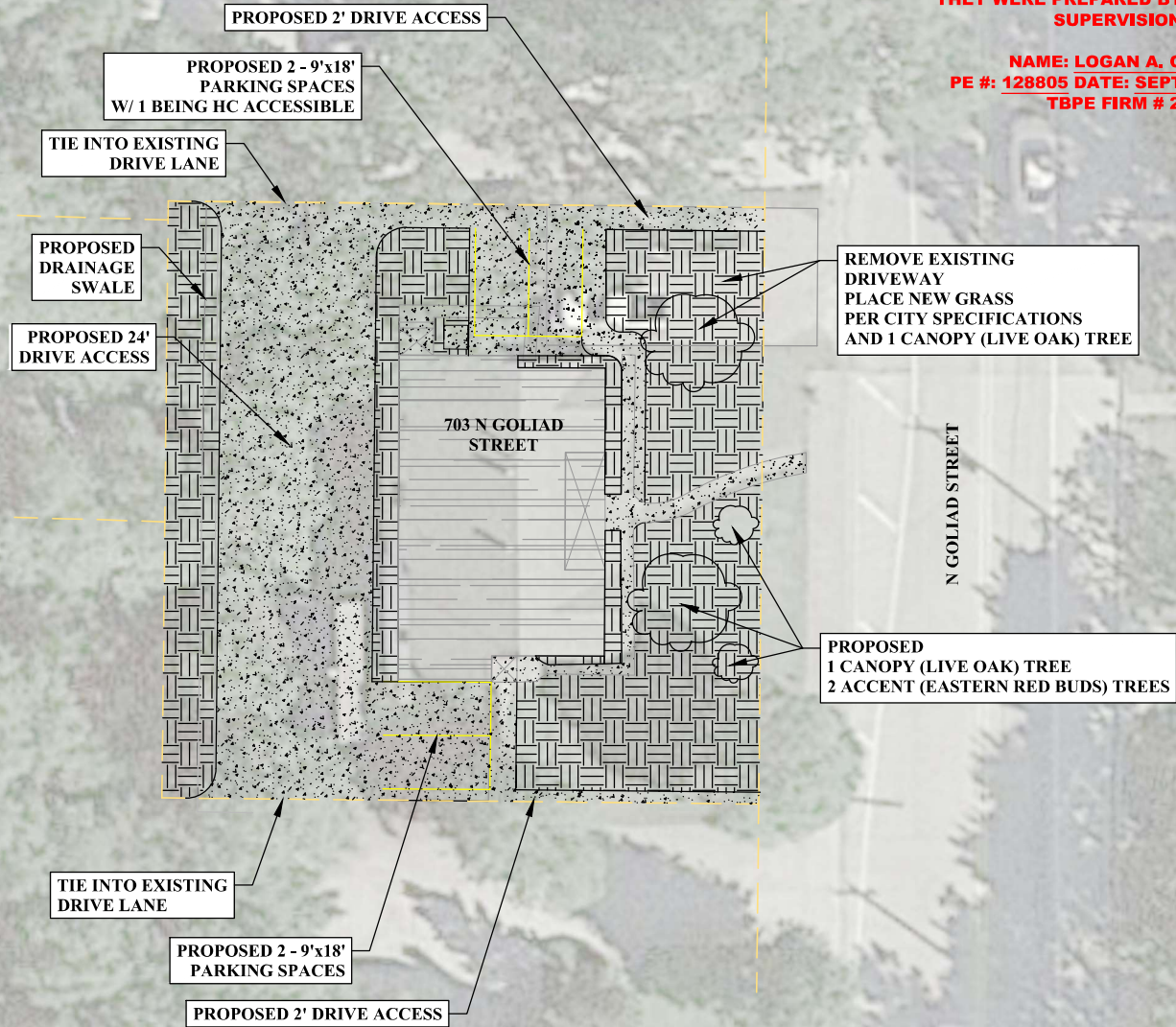
DATE:
8/16/2022

SHEET NUMBER:
EX001ofEX002



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

NAME: LOGAN A. ORTIZ, PE
 PE #: 128805 DATE: SEPTEMBER 8, 2022
 TBPE FIRM # 24513



- LEGEND:**
- PARKING PAINT
 - 6" CONCRETE
 - GRASSY AREA
 - APPROXIMATE PROPERTY LIMITS

LLEAD SERVICES

LOCATION & DESCRIPTION: 703 N GOLIAD STREET ROCKWALL, TX	SHEET TITLE: PROPOSED SITE PLAN
INTENTIONALLY LEFT BLANK	
REV. #	DESCRIPTION
DATE	APPROVAL
DRAWN BY: TTS	
CHECKED BY: LAO	
DATE: 9/8/2022	
SHEET NUMBER: PS001 OF PS001	



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: September 13, 2022
APPLICANT: Brian Cramer; *Corson Cramer Development*
CASE NUMBER: Z2022-039; *Zoning Change (AG to PD) for the Southside Hills Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

BACKGROUND

The subject property is a 264.51-acre tract of land that was annexed into the City on November 4, 2010 by *Ordinance No. 10-27 [Case No. A2010-001]*. At the time of annexation, the subject property was zoned as an Agricultural (AG) District, and no changes to this designation have been approved since its adoption. According to the Rockwall Central Appraisal District (RCAD), there is an existing 8,567 SF single-family home, a 1,568 SF mobile home, a 61,200 SF metal building, and various other commercial buildings currently situated on the property. The subject property is currently being operated as a residence and equestrian center.

On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning [*Case No. Z2021-057*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 495-lot single-family, residential subdivision that was to consist of five (5) lot sizes (*i.e. [A] 35, 120' x 200' lots; [B] 55, 90' x 125' lots; [C] 70, 80' x 115' lots; [D] 53, 80' x 110' lots; and [E] 282, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. After postponing the public hearing on January 11, 2022, the applicant ultimately requested that the Planning and Zoning Commission allow the case to be withdrawn. This request was granted by the Planning and Zoning Commission by a vote of 7-0 on January 25, 2022. According to the applicant's letter the reason the case was withdrawn was to allow more time to address the concerns raised by the adjacent neighborhoods prior to resubmitting the case.

Following this submittal, the applicant submitted a subsequent application on May 20, 2022. This application was requesting to change the zoning [*Case No. Z2022-028*] of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant was proposing to entitle the subject property for a 490-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 27, 110' x 190' lots; [B] 51, 90' x 120' lots; [C] 60, 80' x 115' lots; [D] 84, 80' x 110' lots; and [E] 268, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses. On June 14, 2022, the Planning and Zoning Commission held a public hearing and approved a motion to recommend approval of the applicant's request by a vote of 3-1, with Commissioner Chodun dissenting and Commissioners Womble, Thomas, and Conway absent. Despite this approval, the applicant sent an email requesting the City Council withdraw the case on June 20, 2022. This request was approved by a vote of 4-1, with Council Member Jorif dissenting and Council Members Campbell and Johannesen absent. According to the applicant's letter the purpose of the request was to schedule a work session with the City Council to discuss the subject property. Following this withdraw request, the applicant held a work session with the City Council on July 18, 2022.

PURPOSE

On August 19, 2022, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted a new application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 384-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 43, 130' x 240' lots; [B] 26, 110' x 190' lots; [C] 66, 80' x 115' lots; [D] 43, 80' x 110' lots; and [E] 206, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

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

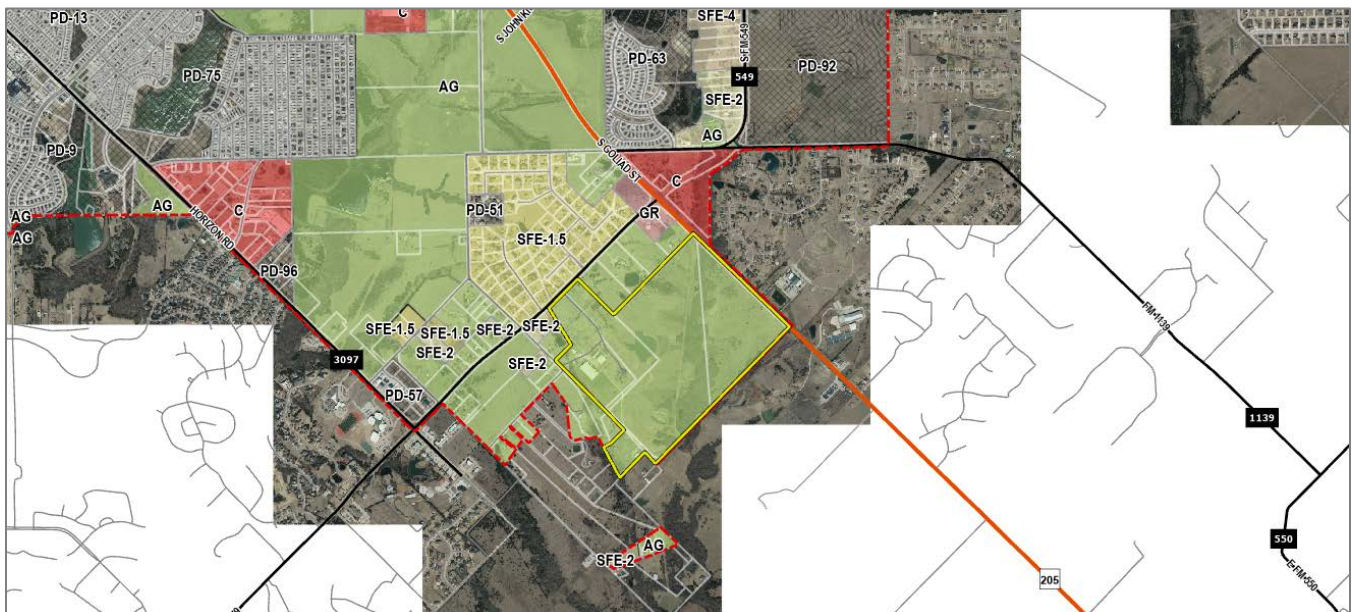
North: Directly north of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

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

East: Directly east of the subject property is SH-205 (*S. Goliad Street*), which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway are the corporate limits of the City of Rockwall, followed by a single-family subdivision situated within McLendon-Chisholm’s Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Travis Lane, which is identified as an R2U (*i.e. residential, two [2] lane, undivided roadways*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential properties zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will incorporate *commercial* and *residential* land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 384 residential lots, a public park, and open space. The proposed 384 single-family residential lots will consist of five (5) lot types: [1] 43 Type ‘A’ lots that are a minimum of 130’ x 240’, [2] 26 Type ‘B’ lots that are a minimum of 110’ x 190’, [3] 66 Type ‘C’ lots that are a minimum of 80’ x 115’, [4] 43 Type ‘D’ lots that are a minimum of 80’ x 110’, and [5] 206 Type ‘E’ lots that are a minimum of 62’ x 110’. Staff should note that the proposed 384-lots represent a 106-lot reduction from the concept plan proposed with *Case No. Z2022-028*, this translates to a gross density of 1.45 dwelling units per acre for the total proposed development (*i.e. 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 3,800 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City’s upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	130’ x 240’	43,560 SF	43	11.20%
B	110’ x 190’	24,000 SF	26	06.77%
C	80’ x 115’	11,000 SF	66	17.19%
D	80’ x 110’	9,600 SF	43	11.20%
E	62’ x 110’	7,200 SF	206	53.65%
<i>Maximum Permitted Units:</i>			384	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E
<i>Minimum Lot Width (1)</i>	130’	110’	80’	80’	62’
<i>Minimum Lot Depth</i>	240’	190’	115’	110’	110’
<i>Minimum Lot Area (SF)</i>	43,560	24,000	11,000	9,600	7,200
<i>Minimum Front Yard Setback (2), (5) & (6)</i>	40’	30’	20’	20’	20’
<i>Minimum Side Yard Setback</i>	15’	10’	6’	6’	6’
<i>Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)</i>	15’	15’	15’	15’	15’
<i>Minimum Length of Driveway Pavement (7)</i>	20’	20’	20’	20’	20’
<i>Maximum Height (3)</i>	35’	35’	35’	35’	35’
<i>Minimum Rear Yard Setback (4)</i>	50’	50’	10’	10’	10’
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,800	3,200	2,500	2,500	2,200
<i>Maximum Lot Coverage</i>	50%	50%	65%	65%	65%

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: *J-Swing or Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- 7: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

The proposed concept plan shows that the development will consist of 25.40-acres of private open space, a 1.30-acre amenity center, and a 11.60-acre public park. This -- with the 34.00-acres of floodplain -- represents a total of 72.30-acres of open space and which translates to 20.90% (i.e. $[34.00\text{-acres of floodplain}/2] + 38.3 = 55.3\text{-acres}/264.51\text{-acres gross} = 20.90\%$) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 52.902-acres) by 00.90% (or ~2.398-acres). In addition, the proposed development will incorporate a minimum of a 50-foot landscape buffer with a six (6) foot meandering trail for all residential adjacency to FM-549 and a 30-foot landscape buffer with a six (6) foot meandering trail along SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be situated adjacent to the floodplain that traverses the site from the northeast corner of the subject property to the southwest corner of the subject property. In addition, the applicant has consented to incorporating a 50-foot landscape buffer, five (5) foot berm, and two (2) staggered rows of evergreen trees adjacent to 453 & 535 Cullins Road and 5459 FM-549. The applicant has also included a *Tree Preservation Easement* along Wylie Lane Road for the *Type 'C'* lots at the southwest corner of the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed 28.40-acres designated for limited Commercial (C) District land uses, staff has identified all of the land uses within the Commercial (C) District that would be inconsistent with residential adjacency and specifically prohibited the land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance requiring a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers) to be situated between the commercial and residential land uses. Along SH-205, a landscape buffer meeting the SH-205 Overlay (SH-205 OV) District requirements has been required.

For the purposes of comparing this request with the two (2) previous zoning cases submittals (i.e. Z2021-057 & Z2022-028), staff has prepared the following summary:

TABLE 3: COMPARISON OF PREVIOUS AND CURRENT ZONING CASES

<i>Requirement</i>	<i>Case No. Z2021-057</i>	<i>Case No. Z2022-028</i>	<i>Current Request</i>
<i>Commercial Acreage</i>	28.40-Acres	28.40-Acres	28.40-Acres
<i>Residential Acreage</i>	236.11-Acres	236.11-Acres	236.11-Acres
<i>Number of Lots</i>	495	490	384
<i>Gross Dwelling Units/Acre</i>	1.87 DU/AC	1.85 DU/AC	1.45 DU/AC
<i>Net of Commercial Dwelling Units/Acre</i>	2.10 DU/AC	2.08 DU/AC	1.63 DU/AC
<i>Lot Sizes</i>			
130' x 240' (43,560 SF)	0	0	43
120' x 200' (30,000 SF)	35	0	0
110' x 190' (24,000 SF)	0	27	26
90' x 125' (14,000 SF)	55	0	0
90' x 120' (14,000 SF)	0	51	0
80' x 115' (11,000 SF)	70	60	66
80' x 110' (9,600 SF)	53	84	43
62' x 110' (7,200 SF)	282	268	206
<i>Dwelling Unit Sizes</i>	2,200 SF – 2,500 SF	2,200 SF – 2,500 SF	2,200 SF - 3,800 SF
<i>Open Space Percentage</i>	19.47%	20.57%	20.90%
<i>Amenity Center</i>	1.50-Acres	1.50-Acres	1.30-Acres
<i>Private Open Space</i>	20.40-Acres	23.20-Acres	25.40-Acres
<i>Public Park</i>	12.60-Acres	12.70-Acres	11.60-Acres
<i>Floodplain</i>	34-Acres	34-Acres	34-Acres

INFRASTRUCTURE

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

- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street.

The applicant only has a small adjacency to the roadway and has the option of [1] constructing 24-feet of the roadway or [2] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Cullins Road, right-of-way dedication -- *25-feet as measured from the centerline* - - will be required for Travis Lane, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. The applicant will also need to check and dedicate any additional right-of-way needed for Wylie Lane (*i.e. 50-feet of right-of-way or 25-feet as measured from the centerline*). All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street. The right-of-way along SH-205 will need to be check and any required dedication will be accounted for at the time of final plat.

- (2) Water. The *Water Distribution Master Plan* indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (SH-205), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane. In addition, a 12-inch waterline will need to be extended from the *Rockwall College and Career Academy*, south along John King Boulevard, and follow the eastern right-of-way line of SH-205 to the southern property line of the subject property.
- (3) Wastewater. The *Wastewater Collection System Master Plan* shows that the applicant will be responsible for the construction of the Long Branch lift station (*location on the subject property to be determined at the time of civil engineering*), which will be located south of the subject property. This will require full upgrades -- *including appurtenances* -- to the ultimate capacity of lift stations #1 & #2 along FM-3097. In addition, the applicant will be required to pay a \$432.74 per acre pro-rata fee for the wastewater improvements that were previously installed.
- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

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

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.21% *J-Swing or Traditional Swing* garages and 19.79% *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of: [A] divided garage by doors (*i.e. for two [2] car garages two [2] individual entrances and for three [3] car garages a standard two [2] bay garage door with a single by garage door adjacent*), [B] carriage style hardware and lighting, [C] decorative wood doors or wood overlays on insulated metal doors, and [D] driveway with ornamental stamped concrete brick pavers, broom finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages, a minimum of a 25-foot driveway is being provided. The following image of an upgraded wood garage door was included in the Planned Development District ordinance:

FIGURE 1. EXAMPLES OF ENHANCED WOOD GARAGE DOOR



CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ...". In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of 1.42 dwelling units per acre (or 1.63 dwelling units per acre less the 28.40-acre tract of land designated for commercial). In addition, the applicant is proposing to incorporate an amenities center, walking trails, and an 11.60-acre public park. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed 28.40-acres of land that is designated for limited Commercial (C) District land uses will require the City Council to change the Future Land Use Plan from a *Low Density Residential* land use designation to a *Commercial/Retail* designation. Staff should note that the Comprehensive Plan specifically states that the City should "(e)ncourage large master planned communicates that incorporate a mixture of land uses (i.e. residential, commercial, etc.), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the property transition between land uses." [Goal #1; Section 02.02, Chapter 08] In addition, staff should point out that the commercial area provides a buffer between the proposed residential land uses (i.e. the Type 'E' lots) adjacent to Wylie Lane and S. Goliad Street [SH-205]. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. minimum of six [6] foot side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 01 | Goal 02; Policy 1: Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.
- (2) CH. 01 | Goal 02; Policy 2: Commercial/retail shopping centers should be screened from residential area utilizing landscape buffers that are composed of berms, landscaping and trees.

- (3) [CH. 01 | Goal 02; Policy 3](#): The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.
- (4) [CH. 08 | Sec. 2.02 | Goal 04; Policy 2](#): Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

Staff Response (1), (2), (3) & (4): Based on these sections of the Comprehensive Plan staff incorporated language into the Planned Development District ordinance addressing the design and size of the required buffers between residential and commercial land uses. In addition, staff incorporated a *PD Development Plan* requirement to ensure that there is connectivity provided between the two (2) land uses. [The applicant has consented to the language included in the Planned Development District ordinance.](#)

- (5) [CH. 04 | Sec. 02.01 | Goal 01; Policy 2](#): Discourage the use of *cul-de-sacs* in residential subdivisions in support of providing connected streets that offer multiple points of access to all single-family homes.

Staff Response to (5): When this concept plan was originally submitted there were six (6) cul-de-sacs proposed. Staff requested that the number of cul-de-sacs be reduced to better conform to the Comprehensive Plan. The applicant informed staff that the two (2) cul-de-sacs proposed off of the entryway at FM-549 were to accommodate the property owners of 5459 FM-549 (see Figure 2 & 3 below). Specifically, this property owners' house is directly adjacent to this area and preferred to have homes side as opposed to back to their house. In addition, they also requested that a cul-de-sac be incorporated at the rear of their property (see Figure 2 below); however, after reviewing this request staff requested that this cul-de-sac be removed in favor of having the houses face onto the proposed street (see Figure 3 below). In lieu of this cul-de-sac, staff requested that the developer incorporate a 50-foot landscape buffer, with a five (5) foot berm, and two (2) staggered rows of evergreen trees in this area. In making this request staff observed that by facing these homes onto the street it would [1] reduce the number of public streets the City would be required to maintain in the future, [2] provide a more pleasing aesthetic by having homes face onto a street as opposed to side to a street, and [3] move future homes further away from the existing home (i.e. from 734-feet to 857-feet). The applicant has stated that he agrees with staff's request and made the change to the plan. Excluding the cul-de-sacs that the property owners at 5459 FM-549 requested and the removal of the cul-de-sac requested by staff, the proposed concept plan only incorporates two (2) additional cul-de-sacs.

FIGURE 2. ORIGINAL CONCEPT PLAN



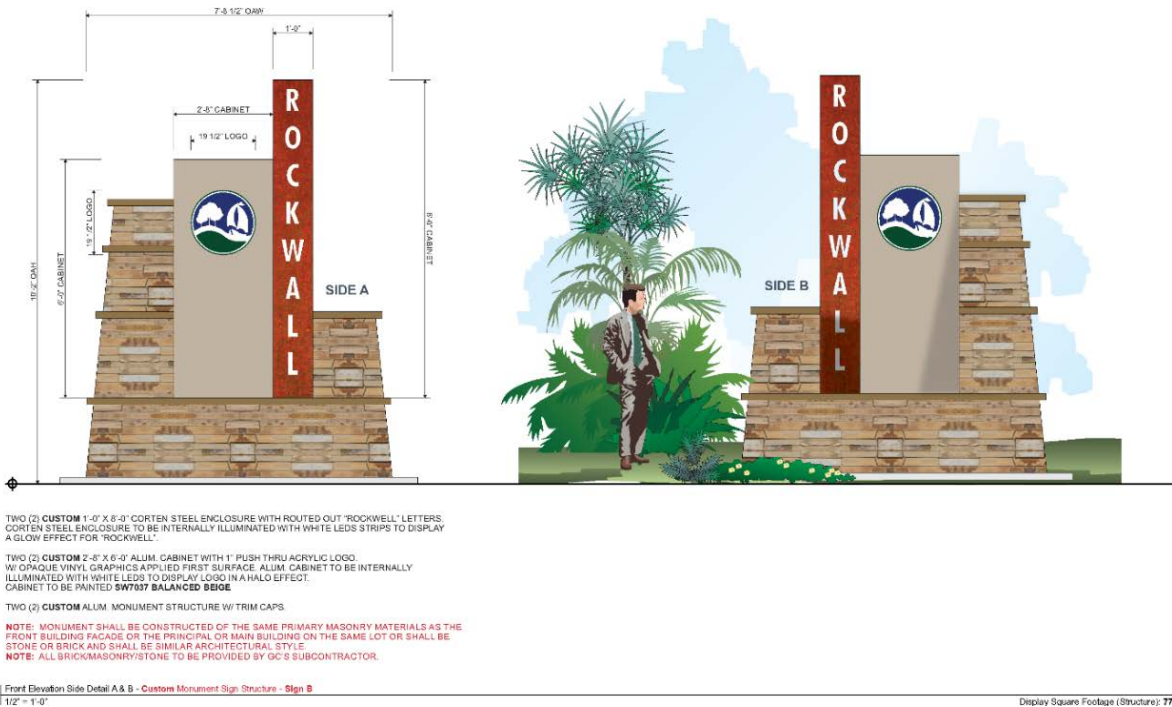
FIGURE 3. REVISED CONCEPT PLAN



- (6) [CH. 07 | Goal 01; Policy 1](#): Explore opportunities for the incorporation of gateway elements (e.g. signage, plantings, and/or architectural elements) that can be used to create a sense of destination or arrival.

Staff Response to (6): Staff has suggested to the applicant that the entry portal along S. Goliad Street [SH-205] -- in the area designated for commercial land uses -- would be an ideal location for entry signage for the City. Based on this, the applicant has incorporated language into the Planned Development District that would require a sign -- similar in design to the gateway sign constructed in the median of SH-66 -- to be constructed at the southwest corner of the intersection of S. Goliad Street [SH-205] and Wylie Lane (see Figure 2 below).

FIGURE 2: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL



- (7) [CH. 08 | Sec. 02.03 | Goal 03; Policy 3](#): In cases where *Flat Front Entry* garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response to (7): If a *Flat Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20.00%. [The applicant has chosen to request 19.79% Flat Front Entry garages and 80.21% J-Swing or Traditional Swing garages, and has consented to upgraded garage door and driveway requirements. In addition, the added five \(5\) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.](#)

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan and the Unified Development Code (UDC); however, the changes to the Future Land Use Map for commercial and the nature of this Planned Development District, makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 23, 2022, staff mailed 41 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and

advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received nine (9) responses from nine (9) property owners inside the City limits and two (2) responses from people outside of the City limits. These responses were as follows:

Responses Inside of the City Limits

- (1) One (1) property owner notification from one (1) property owner within the 500-foot notification buffer in favor of the applicant's request.
- (2) Five (5) property owner notifications from five (5) property owners within the 500-foot notification buffer in opposition to the applicant's request.
- (3) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in opposition to the applicant's request.
- (4) Two (2) emails from two (2) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

- (1) Unknown. One (1) email from a property owner who did not provide an address stating they are opposed to the applicant's request.
- (2) Heath. One (1) email response from one (1) person in the City of Heath opposed to the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius ... such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to 28.43% of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and limited Commercial (C) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Amendment, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 28.40-acre tract of *Commercial* land from a Low Density Residential designation to a Commercial/Retail designation.
- (3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.
- (4) Building elevations and a construction schedule for the proposed monument sign shall be established with the *PD Development Plan* for the *Commercial* land.
- (5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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 5565 Hwy 549 Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH 205 & South of Fm 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Hg

CURRENT USE Ag

PROPOSED ZONING PD

PROPOSED USE Single Family & Commercial

ACREAGE 264.5

LOTS [CURRENT]

LOTS [PROPOSED]

384

- 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]

OWNER Rockwall Highgate, Ltd.

APPLICANT Corson Cramer Development

CONTACT PERSON Scott Asbury

CONTACT PERSON Brian Cramer

ADDRESS 13155 Noel Rd #900

ADDRESS 4925 Greenville Ave. #604

CITY, STATE & ZIP Dallas, TX 75240

CITY, STATE & ZIP Dallas, TX 75206

PHONE 214-566-8699

PHONE 214-734-5924

E-MAIL sasbury@3realtysgroup.com

E-MAIL bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Asbury (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

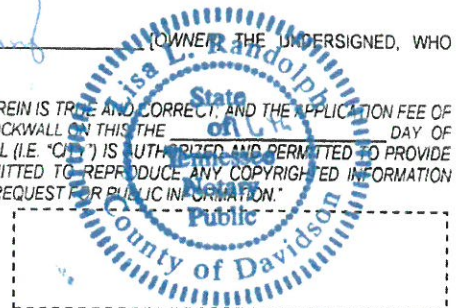
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF August, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF August, 2022.

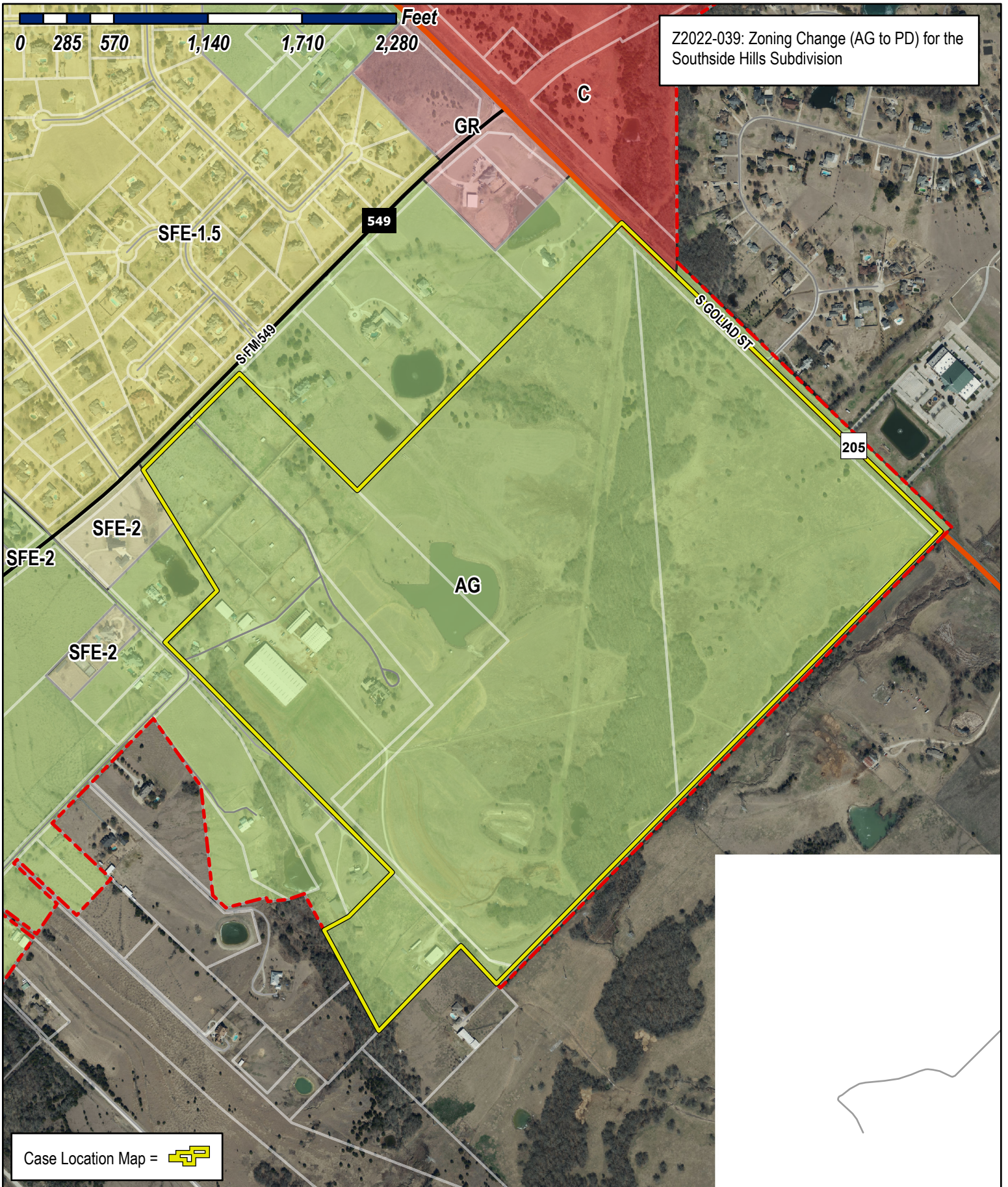
OWNER'S SIGNATURE Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF Texas


John D. Randolph



MY COMMISSION EXPIRES May 9, 2026



Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision

Case 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.

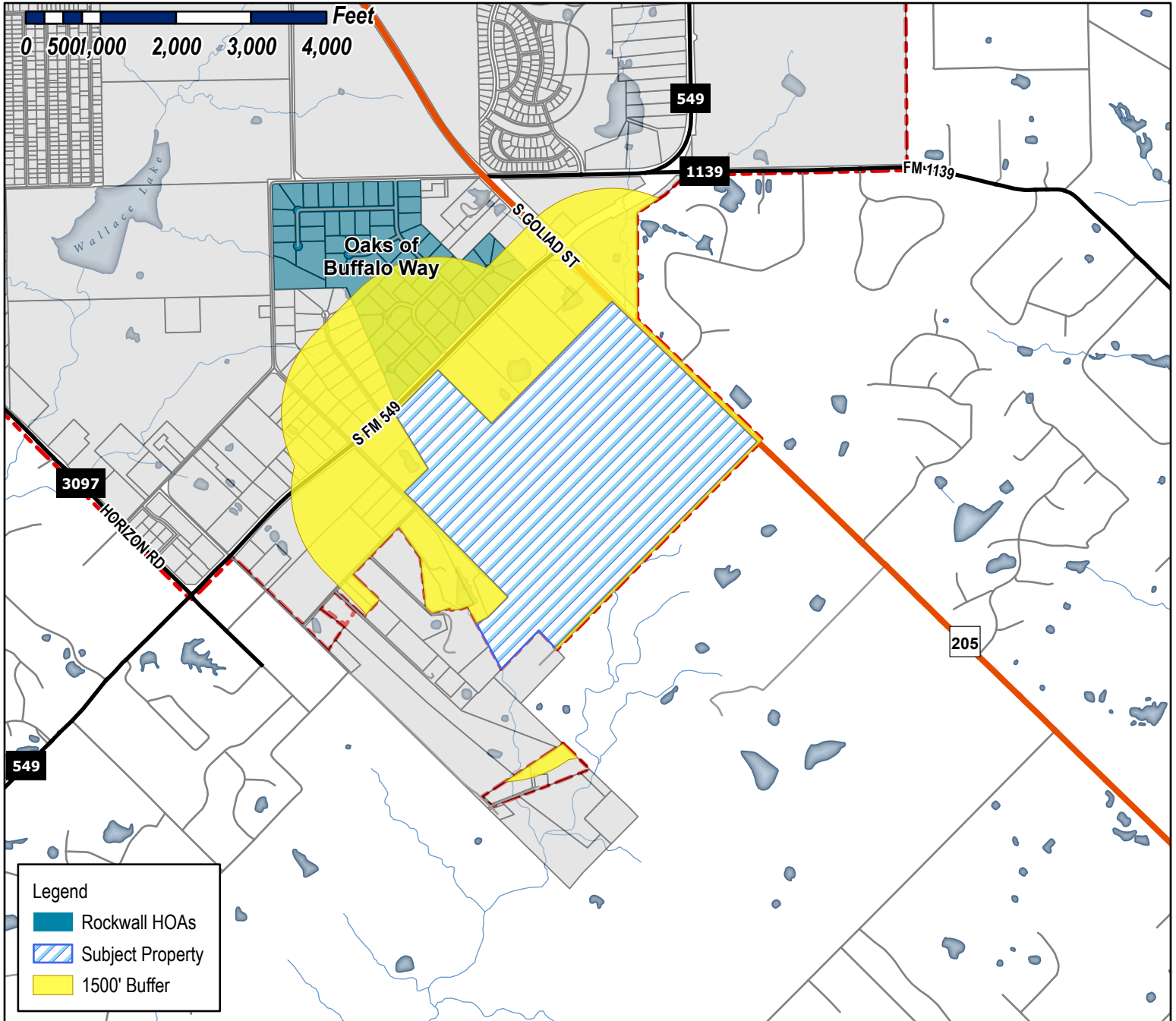
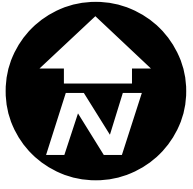




City of Rockwall

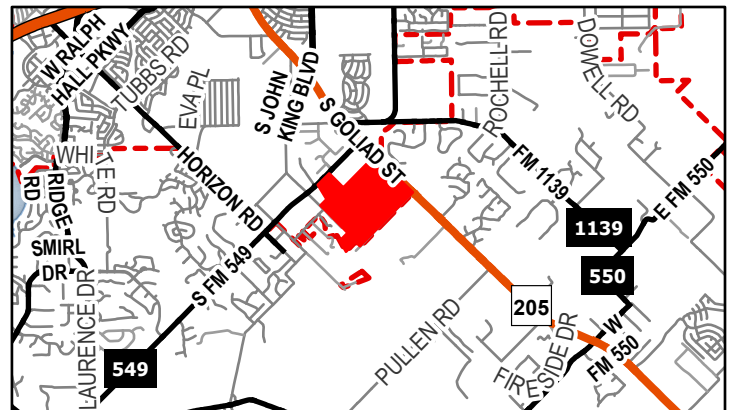
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Case Number: Z2022-039
Case Name: Zoning Change (AG to PD) for the Southside Hills Subdivision
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SWC of FM 549 and Hwy 205

Date Saved: 8/18/2022
 For Questions on this Case Call (972) 771-7745

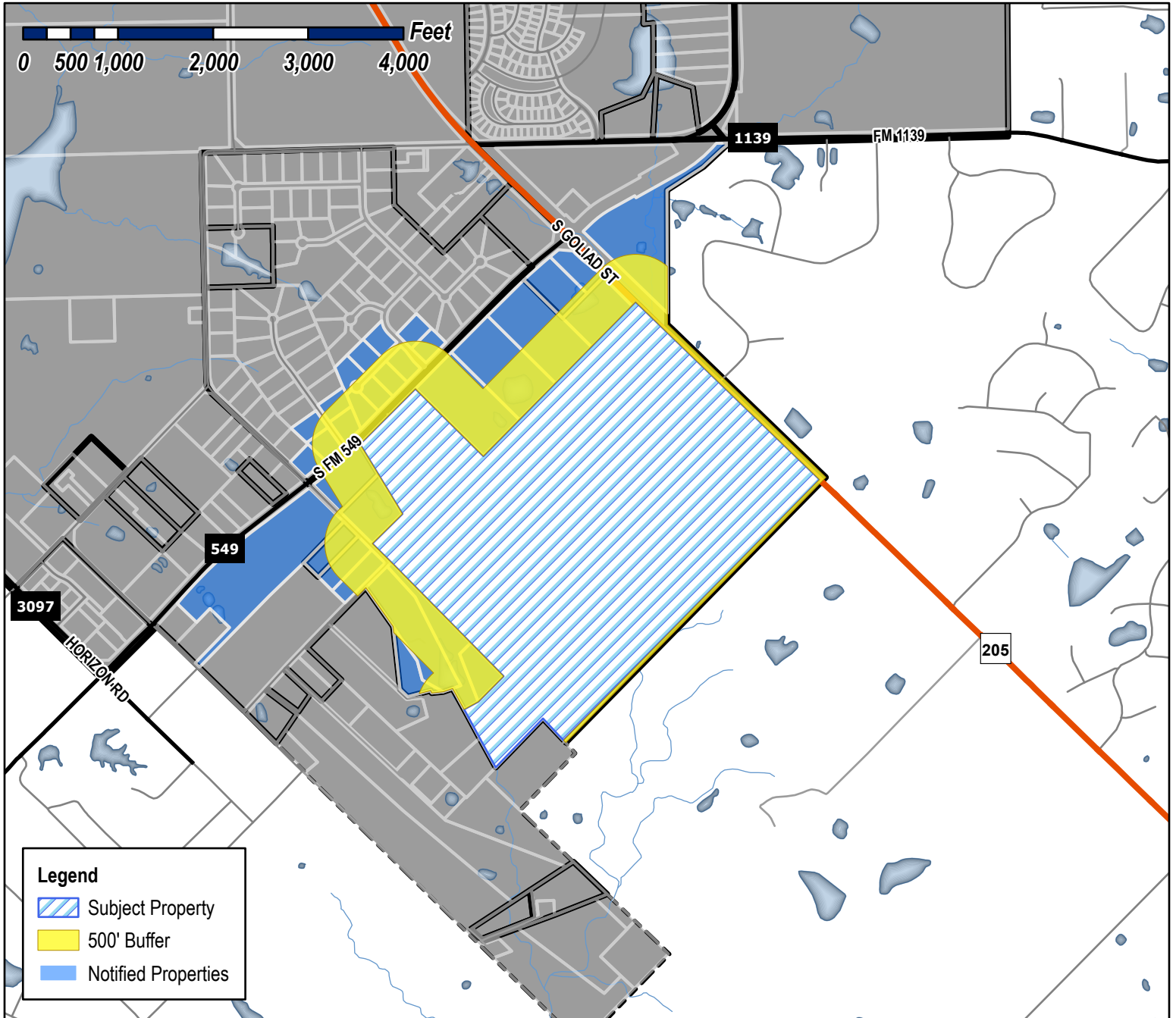




City of Rockwall

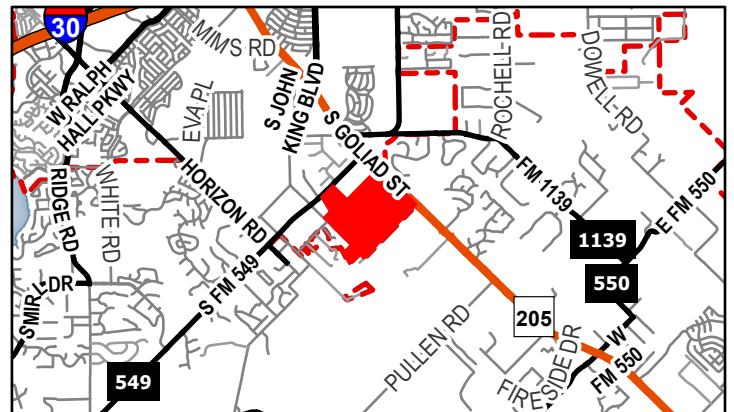
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Date Saved: 8/18/2022
 For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

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

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13155 NOEL RD # 900
DALLAS, TX 75240

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

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

OCCUPANT
200 WILLOWCREST
ROCKWALL, TX 75032

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

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

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

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

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

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

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

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

OCCUPANT
326 CULLINS RD
ROCKWALL, TX 75032

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

FOLEY-TRAVIS LE'ARDEN J
403 TRAVIS LANE
ROCKWALL, TX 75032

OCCUPANT
C/O SCOTT ASBURY
448 TRAVIS LN
ROCKWALL, TX 75032

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

BOYD WILKIE HUGH
489 JEFF BOYD RD
ROCKWALL, TX 75032

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

OCCUPANT
5133 S FM549
ROCKWALL, TX 75032

OCCUPANT
5205 S FM549
ROCKWALL, TX 75032

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

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

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

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

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

OCCUPANT
C/O SCOTT ASBURY
5565 S FM549
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5574 CANADA CT
ROCKWALL, TX 75032

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

POPE TONY & KAREN
626 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

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:

Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 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:

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

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

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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. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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](#)

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Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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: Ben Klutts
Address: 5133 S. Fm 549 Rockwall, TX 75032

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

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Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

There is already too much traffic on 205 S, can't get in + out of the house! It's like hell. + there won't be any privacy at all!

Name:

Mrs. Nasreen + Mo Zeb.

Address:

5128 - South 205 Rockwall TX. 75082

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

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

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

TOO much traffic already. We have enough issues with water scarcity & electric grid. You, the city, put restrictions on water use but want to let developers build houses??? Explain that nonsense!

Name: Erika & Jack Livingston

Address: 2235 Arrowhead Ct. Rockwall, TX 75082

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

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Ch

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Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

TO MY VIEW IN THE RECENT PAST THE CITY GOVERNMENT HAS ACTED IRRESPONSIBLY IN GRANTING PERMISSION THAT ALLOWS UNCONTROLLED AND DAMAGING GROWTH TO ROCKWALL. IT IS TIME TO PUT A STOP TO THIS MADNESS. THOSE LAWYERS

Name: HOWARD HADDOCK
Address: 155 WILLOWCREST, ROCKWALL

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

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

The reason we moved to Rockwall was for the Country, at the time.
No one wants a track of homes clustered in next to them that came
here for the acreage, quiet and peacefulness.

Name: Li Arden Foley-Travis

Address: 403 Travis Lane - Rockwall, TX 75082

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2022-039: Zoning Change from AG to PD for C & SF-10 district land uses

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.

Inadequate infrastructure and too much traffic congestion; The area surrounding this proposed development already has a stressed water supply situation and the schools can not support the additional kids without severe overgrounding. The traffic on 205 and 549 is already horrendous and will only get much worse. Rockwall does NOT want or need this project.

Name: *STEVE and JANET RUMMEL*

Address: *2230 ARROWHEAD CT. ROCKWALL TX 75032*

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

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-039

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I writing to express my opposition to zoning case Z2022-039(Rockwall Highgate LTD Development project) scheduled for discussion by the City Council 19 Sept 22. Previously I expressed my opposition to the development to the Planning and Zoning Commission, but I am concerned that my neighbors' and my opposition is not being seriously considered.

I expressed to the Commission several objections to the proposed development, including the impact of traffic and city services anticipated from this high-density buildout.

My salient opposition point is that the development is not compatible with the Rockwall 2040 Development Plan, whose purpose is to guide the development of Rockwall. The 2040 plan clearly indicates that the proposed Highgate Development area is planned for a low-density housing, not the currently proposed high-density development. Following the intent of the 2040 plan requires the rejection of the Highgate Development plan as currently presented.

What is the intent and value of the 2040 plan if it is not used as the intended blueprint for a rational development of Rockwall?

In addition to the incompatibility of the project with the 2040 plan, I am concerned about the impact the traffic generated by the Development. Currently routes 205 and FM549 on both sides of the development are close to impassible during busy times of the day. Route 205 is routinely backed up in all directions with wait times to clear the FM549 intersection approach 15-20 minutes. Route 549 suffers from the same issues and adding more traffic without first upgrading the impacted routes is not reasonable. I have witnessed ambulances waiting an extended period simply because it was not possible to clear a path for them.

Adding traffic to FM549 from the northern exit of the development to FM549 will render it impossible to exit from Willowcrest. At the least, if the development is approved, mandate a traffic signal on FM549 from the Development's north exit to allow an opportunity for traffic from Willowcrest to enter FM549.

I understand that the traffic issues I cited are the responsibility of the State, but ignoring the traffic issues and just passing the issues off to the State is not a satisfactory solution. At the very least and if the development plan is approved, require an agreement with the State to improve the accesses and traffic control on both routes 549 and 205.

Just as a reminder, the mission of Rockwall's government is "... to provide responsible leadership and the services of the infrastructure necessary for a safe environment and a high quality of life for our citizens." The high-density proposal violates the mission statement in both the safe environment and quality of life aspects.

If the developer is guided to adhere to the low-density recommendations of the 2040 plan, works with the State to implement a traffic signal at the north exit on FM549, then I would find the proposed development not ideal, but acceptable.

Respondent Information

Please provide your information.

First Name *

james

Last Name *

baugher

Address *

362 willowcrest

City *

rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

This content is neither created nor endorsed by Google.

Google Forms

Ross, Bethany

From: Bretta Price <bprice@keatax.com>
Sent: Thursday, September 8, 2022 9:20 AM
To: Planning
Subject: FW: Opposition to Zoning Change - Z2022-039

Rockwall Planning and Zoning

Dale and Bretta Price
453 Cullins Road
Rockwall 75032

Dear P & Z members:

Here we are again with Corson and Cramer and not one thing has changed. However, the members of P & Z have a chance to correct a mistake they made on June 20.

I am writing this to express my opposition to the proposed zoning change request identified as Z2022-039.

We oppose this zoning change request because it does NOT meet Rockwall's very own OURhometown Comprehensive Plan 2040.

That plan calls for any development in our area to be Low Density and as such to be zoned SF-E. All of the surrounding properties around this proposed area meet this designation and any future development should be required to meet this zoning designation.

The plan the developer has presented are most in line with a high density development with a zoning designation of SF-10! Many of the homes in the developers plan are zero lot lines and front entry garages. This is unacceptable!

I'm asking that the members of the City Council please reject this zoning change. The city of Rockwall has no obligation to lower its standards to accommodate developers. There are other areas of Rockwall where the developers request is acceptable, but this one is NOT it!




Please respect the current residents opposition to the zoning change. Keep Rockwall beautiful by upholding the standards set forth in OURhometown Comprehensive Plan 2040.

Sincerely

Dale Price
214 878-7614



Bretta Price
KE Andrews

 469.298.1594
 bprice@keatax.com
 www.keatax.com



Bretta Price
KE Andrews

 469.298.1594
 bprice@keatax.com
 www.keatax.com

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Ross, Bethany

From: Cade Smith <teamcash.camfam@gmail.com>
Sent: Friday, September 9, 2022 4:55 AM
To: Miller, Ryan; Planning; Lee, Henry; Ross, Bethany; Gamez, Angelica; Daniels, Bennie; Moeller, Mark; Jorif, Clarence; Johannesen, Trace; Macalik, Dana; Campbell, Anna
Subject: OPPOSITION - Z2022-039

To whom it may concern

We would like to vote to oppose this development, mainly due to the change and type of zoning requested.

Rockwall is too congested as it is, especially at that intersection,

We are not opposed to development, just keeping Larger 1 & 2 acre lots would be ideal, not packing in 400 homes

Cade & Ashley Smith
1454 Lochspring Dr Rockwall Tx 75032
881 FM 1139 Rockwall Tx 75032



Cade Smith

Owner at TRUTEX Roofing & Contracting Solutions

[My Digital Business Card](#)

[2142123649](#)



Sent from my iPhone

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

CITY OF HEATH

Miller, Ryan

From: Morgan Collins <morgancollins22@gmail.com>
Sent: Wednesday, September 7, 2022 8:15 PM
To: Miller, Ryan
Cc: Morgan (personal) Collins
Subject: Re: Proposal Z2022-039

Ryan,

I am writing in opposition to this zoning request.

I currently live at 2291 W FM 550 in Rockwall with my husband and son. We moved here in 2020 and have lived all over the southeast as well as out west.

We commute to Dallas some days for work and other days we are on 205 heading to the Rockwall pool for swim practice. Over the last two years traffic has exploded and little seems to be happening in terms of managing the explosion of growth. I'm not opposed to growing but with what appears to be a lack of infrastructure planning (roads, schools, utility improvements) it appears as though it's only about bringing more tax revenues to the city and county instead of preparing the area for the demands that this growth brings.

The process by which things are approved also feels less than transparent, which is unfortunate.

I look forward to a more thoughtful and transparent plan for infrastructure and growth prior to seeing more land being re-zoned for incremental housing, the county and city simply cannot handle the growth in it's current state.

Morgan & Jeremey Collins
404.804.0763
2291 W FM 550
Rockwall

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UNKNOWN ADDRESS AND LOCATION

Miller, Ryan

From: Tonya Miller <milhaus013@aol.com>
Sent: Wednesday, September 7, 2022 12:42 PM
To: Miller, Ryan
Subject: Development

Mr. Miller,

I wanted to contact you to let you know that I definitely oppose the building of approximately 400 homes on the corner of 205/549. That area is way too congested already. Traffic would be horrible, well, more than it already is.

Please vote no, as that's what the majority wants.

Thank you,

Tonya Miller

[Sent from the all new AOL app for iOS](#)

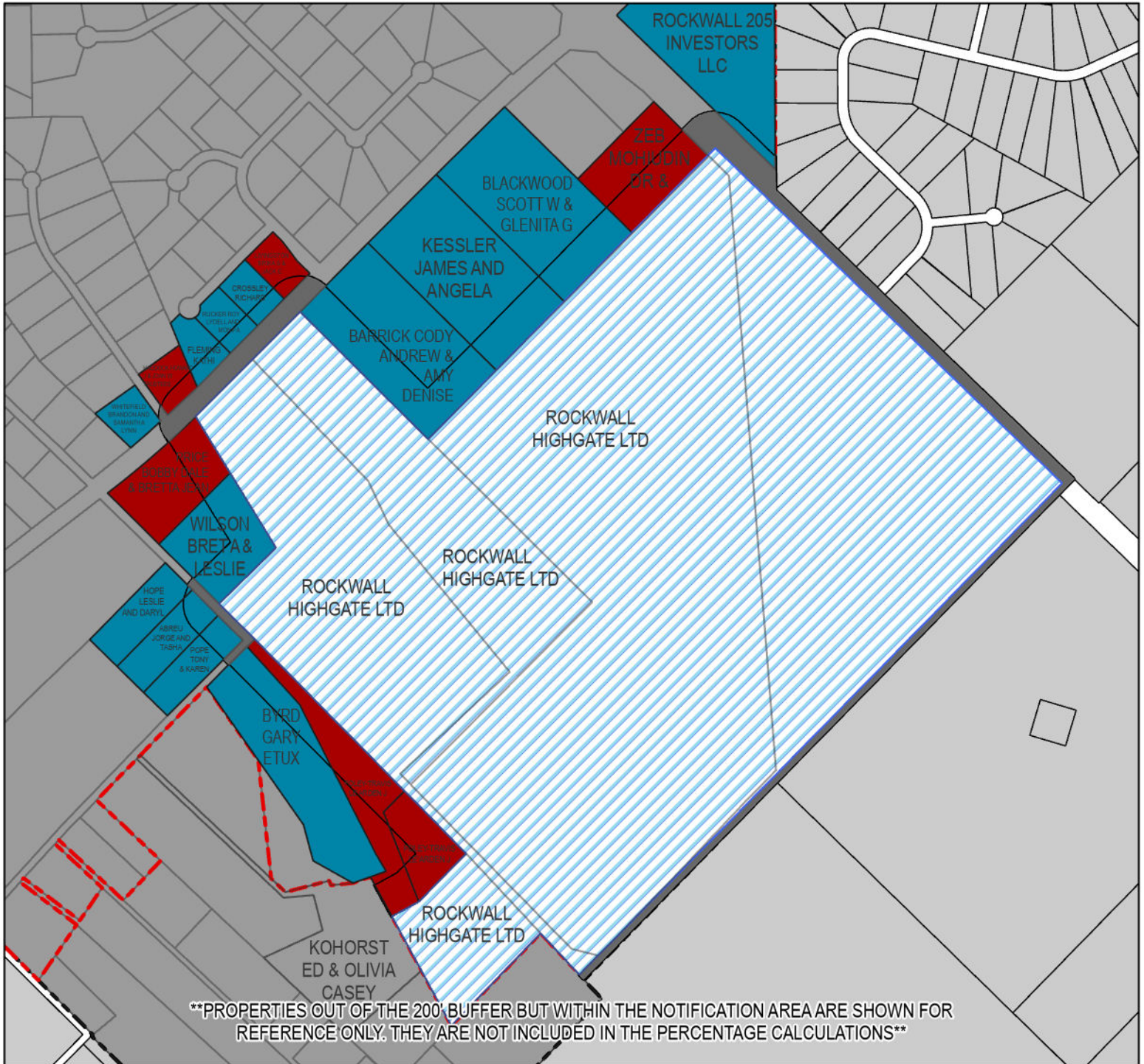
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City of Rockwall






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

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.



****PROPERTIES OUT OF THE 200' BUFFER BUT WITHIN THE NOTIFICATION AREA ARE SHOWN FOR REFERENCE ONLY. THEY ARE NOT INCLUDED IN THE PERCENTAGE CALCULATIONS****

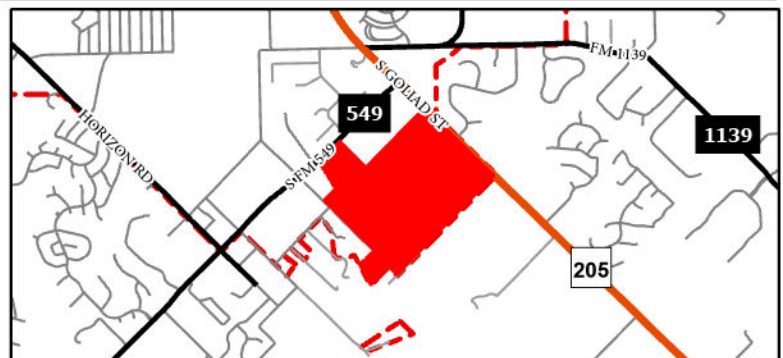
Z2022-039 Zoning Change (AG to PD) for the Southside Hills Subdivision

 Subject Property	Layer
 Against 28.43% (12.551 Acres)	 No Response
 No Response 44.37% (19.586 Acres)	 Against
 ROW 27.19% (12.001 Acres)	 Parcels200ft

Legend

Date Created: 9/9/2022

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





JOHNSON VOLK CONSULTING

704 Central Parkway East | Suite 1200 | Plano, Texas 75074 | 972.201.3100

August 16, 2022

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

RE: Southside Hills – Zoning Application

Dear Staff,

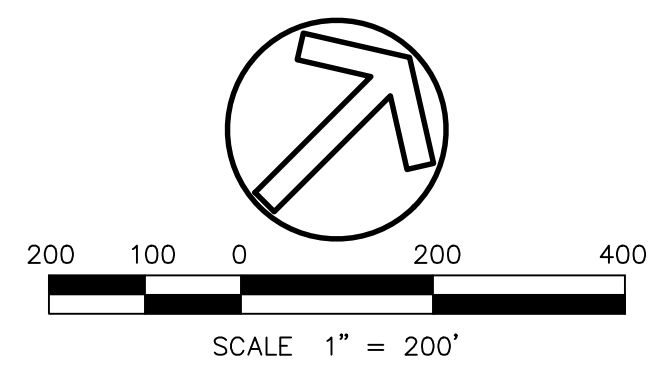
The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-384 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

Johnson Volk, Inc.

Tom Dayton, PE



LEGEND

[Brown Box]	TYPE A LOT
[Red Box]	TYPE B LOT
[Purple Box]	TYPE C LOT
[Green Box]	TYPE D LOT
[Light Blue Box]	TYPE E LOT
[Pink Box]	AMENITY CENTER
[Orange Box]	COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	162.0	60.9%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	11.6	4.4%
Private Open Space	25.4	9.6%
Amenity Center	1.3	0.5%
Floodplain	34.0	12.8%
OPEN SPACE TOTAL	72.3	27.2%
TOTAL	265.9	100.0%

Open Space Required (20%) = 264.5 x 20% = 52.9 acres
 Open Space Provided (Including park and 1/2 of floodplain) = 55.3 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	43	26	66	43	206
MINIMUM LOT AREA (SF)	43,560	24,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	130	110	80	80	62
MINIMUM LOT DEPTH (FT)	240	190	115	110	110
FRONT BUILDING SETBACK (FT)	40	30	20	20	20
REAR BUILDING SETBACK (FT)**	50	50	10	10	10
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	50	65	65	65

*Measured at front building setback
 **Lots noted with an asterisk on Concept Plan shall have a 100' rear setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED



CONCEPT PLAN
SOUTHSIDE HILLS
 264.5 AC
 Rockwall, Texas

LEGAL DESCRIPTION
264.5 ACRES

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

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

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

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

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

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

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

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

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

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

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

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

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

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

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

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

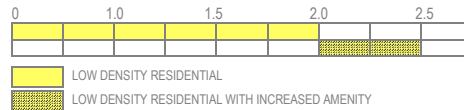
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

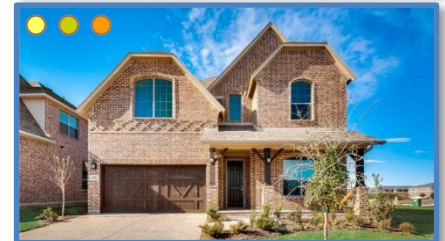
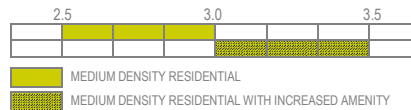
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

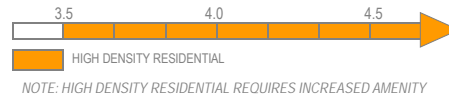
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



● **COMMERCIAL/RETAIL (CR)**

The *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and service adjacent residential subdivisions. Zoning in conformance with the Commercial/Retail land uses category can be incorporated into a Planned Development (PD) District as part of a larger mix-use master planned community, and may vary in size depending on the adjacent service area. In certain cases where commercial land uses are eminent, it may be appropriate to incorporate zoning in conformance to the Commercial land use category on all four (4) corners of an intersection; however, this is not necessary in all cases. These areas should be designed with the pedestrian in mind, and provide connections between the commercial land use and the adjacent residential subdivision.

DESIGNATION CHARACTERISTICS

- 1 *Primary Land Uses:* Commercial Retail Buildings, Restaurants/Brew Pubs, Multi-Tenant Commercial Centers, Neighborhood Centers and Convenience Centers
- 2 *Secondary Land Uses:* Office/Financial Institutions, Parks, Open Space, and Institutional/Civic Land Uses
- 3 *Zoning Districts:* Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Shops at Stone Creek
- 2 Corner of the Intersection of N. Lakeshore Drive and N. Goliad Street [SH-205]
- 3 Walmart Neighborhood Market Shopping Center



● **COMMERCIAL/INDUSTRIAL (CI)**

The *Commercial/Industrial* land use category typically is characterized by smaller business and industrial land uses that are focused around assembly, manufacturing and fabrication. This designation may also accommodate land uses that require outside storage. These areas are also appropriate for small business and business incubator arrangements. Land uses under this designation should be heavily screened by landscaping and should be separated from other land uses using large buffers and roadways. These areas are not appropriate adjacent to residential land use designations and should be separated from these areas using transitional land uses.

DESIGNATION CHARACTERISTICS

- 1 *Primary Land Uses:* Small Scale Manufacturing, Assembly, and Fabrication Businesses, Business Incubators, Contractors Shops, and Heavy Equipment/Truck Rental Businesses
- 2 *Secondary Land Uses:* Warehouse and Outside Storage
- 3 *Zoning Districts:* Heavy Commercial (HC) District and Heavy Industrial (HI) District

EXISTING LAND USE EXAMPLES

- 1 Areas Adjacent to National Drive
- 2 Areas Adjacent to Sids Road

● **BUSINESS CENTERS (BC)**

The Business Center land use designation is intended to provide areas with a variety of employment options. While focusing on employment land uses, these areas may also incorporate limited supporting land uses (e.g. *restaurants and commercial-retail*) that complement the primary land uses. These areas should be designed with public amenities and greenspaces, increased landscaping, and unique design features that will help create a sense of place.

DESIGNATION CHARACTERISTICS

- 1 *Primary Land Uses:* Professional Offices, Corporate Offices, General Offices, Institutional Land Uses, Research and Design/Development Businesses, and Technology/Data Centers.
- 2 *Secondary Land Uses:* Supporting Restaurants and Commercial-Retail Land Uses, Hotels, Parks, Open Space and Civic Uses
- 3 *Zoning Districts:* Commercial (C) District, Light Industrial (LI) District, and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

- 1 Trend Tower

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

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

DISTRICT STRATEGIES

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

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

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

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

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



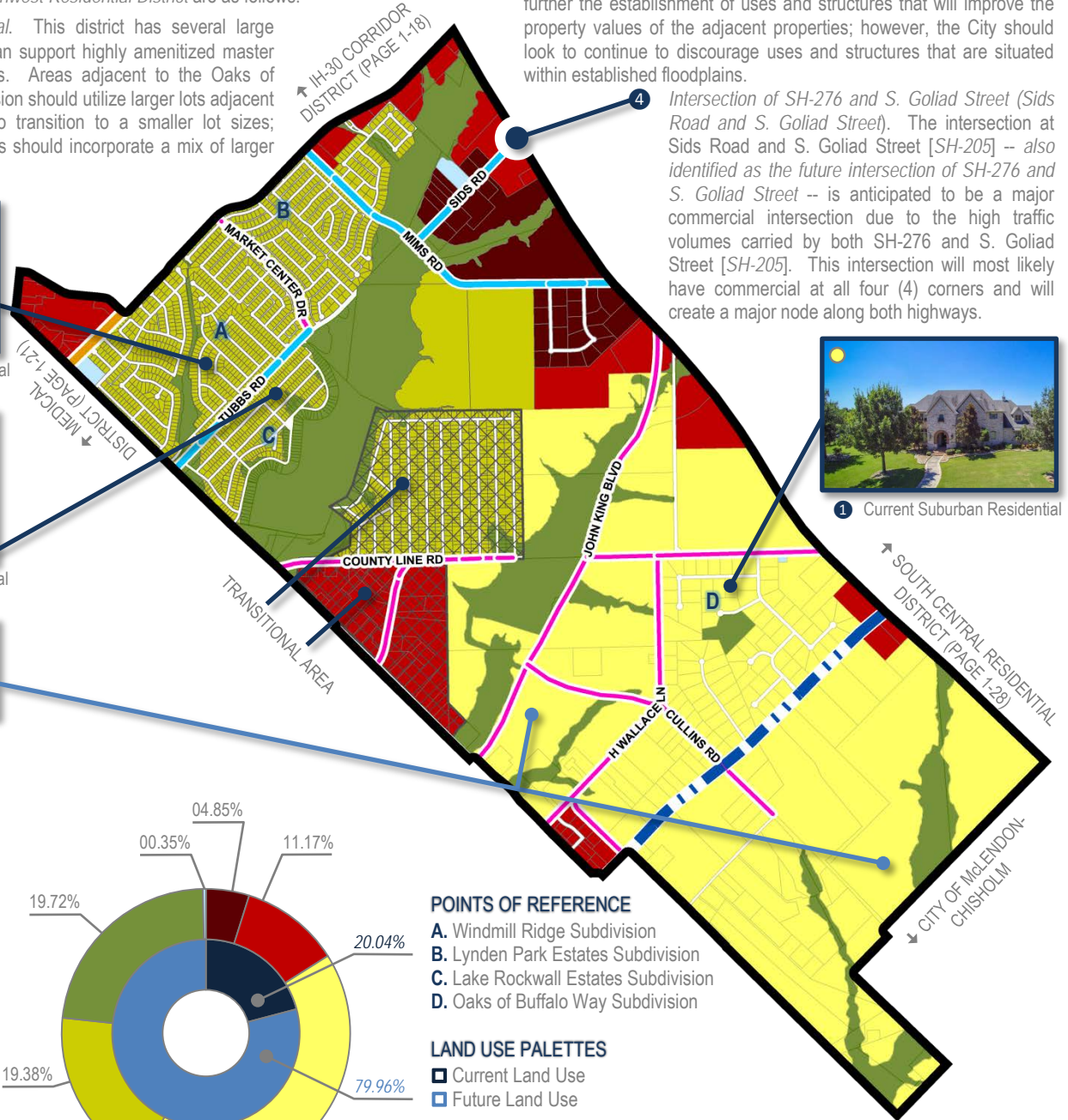
1 Current Suburban Residential



1 Current Suburban Residential

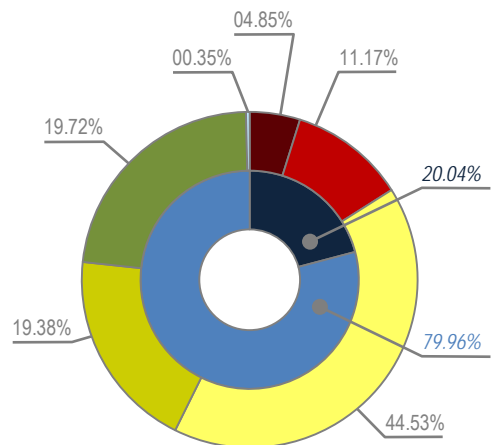


1 Future Suburban Residential



1 Current Suburban Residential

BUILD OUT		4,251
		14,108
% OF ROCKWALL		10.95%
		10.34%
		12.49%
CURRENT		2,190
		188
		7,437



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

- LAND USE PALETTES**
- Current Land Use
 - Future Land Use

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

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

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [50.00-Acres], 17-14 [26.452-Acres], 17-15 [134.33-Acres], 17-16 [43.60-Acres], & 40-8 [8.79-Acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 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* depicted 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 residential development on 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 commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 19, 2022

2nd Reading: October 3, 2022

Exhibit 'B':
Survey

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

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

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

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

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

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

Exhibit 'B':
Survey

North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

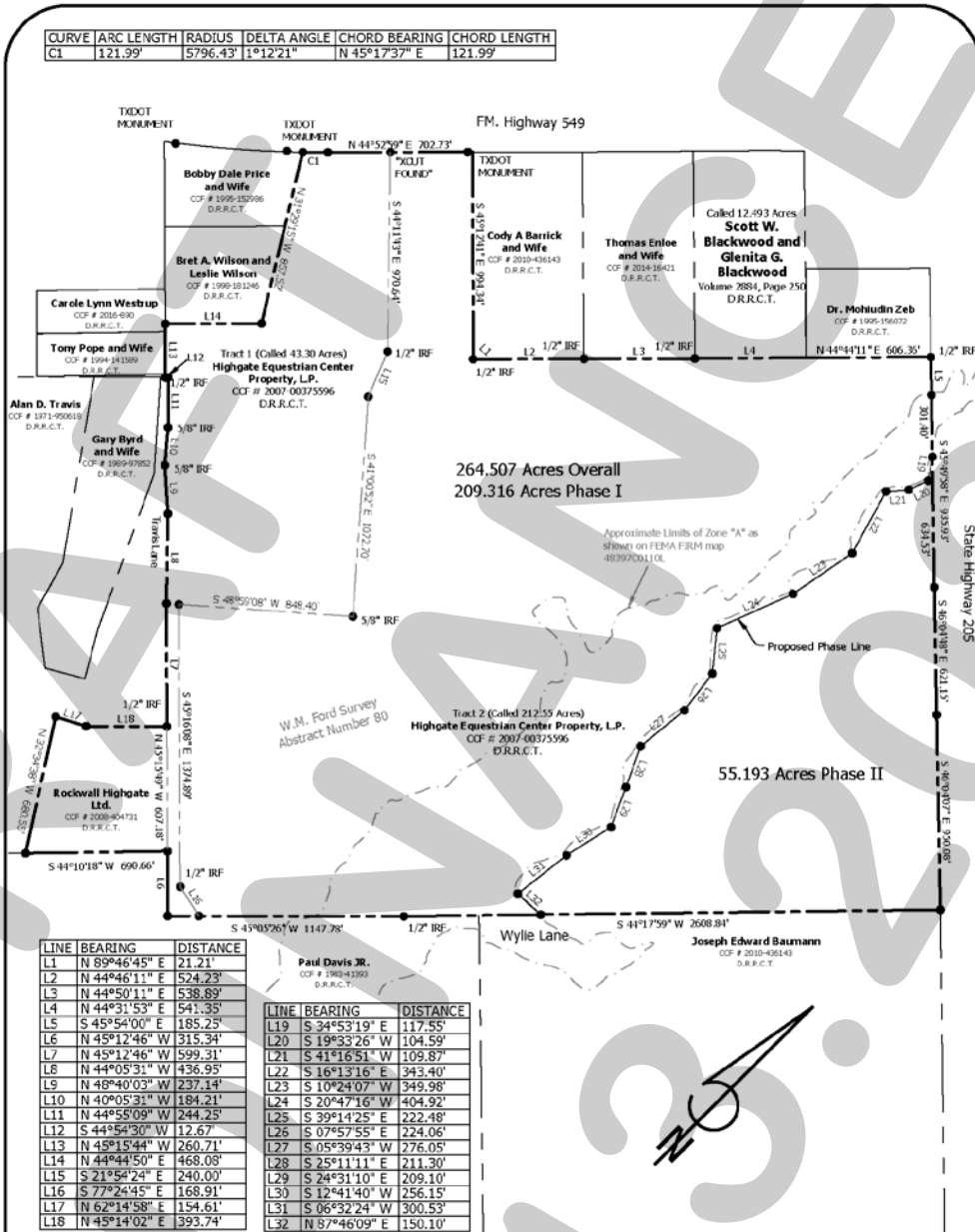
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

Exhibit 'B': Survey

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



LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

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

Project Number: 180164 Date: February 18, 2019
 Revised Date:
 Revision Notes:
 Sheet 1 of 4



REALSEARCH OF TEXAS, LLC

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

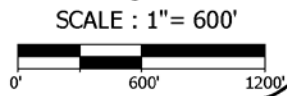
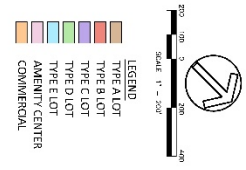
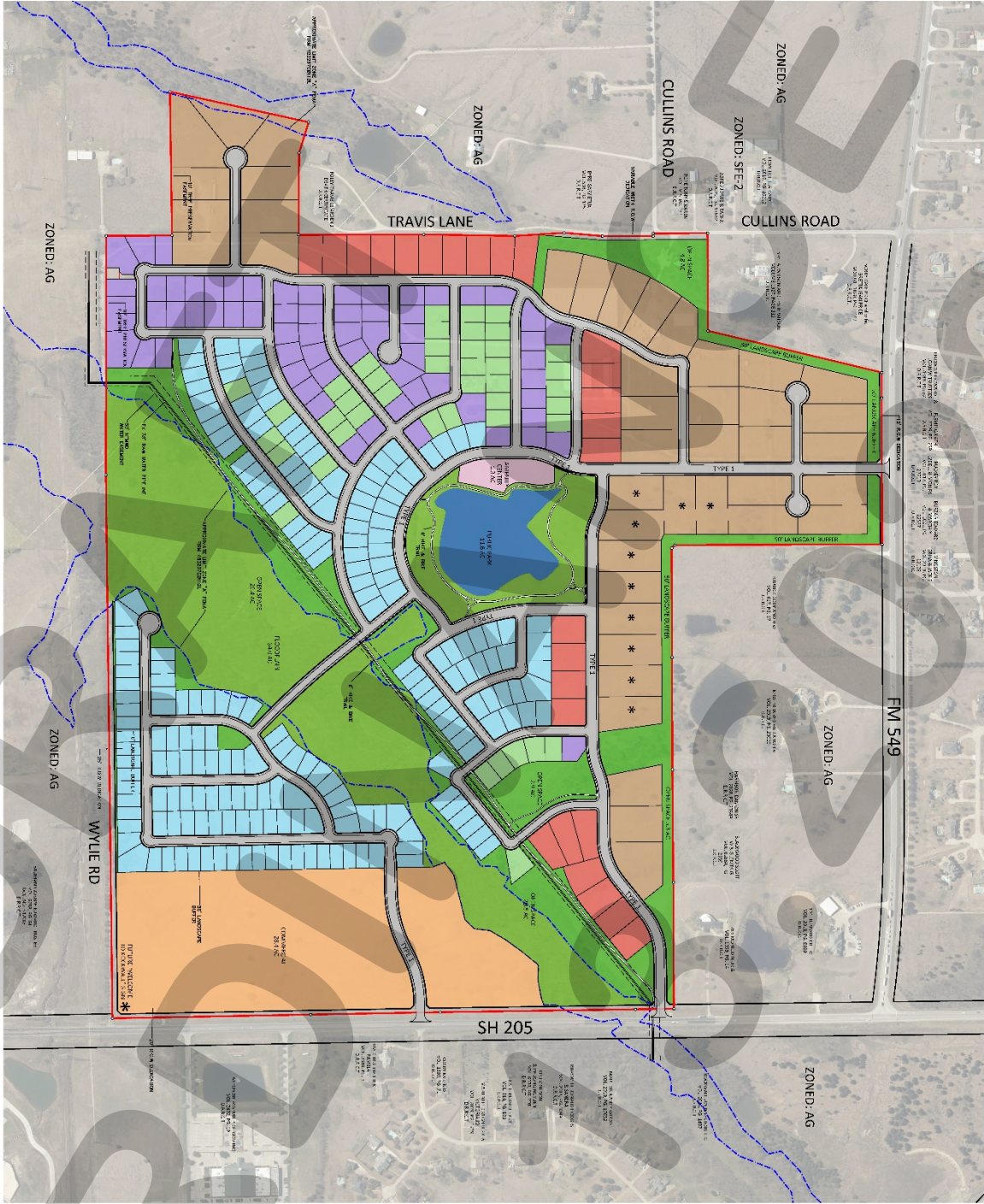


Exhibit 'C': Concept Plan



LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.6	12.7%
RESIDENTIAL	162.6	67.3%
RECREATION	2.2	1.2%
OPEN SPACE	12.6	5.3%
AMENITY CENTER	20.8	8.6%
AMENITY CENTER	1.3	0.5%
COMMERCIAL	44.0	18.5%
COMMERCIAL	72.3	29.9%

LOT DIMENSION STANDARDS

LOT TYPE	MIN. FRONT YTD	MIN. SIDE YTD	MIN. REAR YTD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
TYPE A LOT	40	10	10	10	10	10
TYPE B LOT	30	10	10	10	10	10
TYPE C LOT	20	10	10	10	10	10
TYPE D LOT	15	10	10	10	10	10
TYPE E LOT	10	10	10	10	10	10

STREET DESIGNATIONS

STREET	DESIGNATION	WIDTH (FT)	RIGHT-OF-WAY (FT)
TRAVIS LANE	LOCAL	40	60
CULLINS ROAD	LOCAL	40	60
WYLLIE RD	LOCAL	40	60
SH 205	STATE	120	120

CONCEPT PLAN
SOUTHSIDE HILLS
264.5 AC
Rockwall, Texas

JOHNSON YOLK CONSULTING
10000 Rockwall Road, Suite 100, Rockwall, TX 75087
ZONING CASE #2022-028

Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Convent, Monastery, or Temple
- Commercial Parking Garage
- Residence Hotel
- Motel
- Cemetery/Mausoleum
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Hospital
- Mortuary or Funeral Chapel
- Temporary Carnival, Circus, or Amusement
- Private Sports Arena, Stadium, and or Track
- Portable Beverage Service Facility
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Garden Supply/Plant Nursery
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Rental Store without Outside Storage and/or Display
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Bail Bond Service
- Building and Landscape Material with Limited Outside Storage
- Building Maintenance, Service, and Sales without Outside Storage
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales, and Service of Heavy Machinery and Equipment
- Research and Technology or Light Assembly

Exhibit 'D':
Density and Development Standards

- Trade School
- Minor Auto Repair Garage
- New or Used Boat and Trailer Dealership
- Self Service Car Wash
- New and/or Use Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership-for Cars and Light Trucks
- Used Motor Vehicle Dealership-for Cars and Light Trucks
- Commercial Parking
- Non-Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Freestanding Antenna
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) Residential Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	130' x 240'	43,560 SF	43	11.20%
<i>B</i>	110' x 190'	24,000 SF	26	06.77%
<i>C</i>	80' x 115'	11, 000 SF	66	17.19%
<i>D</i>	80' x 110'	9,600 SF	43	11.20%
<i>E</i>	62' x 110'	7,200 SF	206	53.65%
<i>Maximum Permitted Units:</i>			<i>384</i>	<i>100.00%</i>

- (3) Variation in Residential Lot Composition. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed **384** units provided [1] a minimum of 46.40% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of 43 *Lot Type 'A'* lots and 26 *Lot Type 'B'* lots are provided, and [3] a maximum of 53.65% *Lot Type 'E'* lots can be provided.

- (4) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

- (a) Residential. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed **1.45** dwelling units per gross acre of land; however, in no case should the proposed development exceed **384** units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**Exhibit 'D':
Density and Development Standards**

Table 2: Lot Dimensional Requirements

<i>Lot Type (see Concept Plan) ▶</i>	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	130'	110'	80'	80'	62'
<i>Minimum Lot Depth</i>	240'	190'	115'	110'	110'
<i>Minimum Lot Area (SF)</i>	43,560	24,000	11,000	9,600	7,200
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	40'	30'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> ^{(4) & (7)}	50'	50'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,800	3,200	2,500	2,500	2,200
<i>Maximum Lot Coverage</i>	50%	50%	65%	65%	65%

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: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- ⁷: *Type 'A', 'B', 'C' & 'D'* lots shall have a minimum of a three (3) car garage.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width

Exhibit 'D':
Density and Development Standards

brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see examples below) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (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.

Exhibit 'D':
Density and Development Standards

- (c) Garage Orientation and Garage Doors. A total of 19.79% or 76 of the 384 lots may have garages that are oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 80.21% or 308 lots shall have garages that are oriented in a *J-Swing (or Traditional Swing)* configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [1] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [2] carriage style hardware and lighting, [3] decorative wood doors or wood overlays on insulated metal doors, and [4] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

Figure 4. Examples of Enhanced Wood Garage Door



- (6) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 5 & 6 below*).

Table 3: Anti-Monotony Matrix

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	130' x 240'	(1), (2), (3), (4)
B	110' x 190'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(1), (2), (3), (4)

- (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 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-549 or Wylie Road shall not

Exhibit 'D':
Density and Development Standards

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 5: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 6: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



(7) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) Front Yard Fences. Front yard fences shall be prohibited.

Exhibit 'D':
Density and Development Standards

- (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. *Type 'A' & 'B' Lots* shall incorporate wrought iron/tubular steel fencing exclusively; however, only *Type 'C', 'D', & 'E'* lots located along perimeter roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required to install wrought iron/tubular steel fence along the rear and side property lines and shall be allowed to install solid wood fence along the front fence line to allow for screening of condenser units and to reduce visibility of the backyard from the front of the home. The only exception to this standard shall be the *Type 'E'* lots that back to Wylie Lane, which shall be required to construct a wood fence in accordance with the requirements of this ordinance. 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.
- (f) Fence in Easements. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.
- (8) 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).

Exhibit 'D':
Density and Development Standards

- (1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. 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 trail shall be constructed within the 50-foot landscape buffer.
- (2) *Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer shall be provided along the *Type 'A'* lots adjacent to 453 & 535 Cullins Road and 5459 FM-549 (*as depicted in Exhibit 'C' of this ordinance*), and shall incorporate a berm a minimum of five (5) feet in height. On the berm, two (2), staggered rows of evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* --, a minimum of six (6) feet in height shall be planted on ten (10) foot centers to create a solid living screen adjacent to these properties.
- (3) *Landscape Buffer and Sidewalks (Residential SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*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 shrubbery shall have a minimum 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 trail shall be constructed within the 30-foot landscape buffer.
- (4) *Landscape Buffer and Sidewalks (Non-Residential SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*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 shall have a minimum 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 trail shall be constructed within the 20-foot landscape buffer.
- (5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
- (6) *Landscape Buffer in the Open Spaces and Public Park*. The open space and public park shall require a ten (10) foot landscape buffer that incorporates ground cover, a *built-up* berm and shrubbery along the entire length of open space. In addition, one (1) canopy tree and one (1) accent tree per 50-linear feet shall be required to be planted.

Exhibit 'D':
Density and Development Standards

- (7) Landscape Buffer (Adjacent to the Type 'E' Lots on Wylie Lane). A minimum of a ten (10) foot landscape buffer shall be provided adjacent to the Type 'E' along Wylie Lane. This landscape buffer shall incorporate a *built-up* berm and evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -- on 25-foot centers along entire length of the frontage.
- (8) Tree Preservation Easement Along Wylie Lane. A minimum of a ten (10) foot tree preservation easement shall be provided along Wylie Lane as depicted in *Exhibit 'C'* of this ordinance. This area shall be established to preserve the existing natural tree line along the southern property boundary for the benefit of the property directly south of the subject property (*i.e. 924 Wylie Lane*).
- (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 that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, 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).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) Street. All streets shall be built according to City street standards.
- (10) 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.
- (11) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (12) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate

Exhibit 'D':
Density and Development Standards

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.

- (13) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 11.60-acre public park -- *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:
- (a) A Six (6) Foot Concrete *Hike & Bike Trail*.
 - (b) A Playground.
 - (c) A Plaza Area.
 - (d) A Covered Pavilion.
 - (e) A Picnic Area.
 - (f) Benches.
 - (g) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

- (14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-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.
- (15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.
- (16) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*.
- (17) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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

Exhibit 'D':
Density and Development Standards

to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

- (18) Homeowner's Association (HOA). A Homeowner's Association (HOA) 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*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (19) Gateway Signage. The City of Rockwall's standard *Gateway Signage* shall be incorporated into the design of the commercial property at the southwest corner of the intersection of Wylie Lane and SH-205. The signage shall be situated in a visible location as generally depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and shall generally conform to *Figures 7 & 8* below.

FIGURE 7: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL



Exhibit 'D':
Density and Development Standards

FIGURE 8: STANDARD GATEWAY SIGNAGE FOR THE CITY OF ROCKWALL (NIGHT VIEW)



Night View Detail - Custom Monument Sign Structure - Sign B
1/2" = 1'-0"

Display Square Footage (Structure): 77.0

- (20) Variations. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variations to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Monica Hernandez and Richard Crossley
CASE NUMBER: Z2022-040; *Specific Use Permit for a Guest Quarters/Secondary Living Unit and Detached Garage at 2175 Arrowhead Court*

SUMMARY

Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

BACKGROUND

On July 21, 1997, the City Council approved *Ordinance No. 97-14 [Case No. A1997-001]* annexing the subject property in to the City of Rockwall. Based on the City's historic zoning maps, the subject property was zoned Single-Family Estates 1.5 (SFE-1.5) District as of April 5, 2005. The property has remained zoned Single Family Estate 1.5 (SFE- 1.5) District since this date. According to the Rockwall Central Appraisal District (RCAD), there is a 4,802 SF single-family home situated on the subject property that was constructed in 2000 and includes a 408.5 SF screened in porch that was added in 2017.

PURPOSE

The applicants -- *Monica Hernandez and Richard Crossley* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* that exceeds the overall maximum allowable square footage.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2175 Arrowhead Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes, which are part of Oaks of Buffalo Way Subdivision. These properties are zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is Lofland Circle, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 90.121-acre vacant tract of land (*i.e. Tract 3-1 of the A. Johnson Survey, Abstract No. 123*) zoned Agricultural (AG) District.

South: Directly south of the subject property is S. FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 26.452-acre vacant tract of land (*i.e. Tract 17-4 of the W. W. Ford Survey, Abstract No. 80*), a 43.3-acre tract of land (*i.e. Tract 17-16 of the W. W. Ford Survey, Abstract No. 80*), and a 5.697-acre tract of land (*i.e. Tract 17-9 of the W. W. Ford Survey, Abstract No. 80*) zoned Agricultural (AG) District. Beyond this is Travis Lane which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are five (5)

tracts of land of which three (3) are developed with single-family homes (i.e. *Tracts 17-11, 17-10, 17-14 of the W. W. Ford Survey, Abstract No. 80*) and two (2) are vacant (i.e. *Tracts 17-15 and 17-13 of the W. W. Ford Survey, Abstract No. 80*). Beyond this is S. Goliad Street, which is identified as a TXDOT6D (i.e. *Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are two (2) single-family homes zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a single-family residential subdivision (i.e. *Willowcrest Estates*) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is W. Cullins Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, residential plot plan, and conceptual building elevations. The applicant is requesting to construct a 4,230 SF *Guest Quarters/Detached Garage*. The *Guest Quarters/Detached Garage* will have 3,480 SF of enclosed area and a 750 SF outdoor living area facing the existing pool at the rear of the property. According to the applicant, the structure will be used as a garage/showroom for high end cars; however, there will be a bathroom and separate living area in the proposed garage, which are two (2) elements of a dwelling unit qualifying this request as a *Guest Quarters/Secondary Living Unit*.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Guest Quarters* as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters* requires a Specific Use Permit (SUP) in a Single-Family Estate 1.5 (SFE-1.5) District and -- according to Subsection 02.03 -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. With regard to the *Detached Garage*, Section 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum size for a *Detached Garage* shall be 625 SF; however, this section of the code goes on to allow the City Council the ability to approve accessory structures that do not meet the minimum or maximum standards through a Specific Use Permit (SUP). In addition, the *Guest Quarters/Detached Garage* is required to meet the Single-Family Estate 1.5 (SFE-1.5) District density and dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

STAFF ANALYSIS

Guest Quarters/Secondary Living Unit are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted by right a 1,440 SF *Guest Quarters/Secondary Living Unit* (i.e. $4,802 \text{ SF} * 30\% = 1,440 \text{ SF}$). Staff should also point out that the maximum permissible size of a detached garage is 625 SF. With that being said the applicant is requesting a 4,230 SF *Guest Quarters/Detached Garage*, which exceeds the maximum permitted size of a *Guest Quarters/Secondary Living Unit* by 2,790 SF and represents 88.09% of the primary structure. This structure also exceeds the maximum permitted size of a *Detached Garage* by 3,605 SF. Based on this, the applicant is requesting a Specific Use Permit (SUP) to allow the construction of a *Guest Quarters/Detached Garage* that exceeds the maximum permissible size. Staff has reviewed all of the properties in the Oaks of Buffalo Way Subdivision, and has found two (2) *Detached Garages* that exceed 1,000 SF (i.e. a 1,600 SF *Detached Garage* at 2040 Broken Lance Lane and an 1,886 SF *Detached Garage* at 2235 Arrowhead Court -- directly adjacent to the subject property); however, there are no other structures of a similar size to what the applicant is proposing.

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

NOTIFICATIONS

On August 23, 2022, staff mailed 19 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Oaks of Buffalo Way Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received the following:

- (1) Three (3) property owner notifications from within the 500-foot buffer in favor of the applicant's request.
- (2)
- (3) One (1) property owner notification from within the 500-foot buffer in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a maximum size of 4,230 SF.
 - (d) The proposed building shall not have full kitchen facilities.
 - (e) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.
 - (f) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and the subdivision ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2175 Arrowhead Ct Rockwall, TX 75032

SUBDIVISION OAKS OF BUFFALO WAY

LOT 2

BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

RICHARD CROSSLEY

APPLICANT

CONTACT PERSON

Monica Hernandez

CONTACT PERSON

Monica Hernandez

ADDRESS

2175 ARROWHEAD CT

ADDRESS

7821 Pennington Ct

CITY, STATE & ZIP

ROCKWALL, TX 75032

CITY, STATE & ZIP

Plano, TX 75025

PHONE

469-756-7868

PHONE

469-756-7868

E-MAIL

monica@americapermits.com

E-MAIL

monica@americapermits.com

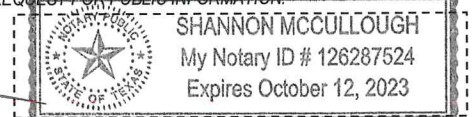
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Richard Crossley [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 7 DAY OF AUGUST, 2022

OWNER'S SIGNATURE




MY COMMISSION EXPIRES October 12, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Z2022-040: Specific Use Permit for Guest Quarters at 2175 Arrowhead Court

Case 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.

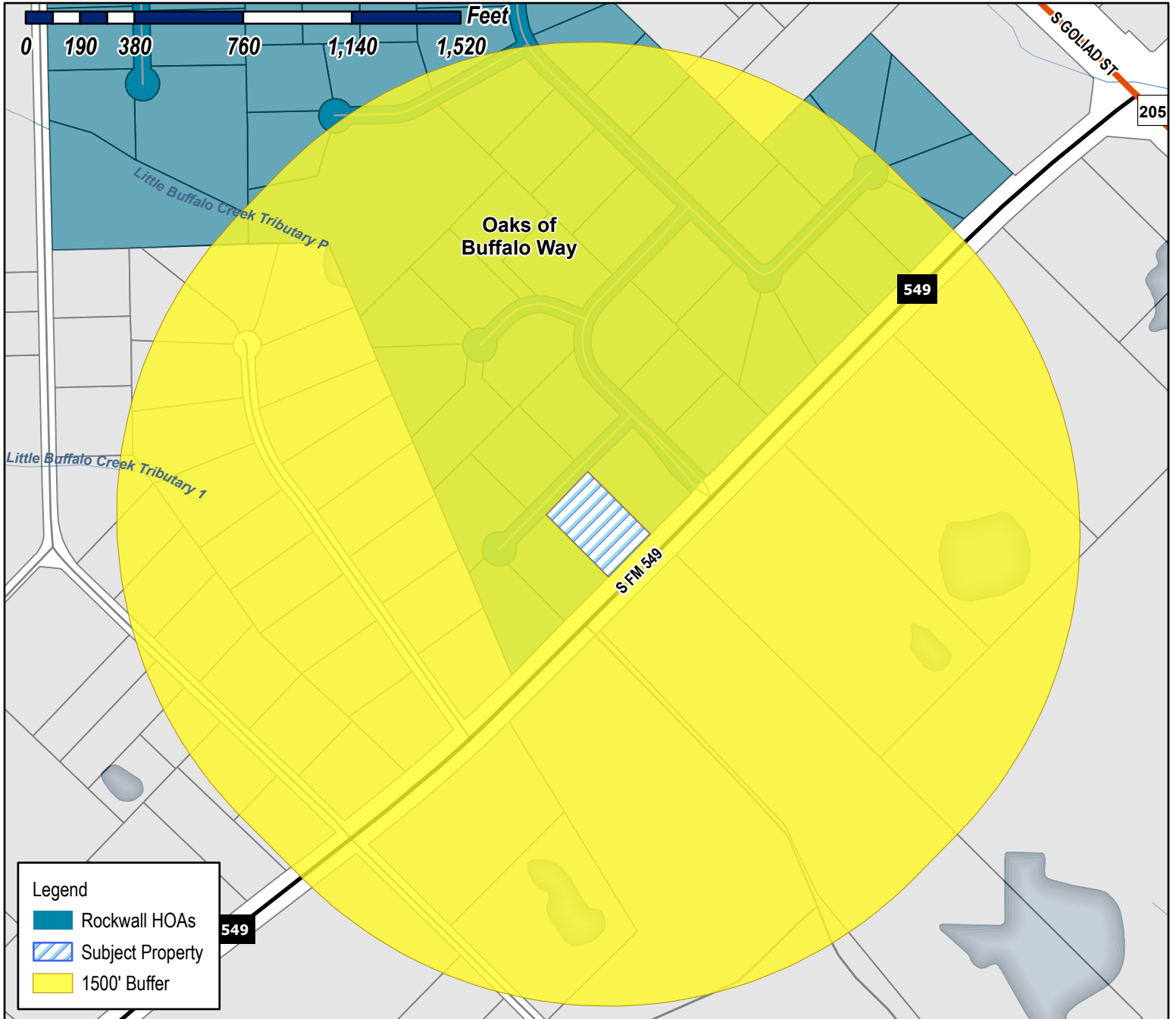




City of Rockwall

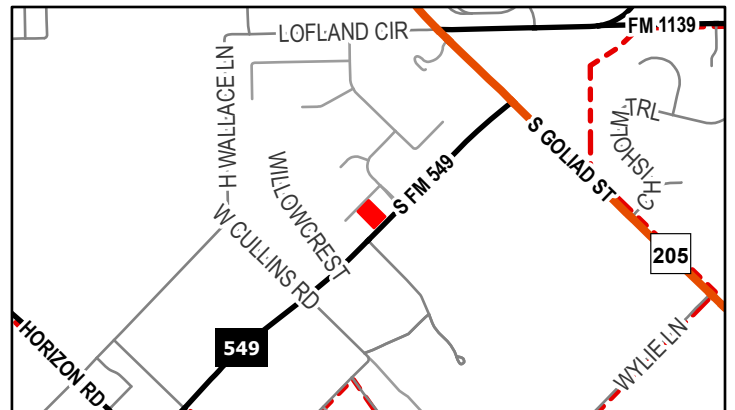
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-040
Case Name: SUP for Guest Quarters
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
 District
Case Address: 2175 Arrowhead Court

Date Saved: 8/18/2022
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, August 23, 2022 4:41 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-040]
Attachments: Public Notice (Z2022-040).pdf; HOA Map Z2022-040.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *August 26, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 19, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit and Detached Garage* on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

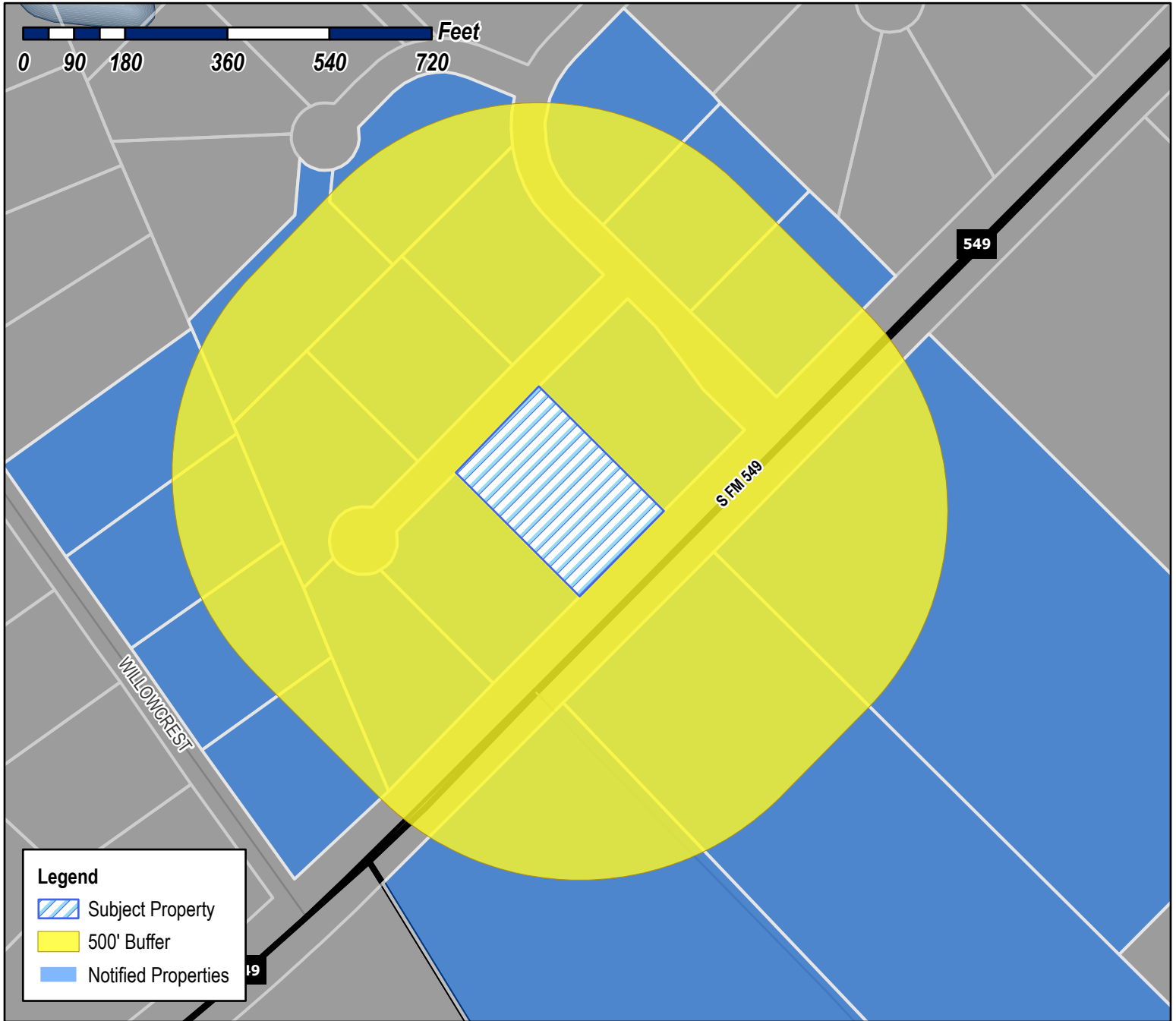
<http://www.rockwall.com/planning/>



City of Rockwall

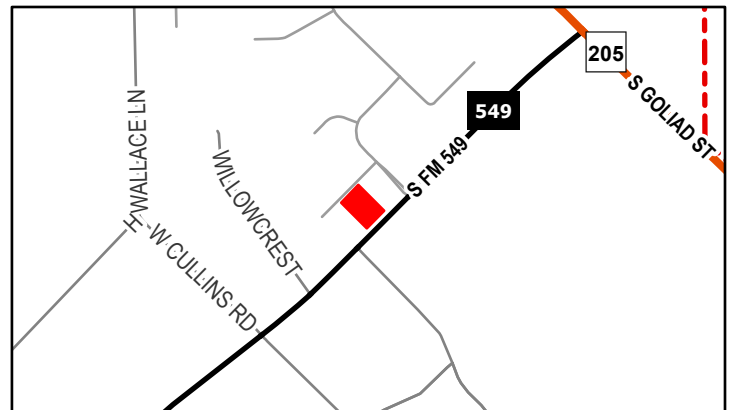
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-040
Case Name: SUP for Guest Quarters
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
 District
Case Address: 2175 Arrowhead Court

Date Saved: 8/18/2022
 For Questions on this Case Call (972) 771-7745



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

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

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

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

HURST CHRISTOPHER W AND
LESTER HURST
2045 SILVER HAWK ST
ROCKWALL, TX 75032

LEE JAMES D & FONN C
2065 SILVER HAWK CT
ROCKWALL, TX 75032

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

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

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

CROSSLEY RICHARD
2175 ARROWHEAD CT
ROCKWALL, TX 75032

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

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

LIVINGSTON ERIKA S & JACK E
2235 ARROWHEAD COURT
ROCKWALL, TX 75032

NICHOLS JAMES AND
LYNNE HOANG
241 WILLOWCREST DR
ROCKWALL, TX 75032

KOZIOL JOHN C & VIRGINIA R
281 WILLOWCREST
ROCKWALL, TX 75032

COLORADO CAMILO AND HALLIE N
5265 STANDING OAK LN
ROCKWALL, TX 75032

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

SHIMKUS ANTHONY & SANDRA
5315 STANDING OAK LN
ROCKWALL, TX 75032

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

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:

Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

Hold a public hearing to discuss and consider a request by Monica Hernandez and Richard Crossley for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit and Detached Garage on a 1.4945-acre parcel of land identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Gamez
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 19, 2022 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. Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

Case No. Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

Please place a check mark on the appropriate line below:

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

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

Will bring more value to property

Name:

Erika + Jack Livingston

Address:

2235 Arrowhead Ct. Rockwall, TX 75082

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

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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.

SEEMS TO ME THIS IS A DECISION FOR THE OAK HOA
I REITERATE THAT ROCKWALL CITY GOVERNMENT IS ACTING
IRRESPONSIBLY WITH AN UNLAWFUL ZONING CHANGE. TIME TO MAO
UP AND PROTECT OUR EXISTING COMMUNITY, THAT IS NOT HAPPENING

Name:

HOWARD HADDOCK

Address:

155 WILLOWHURST, ROCKWALL

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

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

Case No. Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

Please place a check mark on the appropriate line below:

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

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

He is a good neighbor. Has sufficient property. Am sure it will be an asset to the neighborhood.

Name:

Kathleen Fleming

Address:

2165 Arrowhead Ct., Rockwall, TX 75082

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

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PUBLIC NOTICE



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

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Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

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Rockwall, TX 75087

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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. Z2022-040: SUP for Guest Quarters/Secondary Living Unit and Detached Garage

Please place a check mark on the appropriate line below:

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

Neighboring home already has a structure very similar to the one being proposed.

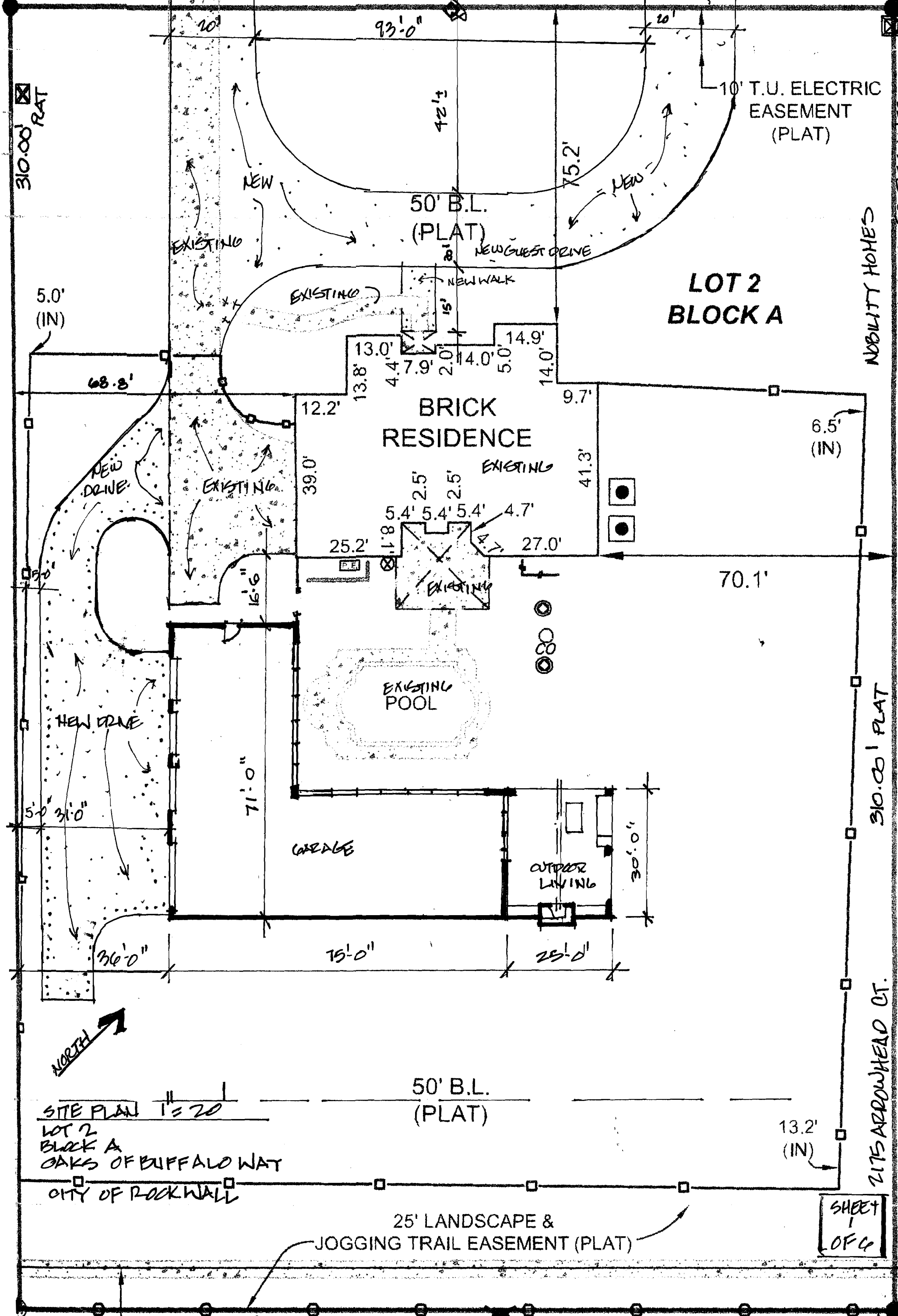
Name: Steve and Janet Rummel
Address: 2230 Arrowhead Ct. Rockwall, TX 75032

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

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

2175 ARROWHEAD COURT

N 46°00'00" E 210.77' PLAT



LOT 2
BLOCK A

BRICK
RESIDENCE

EXISTING
POOL

GARAGE

OUTDOOR
LIVING

SITE PLAN 1" = 20'
 LOT 2
 BLOCK A
 OAKS OF BUFFALO WAY
 CITY OF ROCKWALL

50' B.L.
(PLAT)

25' LANDSCAPE &
JOGGING TRAIL EASEMENT (PLAT)

210.77' PLAT

SHEET
1
OF 4

NOBILITY HOMES

MICHAEL S. MILLER DESIGNER 972-351-3372

310.00' PLAT

2175 ARROWHEAD CT.

12/21

CITY OF ROCKWALL

ORDINANCE NO. 22-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 *GUEST QUARTERS/SECONDARY LIVING UNIT AND DETACHED GARAGE* ON A 1.4945-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, OAKS OF BUFFALO WAY 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 Monica Hernandez on behalf of Richard Crossley for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* to allow for the construction of an *Accessory Building* on a 1.4945-acre parcel of land being identified as Lot 2, Block A, Oaks of Buffalo Way Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 2175 Arrowhead Court, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit and Detached Garage* to allow for the construction of an *Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

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

in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

- (1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit* and *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters/Secondary Living* and *Detached Garage* shall not exceed a maximum size of 4,230 SF.
- (4) The proposed building shall not have full kitchen facilities.
- (5) The maximum height of the *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not exceed a total height of 15-feet.
- (6) The *Guest Quarters/Secondary Living Unit* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the contractor 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 3rd DAY OF OCTOBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 19, 2022

2nd Reading: October 3, 2022

Exhibit 'A'
Location Map and Legal Description

Address: 2175 Arrowhead Court

Legal Description: Lot 2, Block A, Oaks of Buffalo Way Addition



Exhibit 'B':
Concept Plan

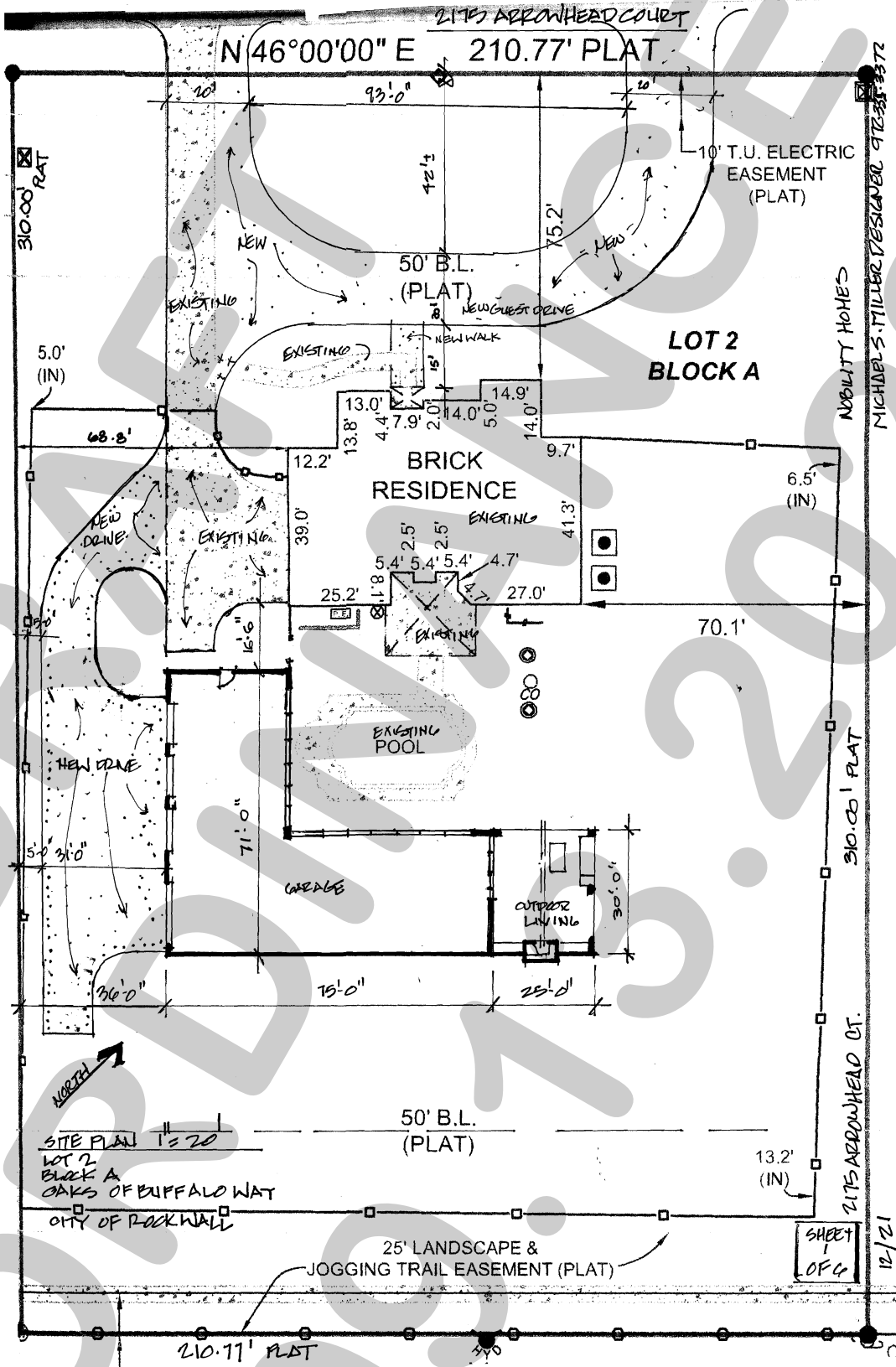
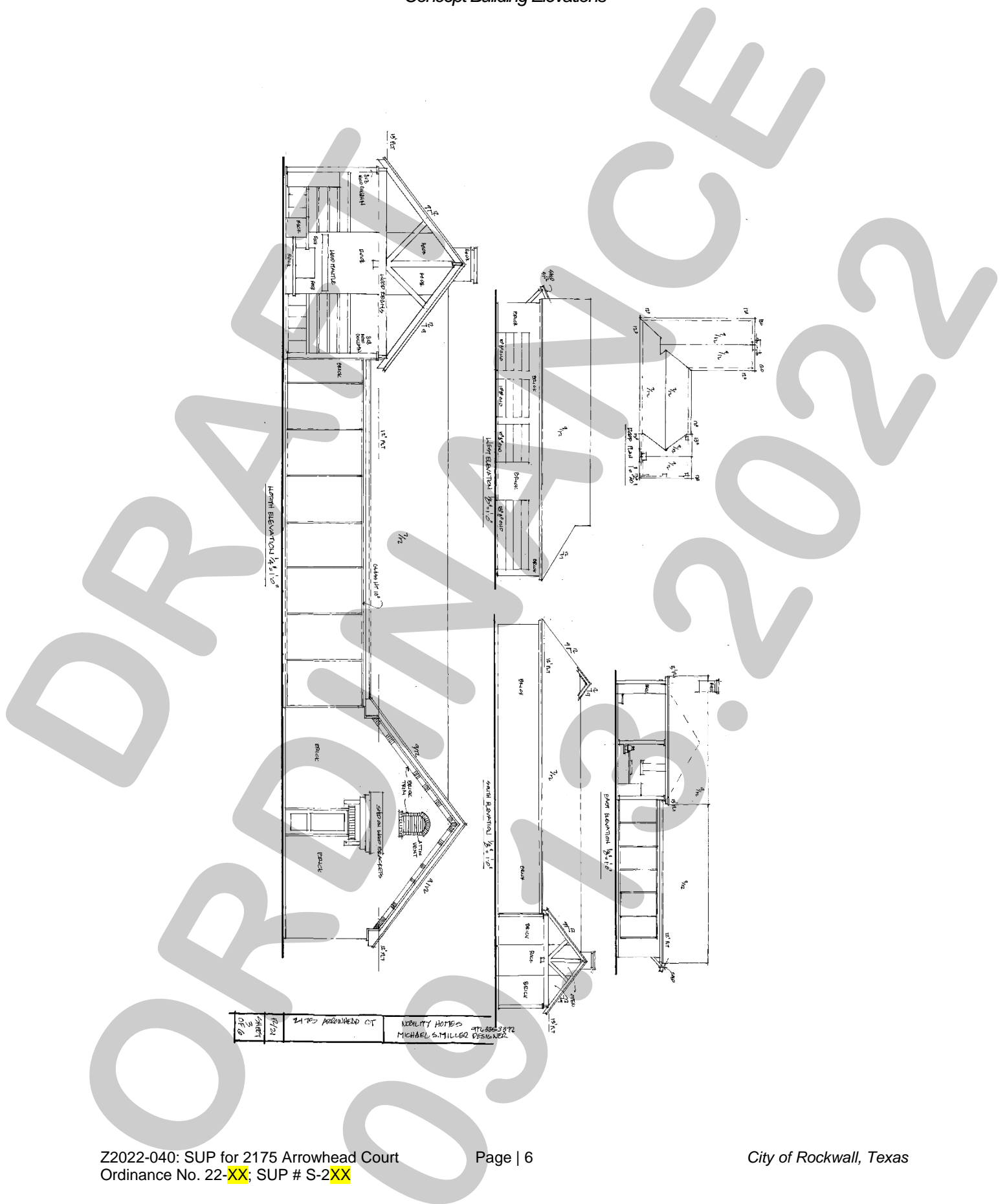


Exhibit 'C':
Concept Building Elevations



2175 ARROWHEAD CT
 ROCKWALL, TEXAS 75087
 MOBILITY HOMES
 MICHAEL S. MILLER DESIGNER



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: September 13, 2022
APPLICANT: Renee Ward, PE; *Weir & Associates*
CASE NUMBER: Z2022-041; *Specific Use Permit (SUP) for a Golf Driving Range*

SUMMARY

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on an 7.955-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and April 5, 2005 the subject property was zoned Commercial (C) District. The subject property has remained vacant since annexation.

PURPOSE

On July 15, 2022, the applicant -- *Renee Ward, PE of Weir & Associates* -- submitted an application requesting a Specific Use Permit (SUP) for a *Golf Driving Range* for the purpose of constructing an ~74,500 SF entertainment venue that will consist of *Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range*.

ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [1] a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*), zoned Light Industrial (LI) District, and which has a *Truck/Trailer Rental facility (i.e. Big Tex Trailers)* situated on it, and [2] the remainder of a 12.868-acre tract of vacant land (*i.e. Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is the eastbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the westbound *Frontage Road* for IH-30.

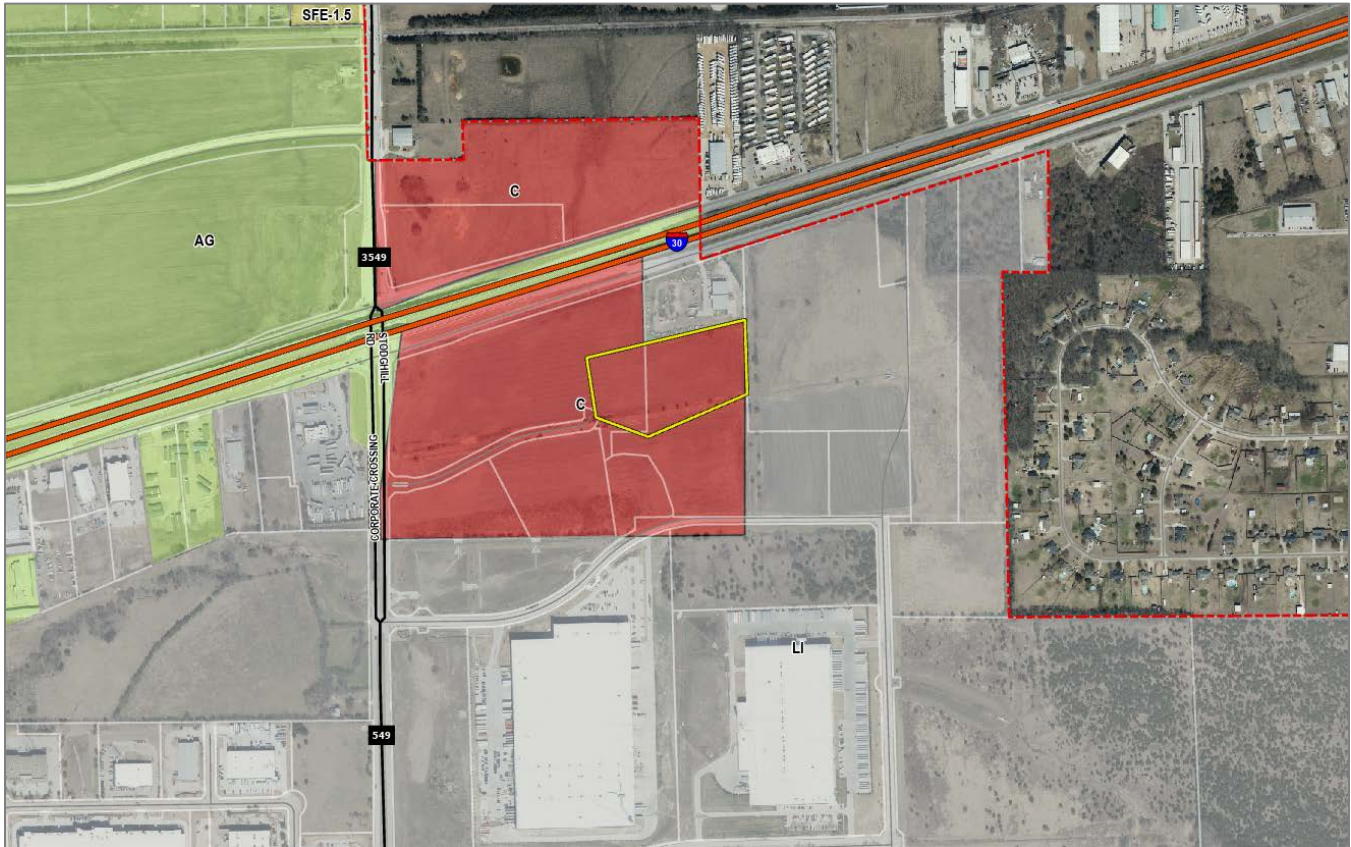
South: Directly south of the subject property is the remainder of an 18.131-acre tract of vacant land (*i.e. Tract 22 of the R. Irvine Survey, Abstract No. 120*). This property is zoned Commercial (C) District. Beyond this is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 10.98-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*), situated within Phase 4 of the Rockwall Technology Park that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is a 21.50-acre tract of vacant land (*i.e. Tract 24-2 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District. Beyond this is the right-of-way for Data Drive, which is

identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is an 11.12-acre tract of vacant land (*i.e. Tract 25 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District.

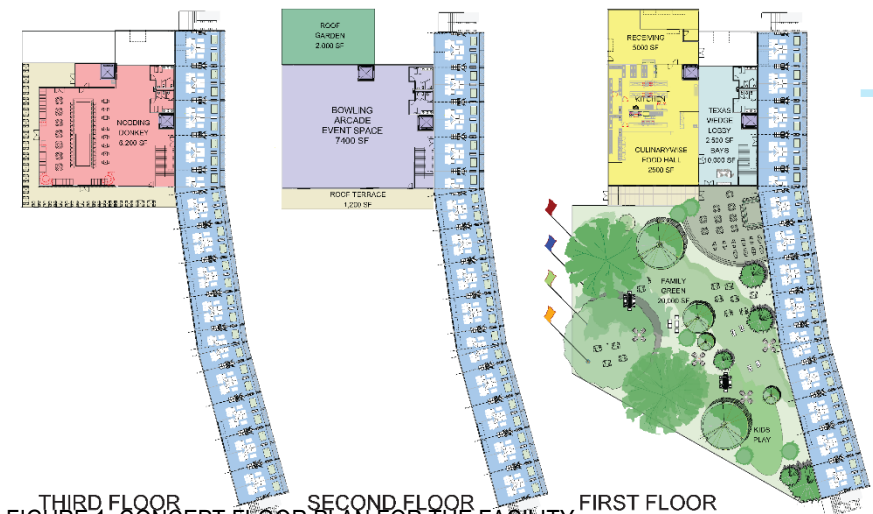
West: Directly west of the subject property is the remainder of a 12.868-acre tract of vacant land (*i.e. Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is Corporate Crossing (*i.e. FM-549*) which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a 6.1917-acre parcel of land (*i.e. Lot 1, Block A, Love's Addition*), zoned Light Industrial (LI) District, which is currently occupied with a *Truck Stop* (*i.e. Love's Truck Stop*).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for an entertainment venue that will consist of *Commercial Indoor Amusement, Restaurants, Banquet Facility/Event Hall, and a Golf Driving Range*. The concept plan shows that the facility will incorporate two (2) restaurants (*i.e. Culinary Wise Food Hall and the Nodding Donkey*) consisting of 15,700 SF, a bowling/arcade event space consisting of 7,400 SF, a roof top garden consisting of 2,000 SF, a kid's playground and family green space consisting of 20,000 SF, and a *Golf Driving Range* consisting of 162,500 SF



THIRD FLOOR SECOND FLOOR FIRST FLOOR
FIGURE 1: CONCEPT FLOOR PLAN FOR THE FACILITY

(i.e. 2,500 SF of enclosed driving bays and 30,000 SF of open-air driving bays, and 130,000 SF of driving range). The proposed facility will be three (3) stories in height and incorporate 430 parking spaces. In addition, the 130,000 SF of Golf Driving Range will extend 200-yards and be enclosed using nets that will be supported with poles that will be 175-feet in height.

CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Commercial (C) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Commercial Indoor Amusement, Restaurant, and Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District;

however, the *Golf Driving Range* requires a Specific Use Permit (SUP) within the Commercial (C) District. The Unified Development Code (UDC) does not stipulate any *Conditional Land Use Standards* for this land use, and the purpose of the Specific Use Permit (SUP) requirement for the *Golf Driving Range* land use is to acknowledge that this land use may not be appropriate in all locations of the City. In addition to the land use standards, Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates a maximum building height of 60-feet in the Commercial (C) District; however, the code goes on to grant the City Council the ability to increase the building height up to 240-feet through a Specific Use Permit (SUP). In this case, the proposed poles supporting the nets for the *Golf Driving Range* will be 175-feet in total height. In order to provide flexibility staff has included an operational condition in the Specific Use Permit (SUP) ordinance that the poles not exceed 200-feet in total height.



FIGURE 2: CONCEPT BUILDING ELEVATIONS

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "...intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses for this designation are listed as *Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment* and *Recreation* land uses. In addition, the *IH-30 Corridor Plan* contained in Appendix B, *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan, identifies the subject property as being a *Strategically Located Property* and designated as a *Opportunity Zone* or "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redevelopment with the highest and best use for the corridor."

STAFF ANALYSIS

The location, access, surrounding land uses, and visibility of the subject property appear to be appropriate for a regional entertainment venue. Staff should point out that in other cities, land uses -- *similar to what the applicant is proposing* -- have proven to be regional destination centers (e.g. *Top Golf, Drive-Shack, etc.*). Based on this, the applicant's request does appear to conform to the types of land uses indicated for the subject property by the OURHometown Vision 2040 Comprehensive Plan. In addition, the subject property is located in an area of the City that is surrounded by commercial and industrial land uses, and does not have any residential adjacencies that would be inconsistent with the proposed land use. Taking this into consideration, the proposed additional height requested for the support poles *does not* appear to have a negative impact on any adjacent properties. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 23, 2022, staff mailed 12 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). There were no Homeowner's Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had not received any notices returned concerning the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the *Operational Conditions* contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (b) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of the Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. **2021000001622**

GENERAL LOCATION **350' South and 1050' East of intersection of I30 and Corporate Crossing**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial - C**

CURRENT USE **Vacant**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **8.01 acres**

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]

OWNER **Structured REA-Rockwall Land LLC**

APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **2801 E Camelback Road, Ste. 200**

ADDRESS **2201 E Lamar Boulevard, Ste. 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **(480) 603-7577**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

NOTARY VERIFICATION [REQUIRED]

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

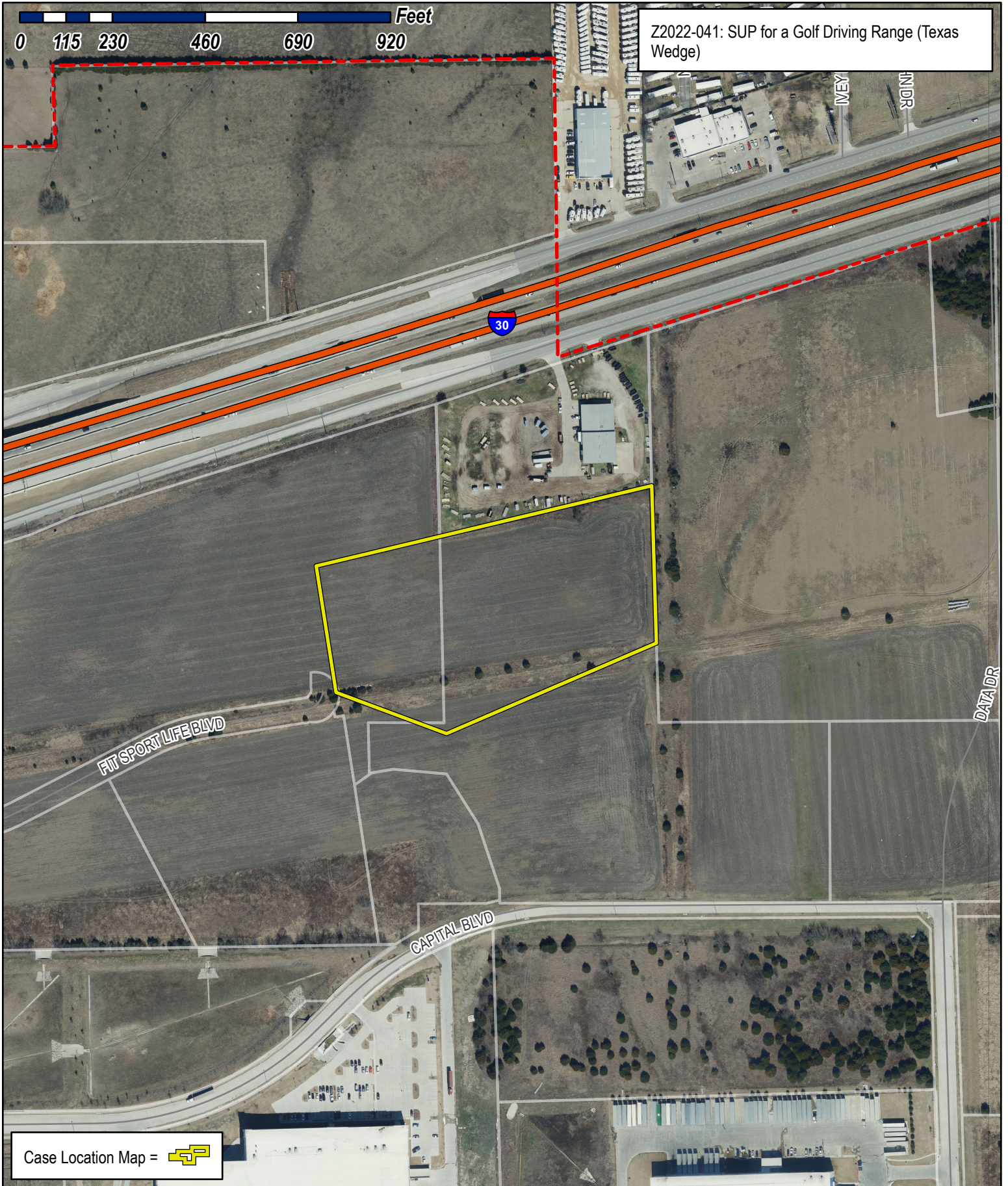
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____




Z2022-041: SUP for a Golf Driving Range (Texas Wedge)

0 115 230 460 690 920 Feet

FIT SPORT LIFE BLVD

CAPITAL BLVD

DATA DR

Case Location Map = 



City of Rockwall

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

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

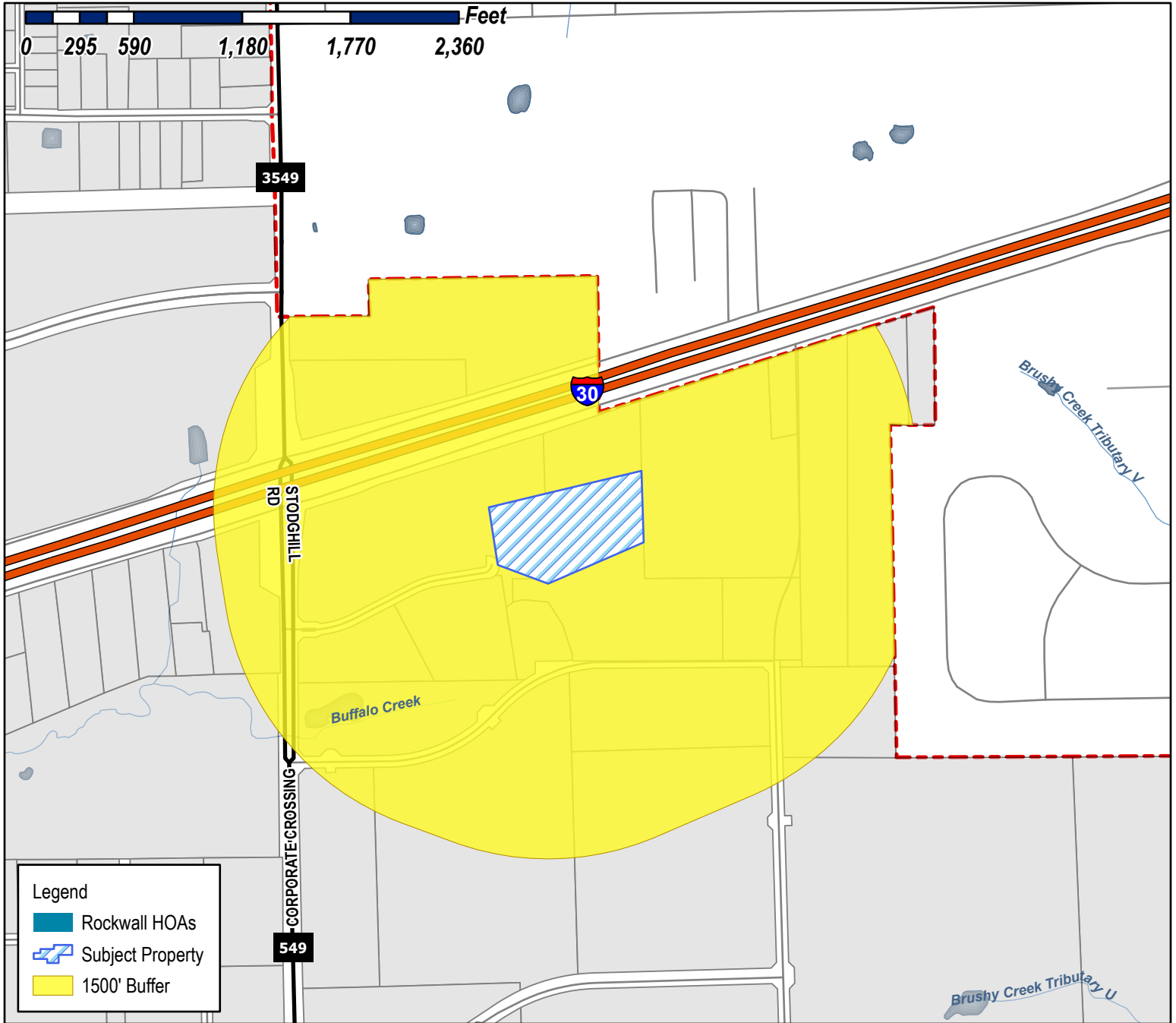




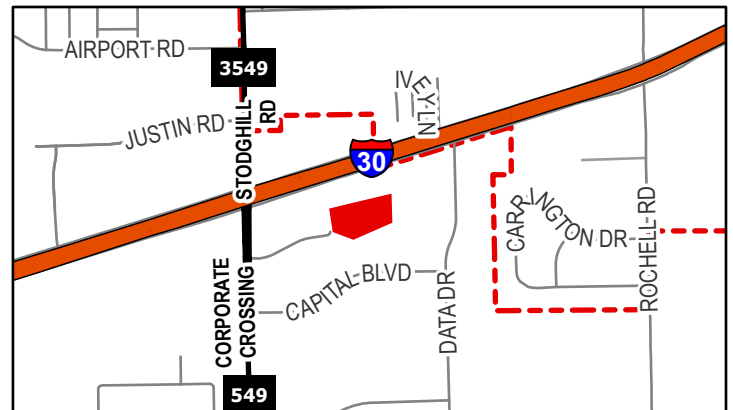
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2022-041
Case Name: SUP for Golf Driving Range
Case Type: Zoning
Zoning: Commercial
Case Address: SE of I-30 and Corporate Crossing



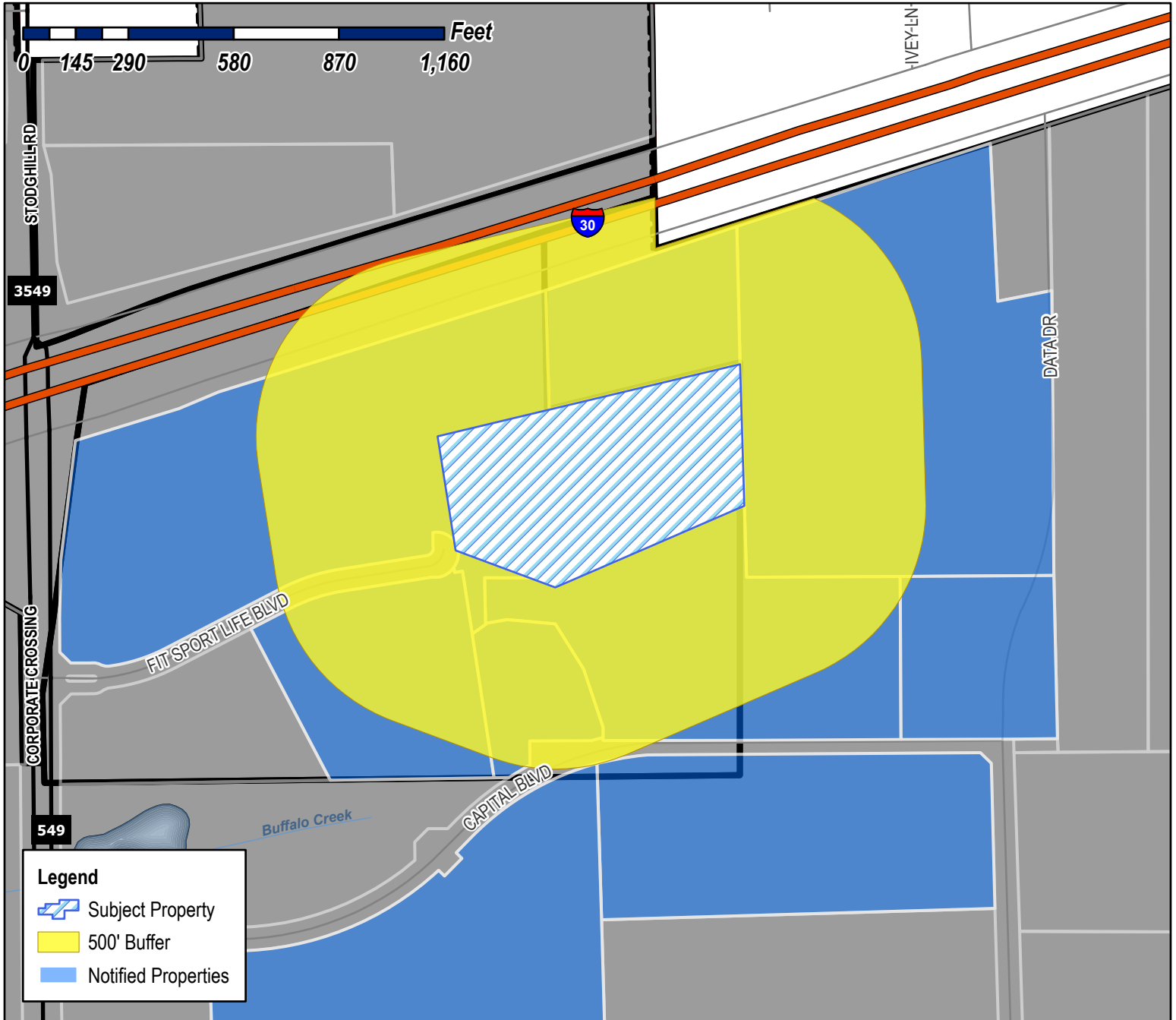
Date Saved: 8/22/2022
 For Questions on this Case Call (972) 771-7745



City of Rockwall

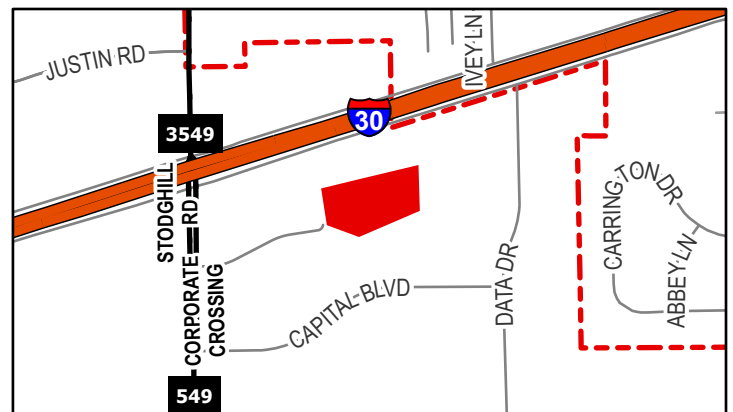
Planning & Zoning Department
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Date Saved: 8/22/2022
 For Questions on this Case Call (972) 771-7745



CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

WALLIS RUSTY FAMILY LTD PARTNERSHIP #2
12277 SHILOH RD
DALLAS, TX 75228

STRUCTURED REA- ROCKWALL LAND LLC
171 N ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC
171 N ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC
171 N ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC
171 N ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

STRUCTURED REA- ROCKWALL LAND LLC
171 N ABERDEEN STREET SUITE 400
CHICAGO, IL 60607

OCCUPANT
2260 E I30
ROCKWALL, TX 75032

OCCUPANT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

OCCUPANT
GLOBAL WELLS INVESTMENT GROUP LLC
3201 CAPITAL BLVD
ROCKWALL, TX 75032

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

JOWERS INC
PO BOX 1870
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:

Z2022-041: SUP for Golf Driving Range

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a Golf Driving Range on an 8.01-acre tract of land being a portion of a larger 18.131-acre tract of land identified as Tract 22 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, 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 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 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:

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

You may also email your comments to the Planning Department at planning@rockwall.com. 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 19, 2022 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. Z2022-041: SUP for Golf Driving Range

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](#)



WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

August 19, 2022

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

PRINCIPALS
JOHN R. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.
RANDALL S. EARDLEY, P.E.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
PRIYA ACHARYA, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK

**Re: Texas Wedge at the SEC of I-30 & Corporate Crossing
Special Use Permit Request**

Dear Planning Department,

We are requesting the following zoning changes with a SUP for the proposed Texas Wedge, 20,000 Green Space, The Nodding Donkey, and Culinary Wise Food Hall at the southeast corner of Interstate 30 and Corporate Crossing:

Golf Driving Range

Article 04 Section 01 of the Unified Development Code (UDC) requires a SUP for a golf driving range in the commercial zoning district.

The development plan for the proposed Texas Wedge includes a golf driving range.

We request a SUP to allow a golf driving range in the commercial zoning district.

Netting around Golf Driving Range

The development plan for the Texas Wedge golf driving range has proposed a 175 foot tall netting around the perimeter of the range.

We request a SUP to provide netting around the perimeter of the golf driving range.

We appreciate your acceptance of our Special Use Permit submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this SUP. If you have any questions or comments, please feel free to contact me at 817-467-7700 or ReneeW@WierAssociates.com.

Truly yours,

Renee Ward, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

7.955 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WALLIS FAMILY LIMITED, PARTNERSHIP #2, RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01'41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01'41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 390.33 FEET TO A POINT;

THENCE S 66'40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WALLIS TRACT, 554.53 FEET TO A POINT;

THENCE N 69'37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10'50'27", AND A CHORD BEARING OF N 14'22'25" W, 3.78 FEET TO A POINT;

THENCE N 08'57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89'22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 76'34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.

WA# 19144.02 PRINTED: 9/6/2022 5:47 PM LAST SAVED: 9/6/2022 5:47 PM STB FILE: WIER-SURVEY.STB FILE: AARONLS FILE: PROPERTY METES & BOUNDS - 19144.02.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



SURVEYOR PREPARING THIS EXHIBIT:

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

7.955 ACRE TRACT
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: RTA
APPROVED: ALS

SHEET NO. 1 OF 1

REV.

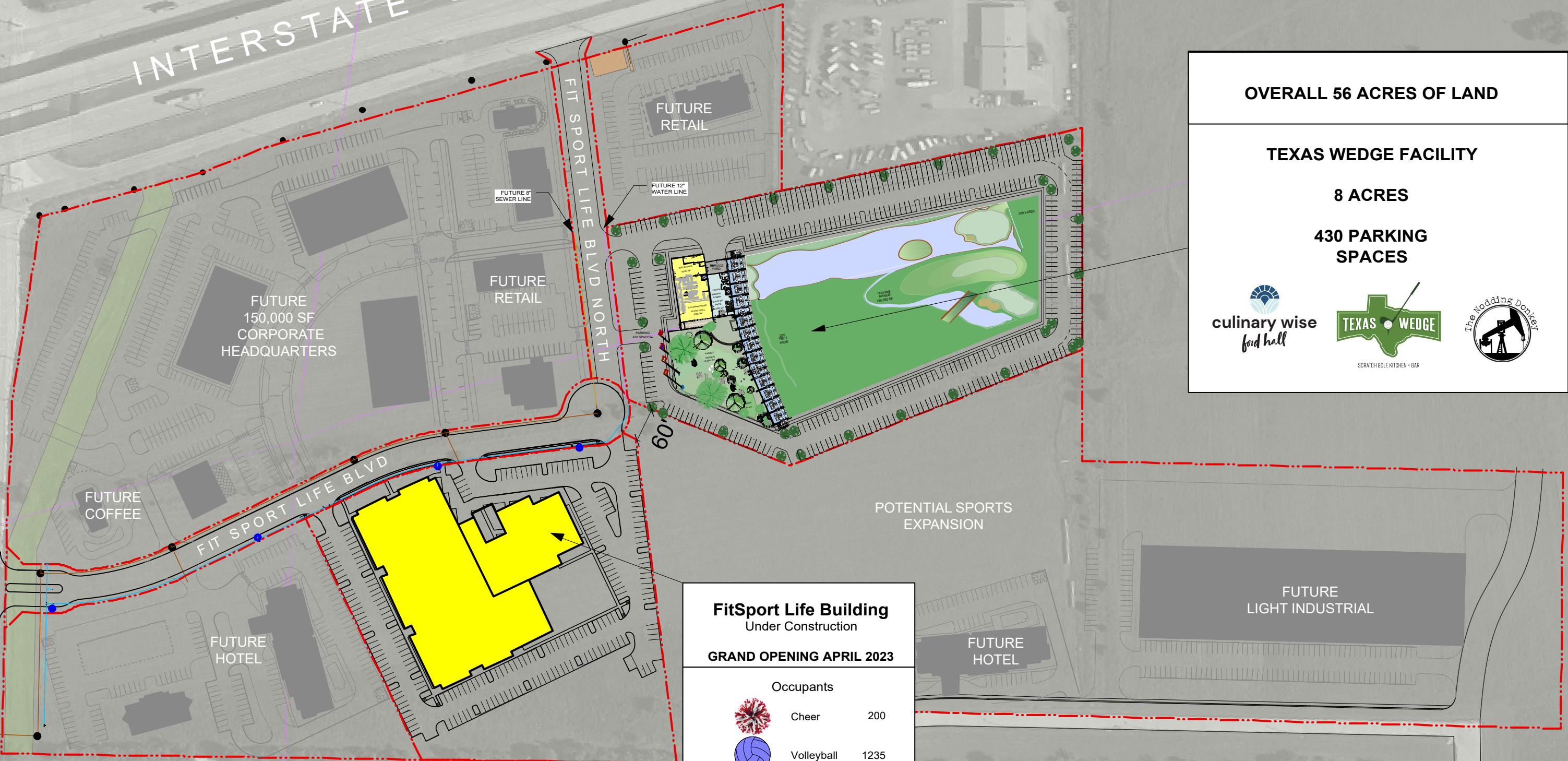
INTERSTATE - 30

CAPITAL BLVD

FIT SPORT LIFE BLVD NORTH

FIT SPORT LIFE BLVD

69



OVERALL 56 ACRES OF LAND

TEXAS WEDGE FACILITY

8 ACRES

430 PARKING SPACES

FitSport Life Building
Under Construction

GRAND OPENING APRIL 2023

Occupants		
	Cheer	200
	Volleyball	1235
	Basketball	1155
	Total Athletes	2590
	Assume 4 people/family	x 4
Total Using Bldg Yearly for Four Seasons		10,360

WDS
wefing design studio

SITE PLAN



ROCKWALL CASE # Z2022-041



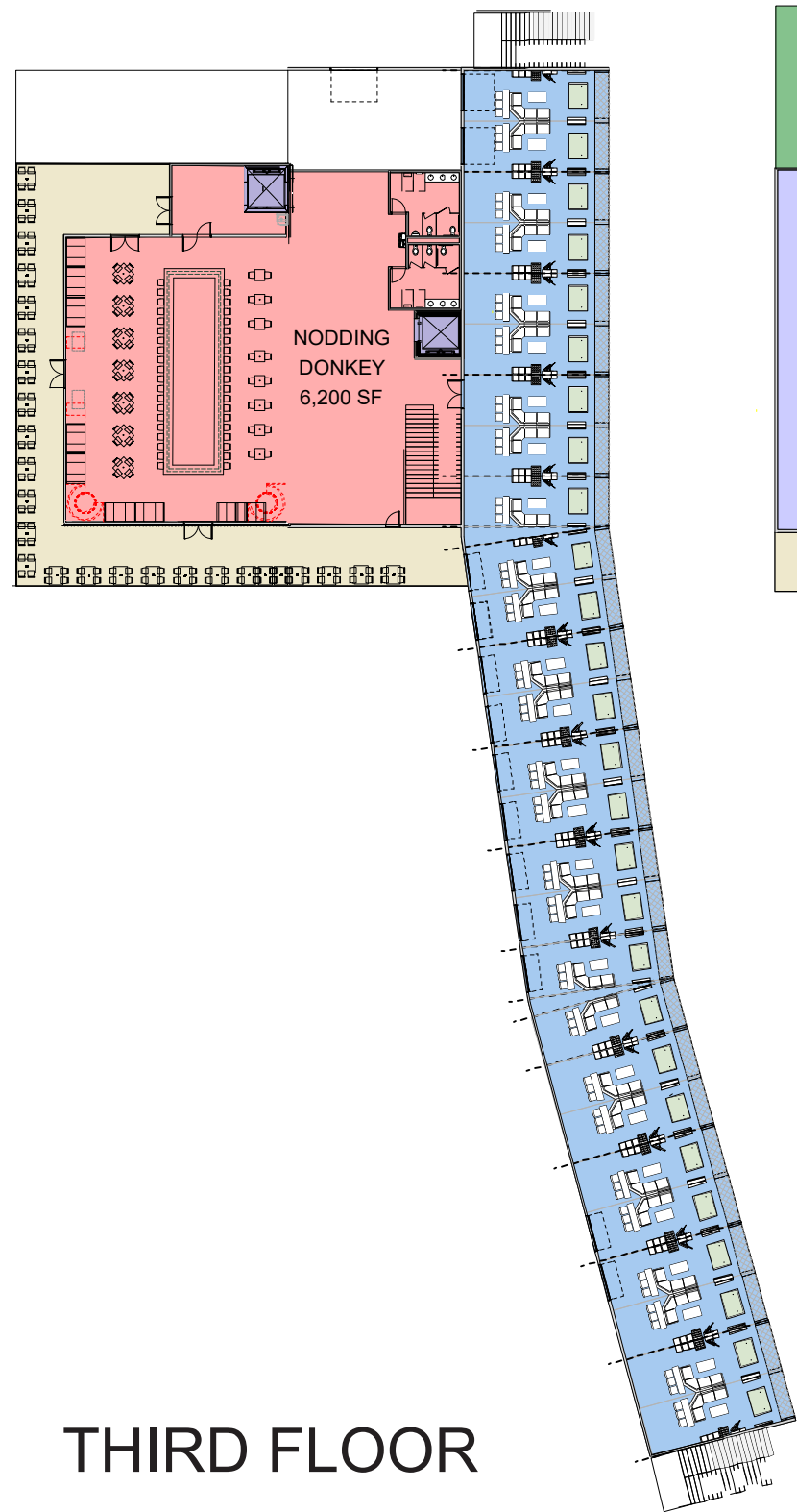
20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

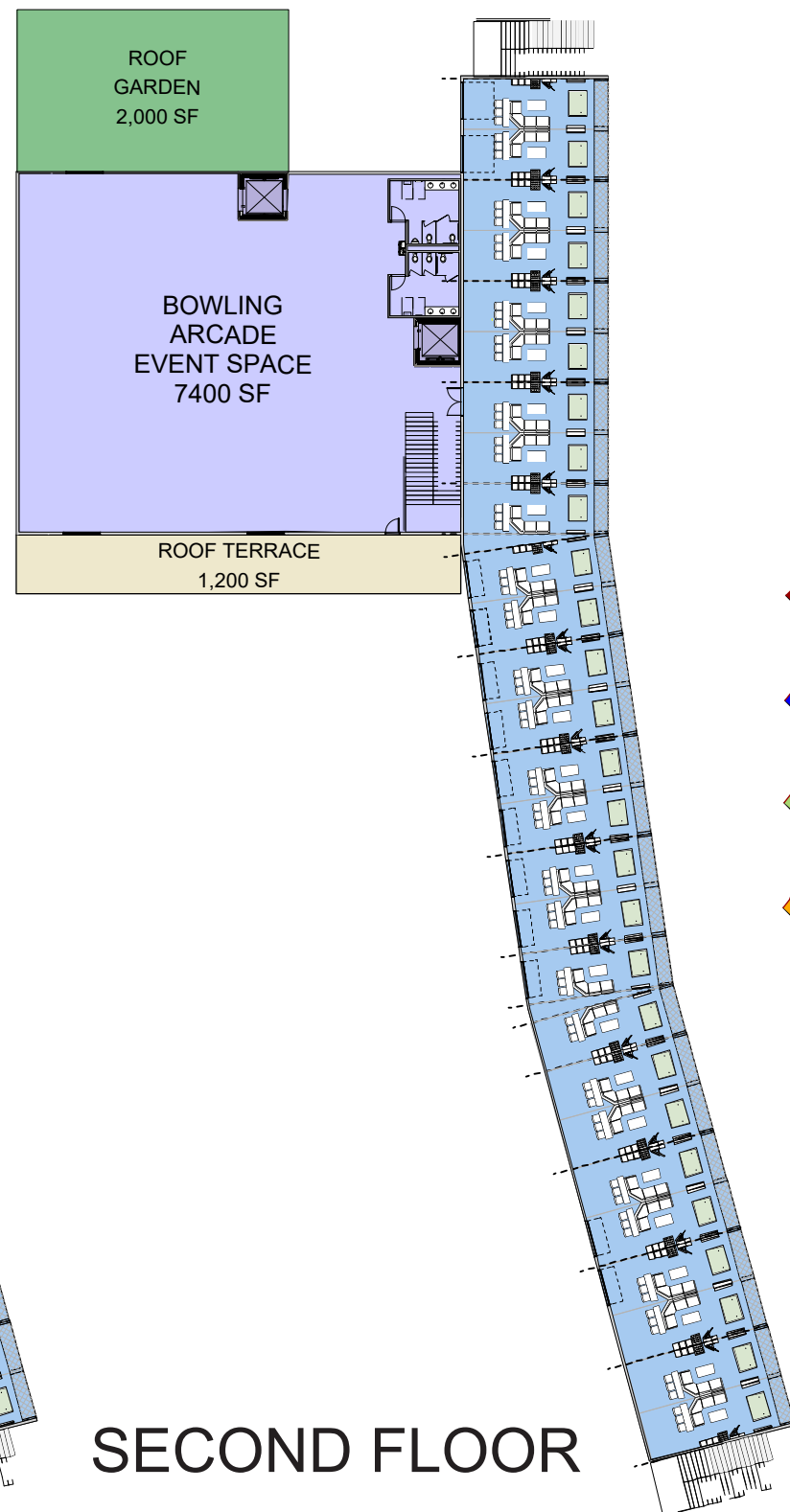
Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

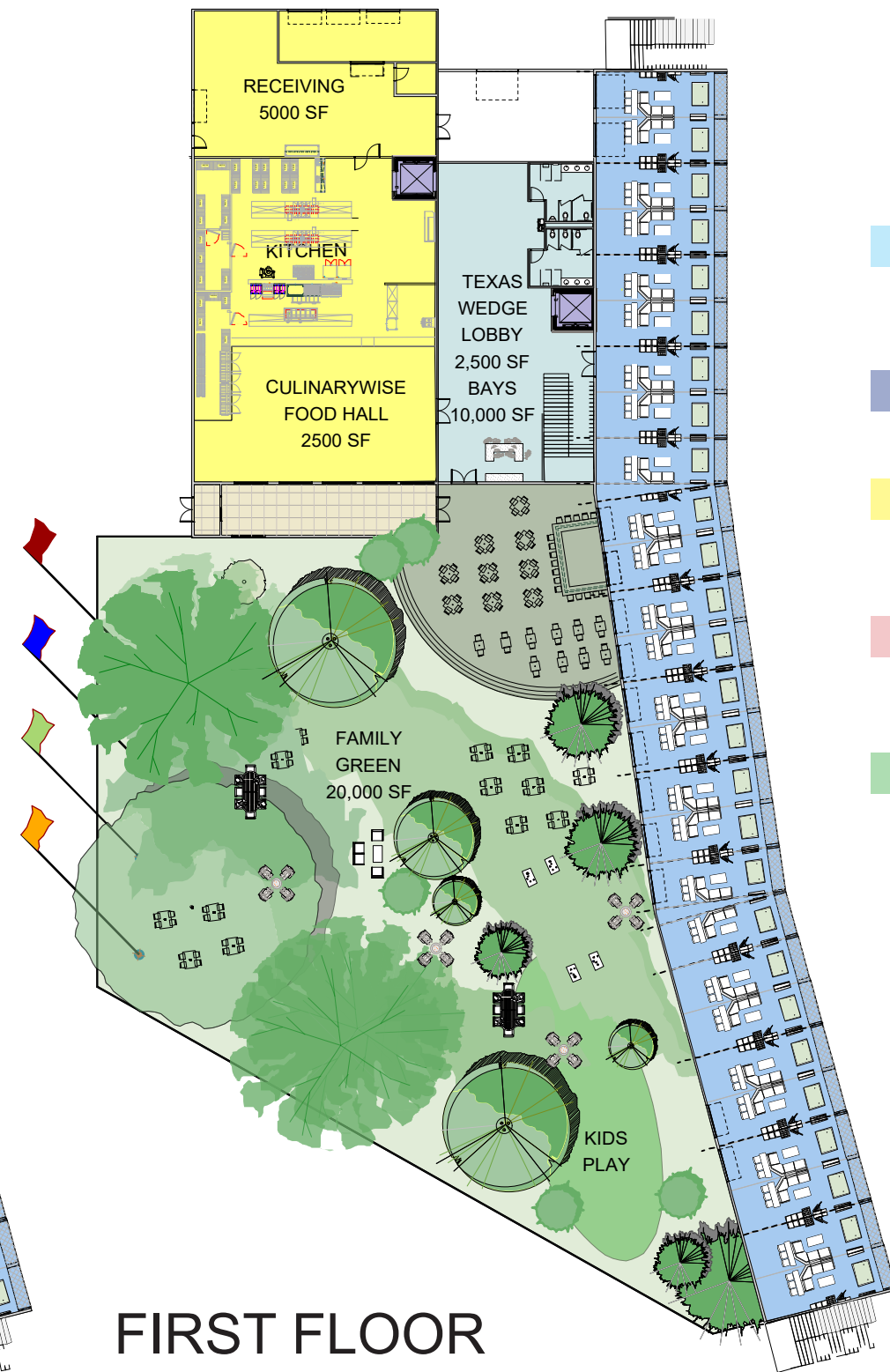
A true entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



THIRD FLOOR

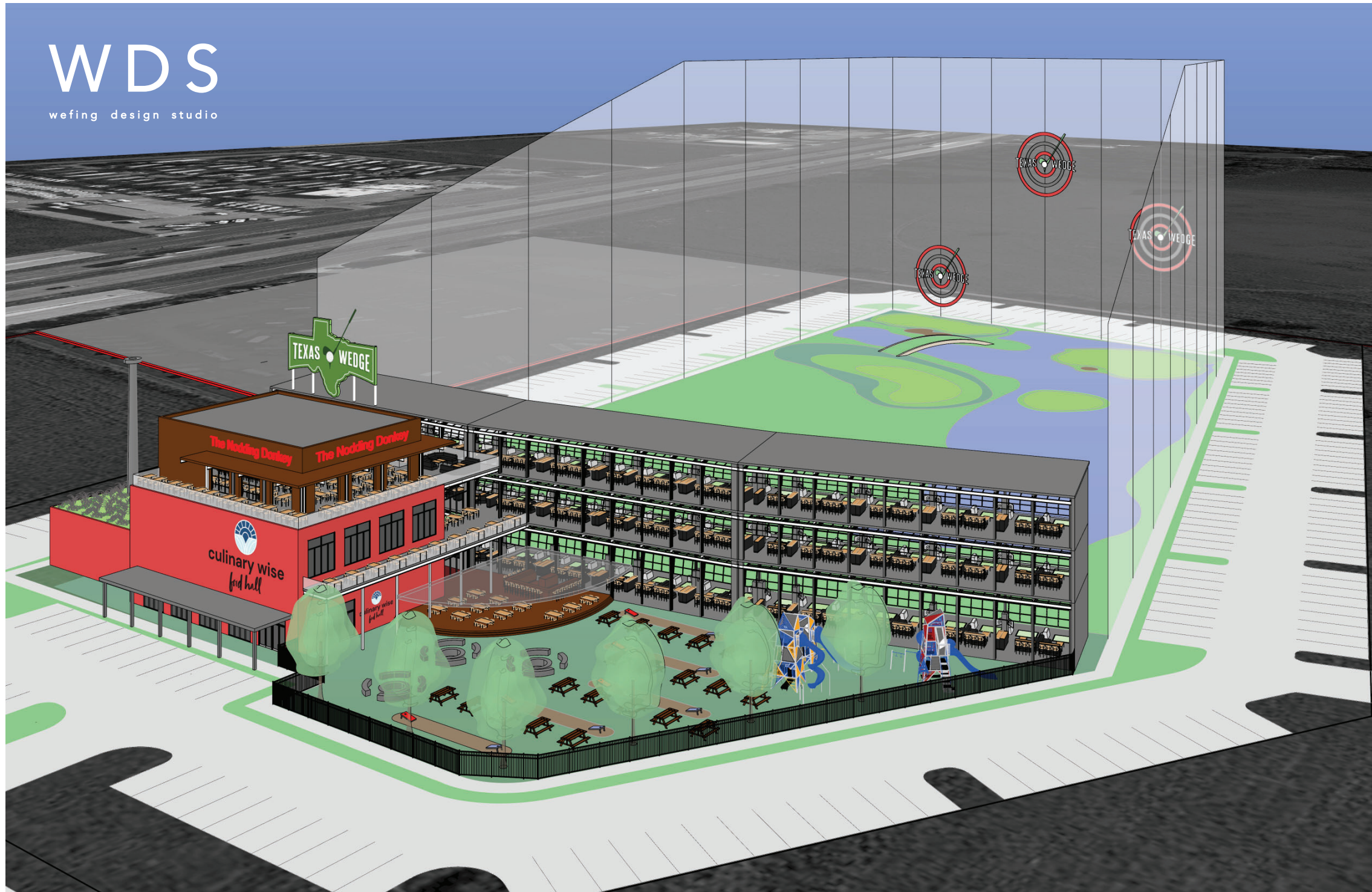


SECOND FLOOR



FIRST FLOOR

- TEXAS WEDGE**
2,500 SF ENCLOSED
30,000 SF OPEN AIR
- BOWLING/ARCADE**
7,400 SF ENCLOSED
- CULINARY WISE**
2500 SF MARKET
5000 SF SERVICE
- NODDING DONKEY**
6,200 SF ENCLOSED
2,000 SF OPEN AIR
- FAMILY GREEN**
20,000 SF OPEN AIR
- TOTAL**
22,500 SF ENCLOSED
52,000 SF OPEN AIR



Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

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20,000 Green Space

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Culinary Wise Food Hall

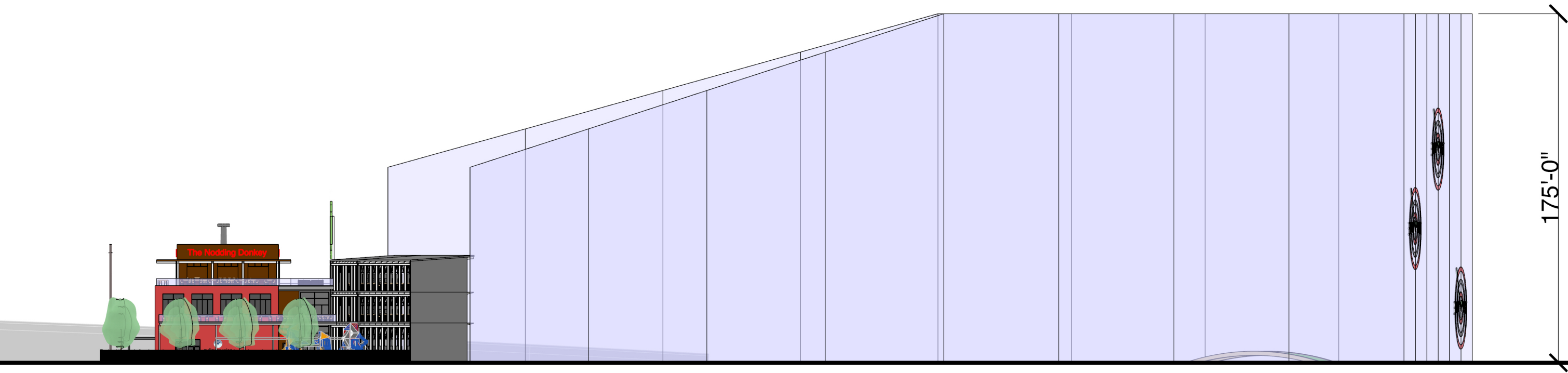


As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.



The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Opened in 2010, The Nodding Donkey quickly became the go to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant State & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 at the rectangular bar. With 60 tv's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.



NETTING HEIGHT

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GOLF DRIVING RANGE* ON A 7.955-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Renee Ward, PE of Weir & Associates on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Specific Use Permit (SUP) for a *Golf Driving Range* on a 7.955-acre parcel of land, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, being identified as a portion of a larger 18.13-acre tract of land and a 12.868-acre tract of land further identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, generally located near the terminus of Fit Sport Life Boulevard, and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Golf Driving Range* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*, and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development*

Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Golf Driving Range* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *Golf Driving Range* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum height of the netting and support structures shall not exceed 200-feet and shall generally conform to *Exhibit 'D'* of this ordinance.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *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 Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 19, 2022

2nd Reading: October 3, 2022

DRAFT
ORDINANCE
09.13.2022

Exhibit 'A':
Legal Description

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID IRON ROD BEING A NORTHEAST CORNER OF SAID STRUCTURED TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOWERS, INC., RECORDED IN VOLUME 1215, PAGE 155, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO RUSTY WAWS FAMILY LIMITED, PARTNERSHIP #2. RECORDED IN VOLUME 4014, PAGE 173, D.R.R.C.T., FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS N 01'41'51" W, 384.88 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID JOWERS TRACT AND THE NORTHWEST CORNER OF SAID RUSTY WALLIS TRACT;

THENCE S 01'41'51" E, ALONG AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 390.33 FEET TO A POINT:

THENCE S 66'40'31" W, DEPARTING AN EAST LINE OF SAID STRUCTURED TRACT AND THE WEST LINE OF SAID RUSTY WAWS TRACT, 554.53 FEET TO A POINT;

THENCE N 69°37'39" W, A DISTANCE OF 307.50 FEET TO A POINT, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 3.78 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 10'50'27", AND A CHORD BEARING OF N 14'22'25" W, 3.78 FEET TO A POINT;

THENCE N 08'57'11" W, A DISTANCE OF 303.51 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND WITH A PINK CAP STAMPED "TXDOT" BEARS S 89'22'04" W, 996.58 FEET, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID STRUCTURED TRACT AND BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30 (VARIABLE WIDTH RIGHT-OF-WAY):

THENCE N 76°34'05" E, AT A DISTANCE OF 316.84 FEET PASSING THE SOUTHWEST CORNER OF SAID JOWERS TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID JOWERS TRACT AND A NORTH LINE OF SAID STRUCTURED TRACT A TOTAL DISTANCE OF 857.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.955 ACRES (346,532 SQUARE FEET) OF LAND, MORE OR LESS.

**Exhibit 'B':
Concept Plan**



20,000 Green Space

Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

Texas Wedge

Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-5 signature holes from some of the most well-known PGA courses.

A true entertainment destination for families and adults alike, the fun doesn't stop at golf. The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubblly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.

WDS

waving design studio

ROCKWALL CASE # Z2022-041

**Exhibit 'B':
Concept Plan**



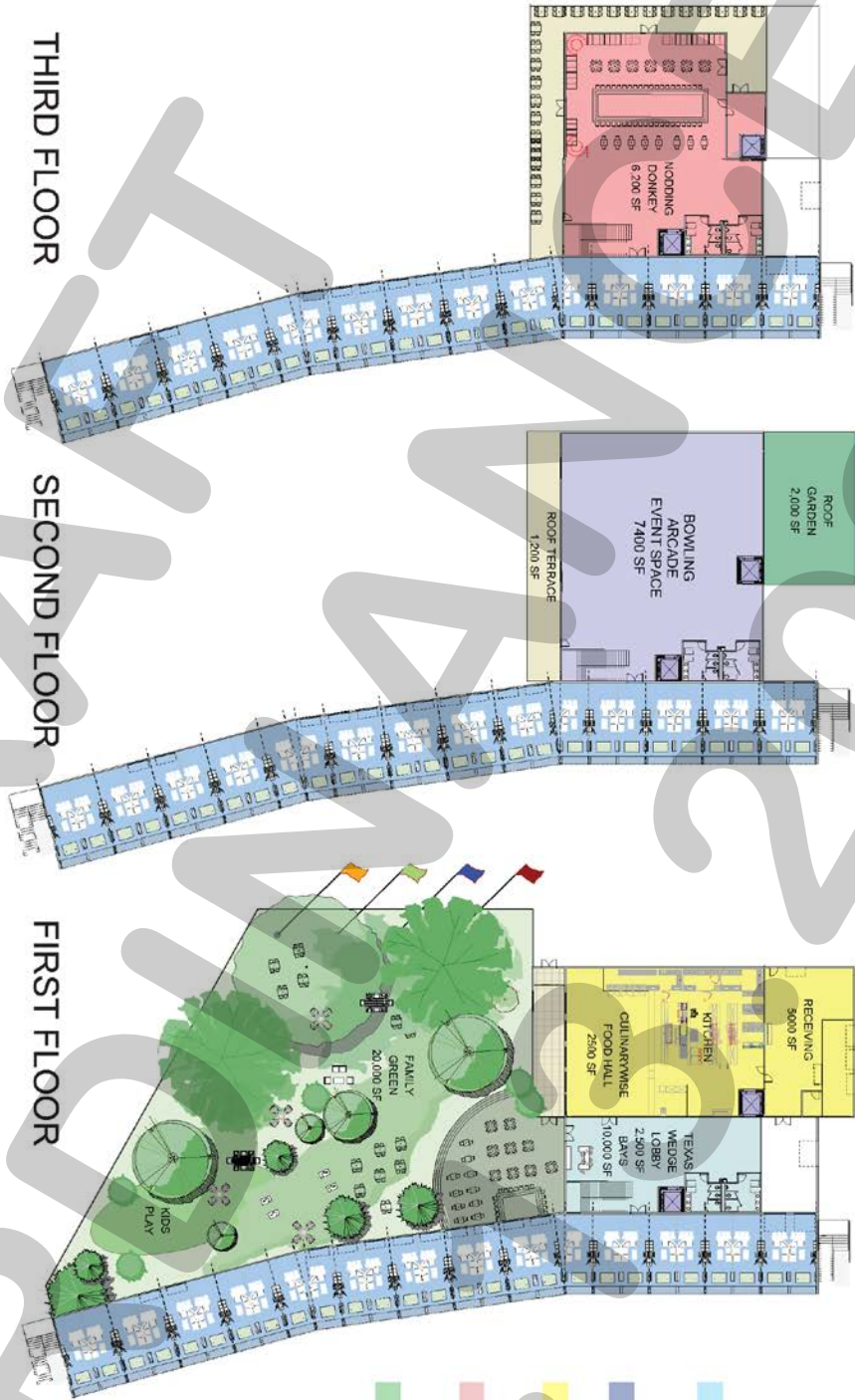
Exhibit 'B':
Concept Plan

WDS
welling design studio

THIRD FLOOR

SECOND FLOOR

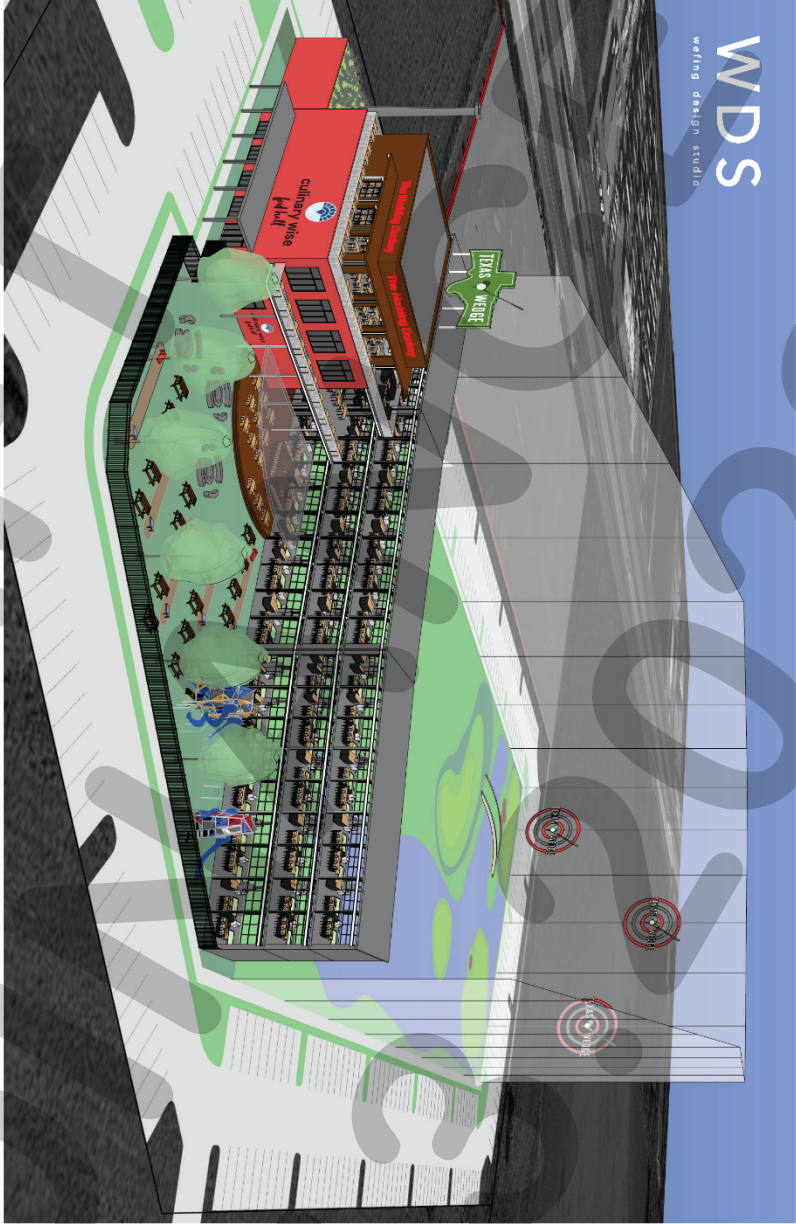
FIRST FLOOR



- TEXAS WEDGE
- 2,300 SF ENCLOSED
- 30,000 SF OPEN AIR
- BOWLING/ARCADE
- 7,400 SF ENCLOSED
- CULINARY WISE
- 2,500 SF MARKET
- 5,000 SF SERVICE
- NODDING DONKEY
- 6,200 SF ENCLOSED
- 2,000 SF OPEN AIR
- FAMILY GREEN
- 20,000 SF OPEN AIR
- TOTAL**
- 22,500 SF ENCLOSED
- 52,000 SF OPEN AIR

ROCKWALL CASE # Z2022-041

**Exhibit 'C':
Concept Building Elevations**



As the parent company of our restaurants, Culinary Wise unites our concepts as one brand. The Culinary Wise Food Hall is a literal physical representation of that unity, with four of our most popular restaurant concepts under one roof, as well as a few offerings that have been served through our catering business for over 20 years. As the sole owner and operator of the food hall, unlike other food halls which rent space to individual restaurant owners, we'll have full oversight of the quality and consistency in both our offerings and our service. The food hall will have 2,500 sq ft of kitchen and eatery space with 120 indoor seats and an indoor/outdoor bar that seats 12 on both sides. There will also be 80 seats outside along with a covered & gated playground for children aged 2-12 years.

Culinary Wise Food Hall



Opened in 2010, The Nodding Donkey quickly became the go-to sports saloon in Uptown Dallas. Our menu offerings for the Texas Wedge outpost of The Nodding Donkey will be a hybrid of the restaurant's tex-mex and game day favorites, along with bistro items including steaks, pork chops & pasta from sister restaurant Stele & Allen. Located on the third floor of Texas Wedge as part of the 15,000 sq. foot open air design, The Nodding Donkey will have ample seating with 300+ seats inside, 200+ outside and 60 of the rectangular bar. With 60 W's and a live concert venue sharing the 15,000 sq ft space, there will always be something to enjoy at The Nodding Donkey! Rockwall residents looking for a place to plan an event will also love our 5,000 sq ft private event hall overlooking the stage and outdoor bar. This larger space can also be rearranged into four 1,250 sq ft spaces to accommodate smaller parties.

The Nodding Donkey - Texas Sports Saloon, Scratch Kitchen

Texas Wedge
Texas Wedge has been designed to be an unforgettable experience for golf enthusiasts, amateurs, and families alike, focused on five-star guest service, the latest interactive golf technology and professional quality golf equipment. In each of the 81 bays, guests will swing Cleveland Wedges and drive Srixon golf balls as they play their choice of 200 of the most famous golf courses from around the world, thanks to Track Master technology. In the driving range area, guests will have access to 3-.5 signature holes from some of the most well-known PGA courses.
A five entertainment destination for families and adults alike, the fun doesn't stop at golf! The second floor of Texas Wedge will be home to 12 lanes of bowling, a full arcade and five party rooms, perfect for birthday parties, corporate events and more. Go up one more level and you'll find yourself in The Nodding Donkey Sports Saloon, a full-service bar and kitchen with two private rooms (The Bourbon Room & The Bubbly Room) exclusively for adults. Each room will have private bathrooms, a bar, a balcony and two golf bays. Texas Wedge has truly been designed to be the premiere entertainment destination for families and adults alike in beautiful Rockwall, TX.



20,000 Green Space

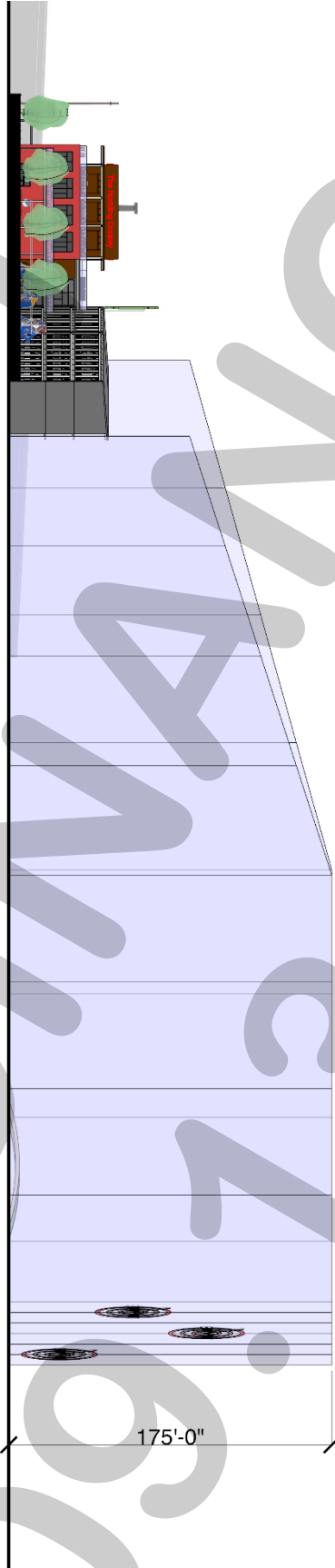
Central secure green space for families to gather. Outdoor entertainment and shaded trees provide a safe and relaxing environment for family gathering. Canopy covered raised bar for live music.

ROCKWALL CASE # Z2022-041

Exhibit 'D':
Golf Netting Height

WDS
weifeng design studio

NETTING HEIGHT



ROCKWALL CASE # Z2022-041



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: September 13, 2022

APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*

CASE NUMBER: Z2022-042; *Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with a Drive Through or Drive-In*

SUMMARY

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35 [Case No. Z2011-016]* to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a *PD Development Plan [Ordinance No. 17-08; Case No. Z2016-049]* for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the *PD Development Plan*, and the subject property has remained vacant since annexation.

More recently -- *on January 3, 2022* --, the City Council approved a *PD Development Plan [Ordinance No. 22-01; Case No. Z2021-048]*, which superseded *Ordinance No. 17-08* and provided a plan for two (2) ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. The purpose of this *PD Development Plan* was to layout the screening, pedestrian access, and amenities proposed for the anticipated development. Following the approval of *Ordinance No. 22-01*, the applicant -- *Bowen Hendrix of DuWest Realty, LLC* -- submitted an application on January 18, 2022 requesting the approval of a Specific Use Permit (SUP) for a *Restaurant, Less Than 2,000 SF with Drive Through or Drive-In*. The applicant changed the request [*Case No. Z2022-003*] on January 21, 2022 to a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More with Drive-Through or Drive-In*. The purpose of these applications was to construct two (2) drive-through restaurants within the two (2) ~10,000 SF multi-tenant restaurant/retail buildings. A site plan [*Case No. SP2022-012*] was approved for these buildings by the Planning and Zoning Commission on April 12, 2022. Following this approval, the applicant requested and was granted a variance to the driveway spacing requirements [*Case No. MIS2022-016*] to allow an additional driveway off of Quail Run Road.

PURPOSE

On August 19, 2022, Bowen Hendrix of DuWest Realty, LLC, submitted an application requesting the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or Greater, with Drive-Through or Drive-In* for the purpose of constructing a 2,325 SF drive-through restaurant.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision, which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (*i.e. Lot 1R, Block B, Quail Run Retail*) with a pharmacy (*i.e. CVS Pharmacy*) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (*i.e. Lot 1, Block A, Kroger 205 Addition*) with a grocery store and gas station (*i.e. Kroger Grocery Store and Fuel Center*) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (*i.e. Fire Station #3*). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for *Public* and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (*i.e. Lot 1, Block A, Pecan Valley Retail Addition*), which is occupied by a multi-tenant retail building.

FIGURE 1: LOCATION MAP WITH ZONING DESIGNATIONS AND PARCELS
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a development application and concept plan depicting the layout of one (1), 2,325 SF drive-through restaurant on the subject property. Based on the concept plan, the building will be oriented so that the drive-through and *bailout* lanes will be located along the northern and western façade of the building. The ingress and egress for the property will be primarily taken off of two (2) drive approaches -- *one of which is existing on the CVS Pharmacy property* -- along Quail Run Road, and an existing drive approach along N. Goliad Street [SH-205] (*which is also an existing access point of the CVS Pharmacy*). Staff should also point out that the concept plan shows the use of three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) along the northern, eastern, and southern property lines of the subject property.

With regard to parking, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) stipulates a parking requirement for a *Full-Service Restaurant* (*i.e. a restaurant that provides indoor ordering, seating and dining*) of one (1) parking space per 100 SF of floor area. When considering the proposed 2,325 SF restaurant shown on the concept plan, this translates to a parking requirement of 24 parking spaces. The concept plan indicates a total of 35 parking spaces (*33 spaces with 2 ADA parking spaces*) will be provided or 11 parking spaces more than the minimum requirement.

CONFORMANCE WITH THE CITY'S CODES

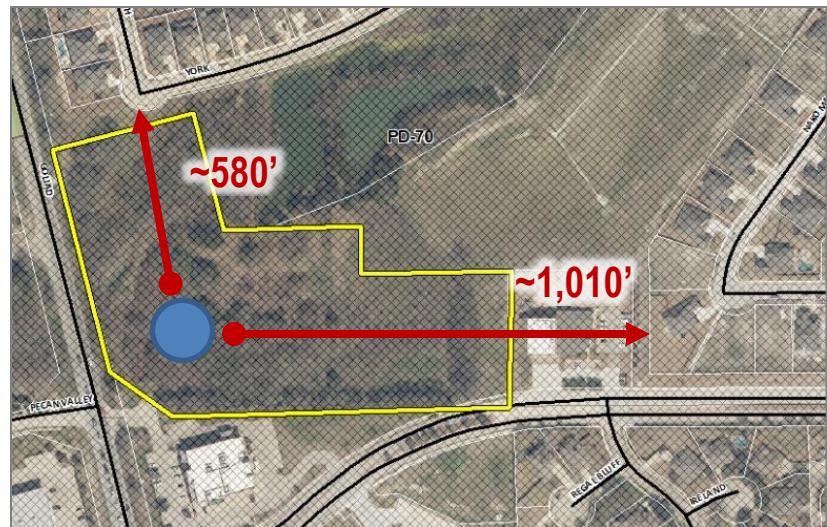
According to Planned Development District 70 (PD-70) [*Ordinance No. 19-41*], the subject property is subject to the land uses and development standards stipulated for the General Retail (GR) District as specified by the Unified Development Code (UDC), and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, the *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In* land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. The purpose of requiring a Specific Use Permit (SUP) for this land use in a General Retail (GR) District is tied to the fact that this zoning designation is typically located directly adjacent to or in close proximity to single-family residentially zoned districts. According to the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide *limited* retail and service uses for one (1) or more neighborhoods ... [*it*] is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic." In this case, Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] specifically limits land uses that would be outside of the scope of providing *limited* retail and service uses and continues to require *Restaurants with a Drive-Through or Drive-In* (*of any square footage*) receive a Specific Use Permit (SUP). This requirement grants discretionary oversight from the Planning and Zoning Commission and City Council. In reviewing requests for a *Restaurant with a Drive-Through or Drive-In*, Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) lays out the following land use conditions:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lands for drive-through service window (*i.e. the food delivery/payment window*) shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

In this case, the submitted site plan shows conformance to all of the *Land Use Conditions* stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Specifically, the concept plan demonstrates that the drive-through lane can accommodate a minimum of six (6) vehicles for the drive-through lane, and that three (3) tiered screening will be provided adjacent to the northern, eastern, and southern property lines. In addition, the proposed development will *only* have access from Quail Run Road and N. Goliad Street, both of which are identified as a M4D (*i.e. major collector, four [4] lane divided roadway*) on the City's Master Thoroughfare Plan and considered to be commercial roadways (*i.e. not local residential streets*).

According to the *Residential Adjacency Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he residential adjacency standards shall apply when a use is proposed for a non-residential building or site that is adjacent to a residential district, and both of the following conditions apply: (a) An existing or proposed building, structure, or device on the lot is within 150-feet of a residential district boundary ... (b) One or more of the following uses are proposed: (2) Restaurants, including accessory outdoor seating, with drive-in or drive-through facilities.” In this case, the subject property is directly adjacent to a residentially zoned property along the northern (and parts of the eastern) boundary; however, staff should point out that this area is an open space/preservation area owned by the *Stone Creek Estates Homeowners Association*.

FIGURE 2: CLOSEST RESIDENTIAL ADJACENCY



BLUE CIRCLES: APPROXIMATE LOCATION OF BUILDINGS;
 RED LINE: DISTANCE TO THE CLOSEST RESIDENTIALLY USED PROPERTY

In addition, the the building is ~580-feet away from the closest residentially used property. Regardless of this separation, the following *Residential Adjacency Standards* would apply:

- (1) **Noise.** Any use containing individual service speakers *shall not* be permitted within 150-feet of any residential district unless the speaker is appropriately screened and shall meet the standards established in Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances. The Planning and Zoning Commission may require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the individual service speakers.

STAFF ANALYSIS

As stated above, this request appears to conform to all the requirements of Planned Development District 70 [Ordinance No. 19-41], the approved *PD Development Plan* [Ordinance No. 22-01], and the Unified Development Code (UDC). Specifically, the applicant’s request is: [1] not taking access to a local residential roadway, [2] is providing screening along the northern property boundary to reduce the possibility of creating a negative externality for the existing adjacent residential development, [3] is providing drive-through lanes that can accommodate a minimum stacking of six (6) standard size motor vehicles, [4] is providing *bailout* lanes adjacent to the drive-through lanes, and [5] all residential land uses are a minimum of ~580-feet from the proposed building. With this being said, all requests for a Specific Use Permit (SUP) are discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 23, 2022, staff mailed 74 notices to property owners and occupants within 500-feet of the subject property notifying them that the applicant was requesting a Specific Use Permit (SUP) for a *Restaurant with More Than 2,000 SF with Drive-Through or Drive-In*. Staff also notified the Stone Creek, Quail Run Valley, the Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview Summit Homeowner’s Associations (HOAs), which were the only Homeowners’ Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearing in the Rockwall Herald Banner on August 26, 2022 as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Three (3) property owner notifications and two (2) emails from property owners *within* the 500-foot notification area in opposition to the applicant’s request.
- (2) One (1) email from a property owner *within* the 500-foot notification area in favor of the applicant’s request.

- (3) One (1) email and one (1) response to the online Zoning and SUP Input Form from a property owner outside of the 500-notification area opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with Drive Through or Drive-In on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the Concept Plan contained in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
 - (b) The applicant shall provide three tier screening on the north, south, and west sides of the concept plan.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- 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 not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

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

APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway
Suite 200

CITY, STATE & ZIP

CITY, STATE & ZIP Dallas, TX 75025

PHONE

PHONE (214) 918-1804

E-MAIL

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

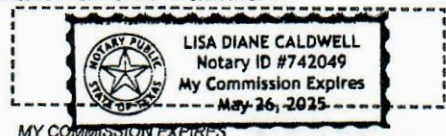
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.25 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, 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."

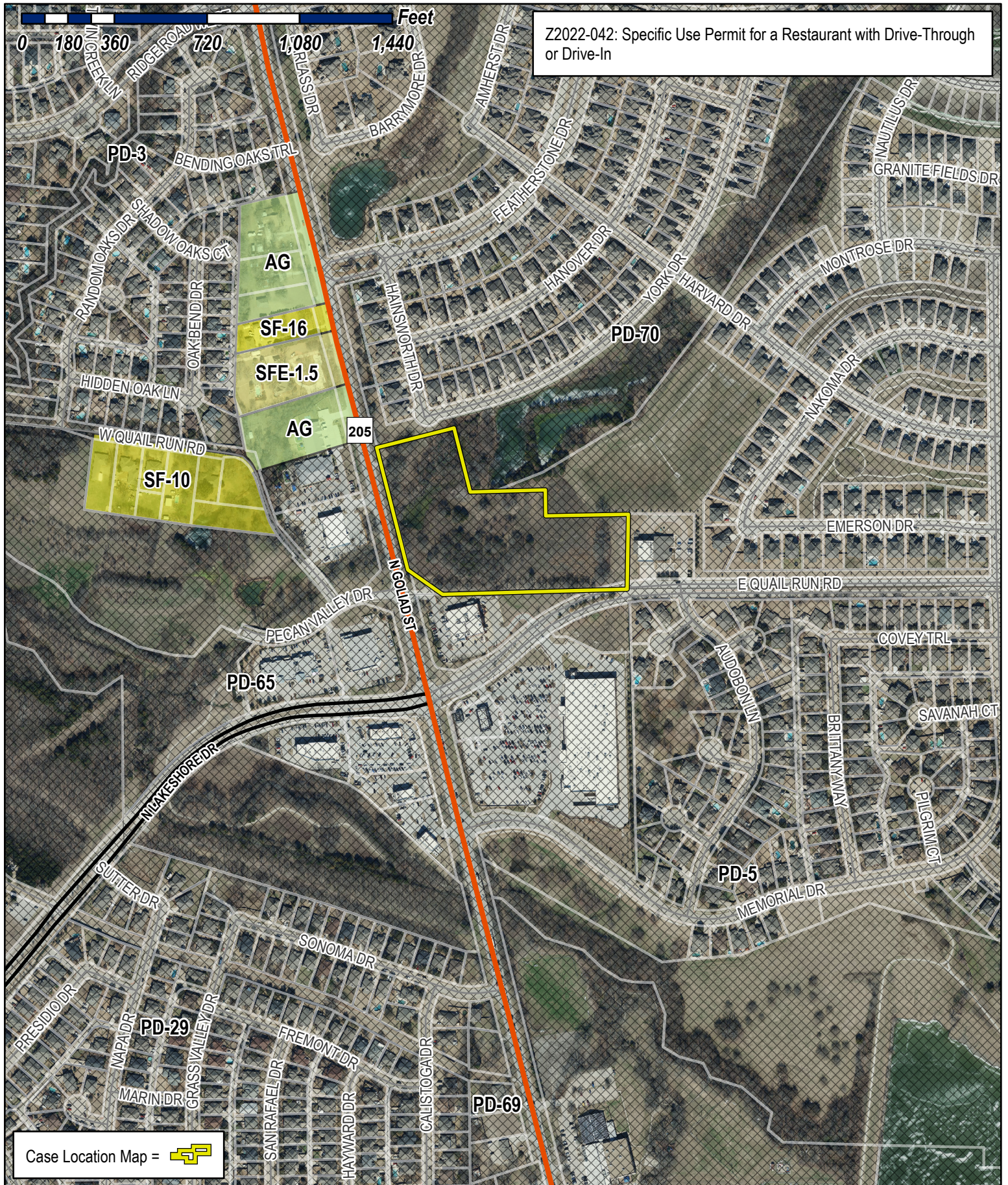
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022

OWNER'S SIGNATURE Bowen Hendrix

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Lisa Caldwell





Z2022-042: Specific Use Permit for a Restaurant with Drive-Through or Drive-In

Case 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.



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, August 23, 2022 4:41 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-042]
Attachments: Public Notice (Z2022-042).pdf; HOA Map (08.19.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *August 26, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 13, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 19, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with 2,000 SF or more with a Drive-Through or Drive-In* on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

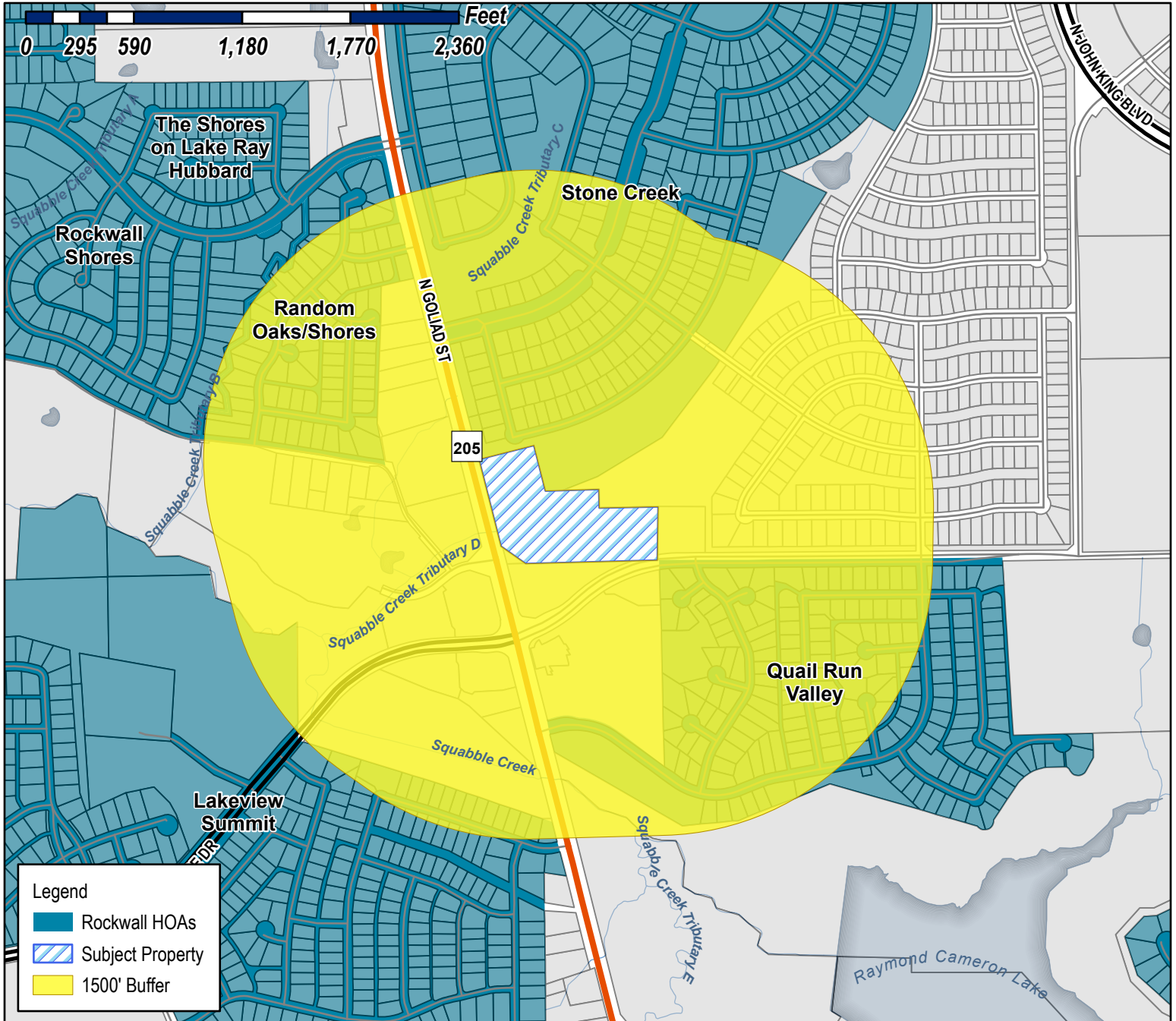
<http://www.rockwall.com/planning/>



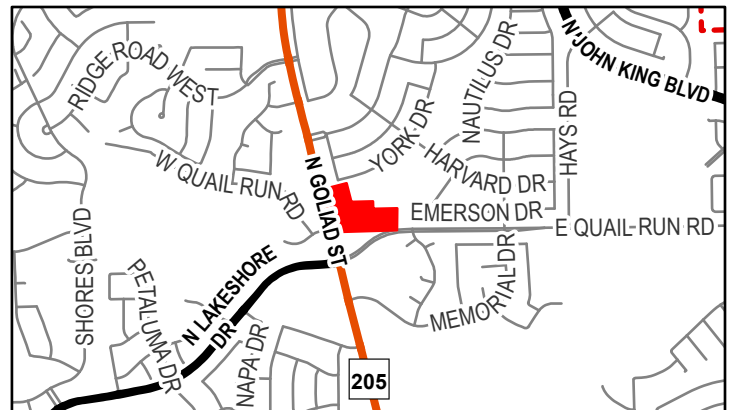
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-042
Case Name: SUP for Restaurant w/Drive-Through or Drive-In
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: NEC of E. Quail Run Rd. & SH-205
Date Saved: 8/22/2022
 For Questions on this Case Call (972) 771-7745

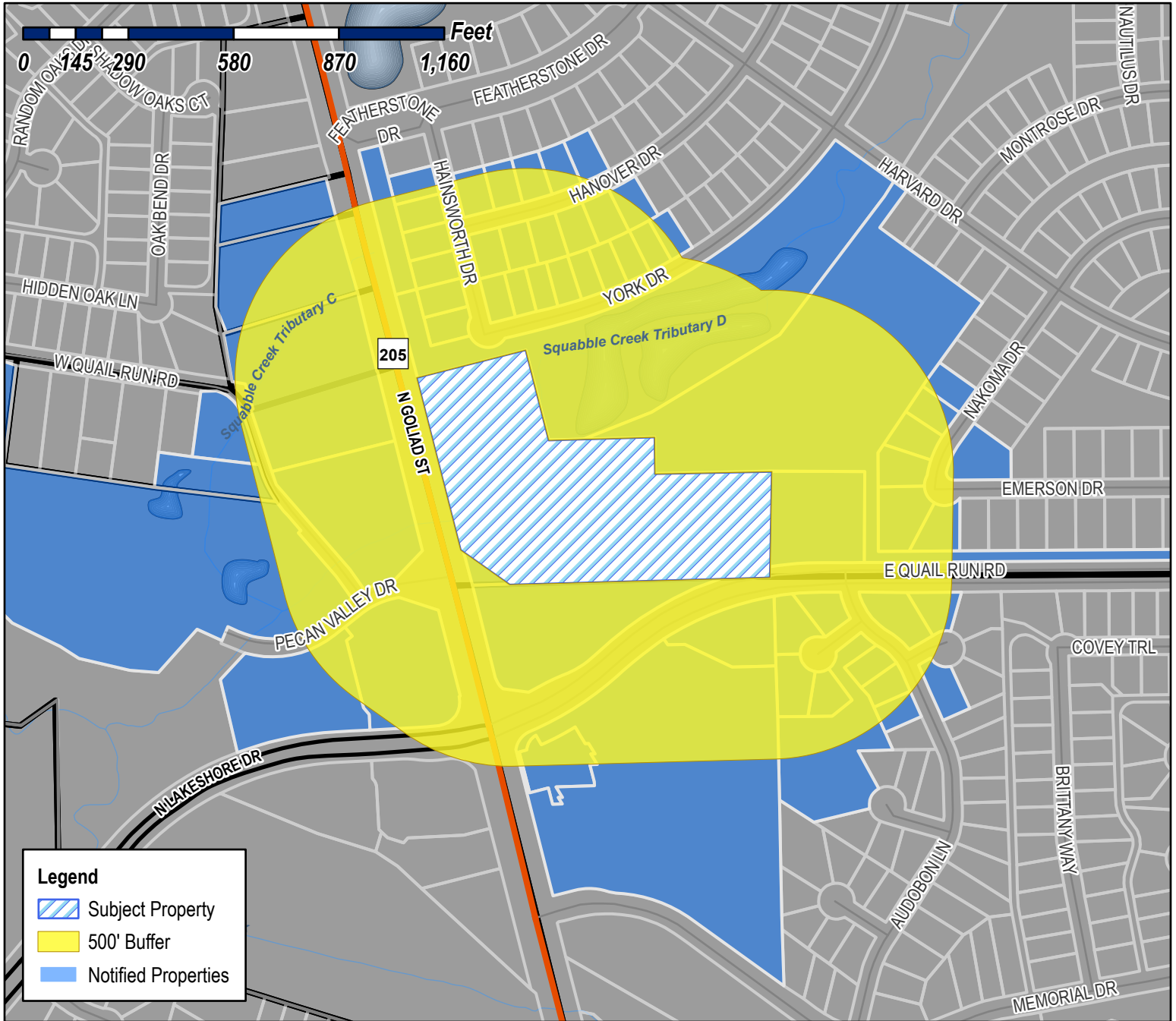
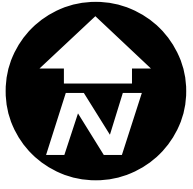




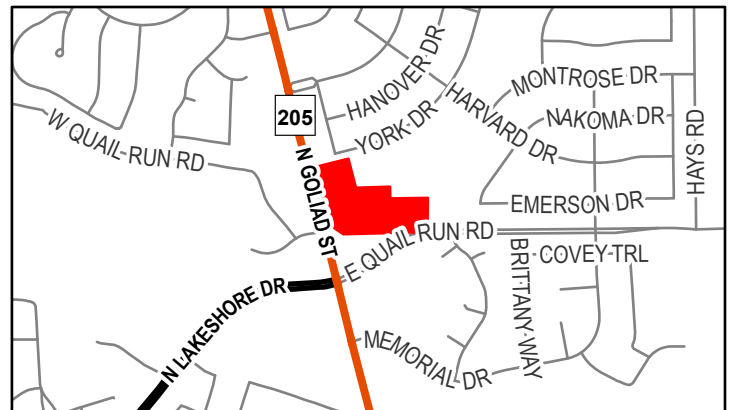
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 For Questions on this Case Call (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

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CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

OCCUPANT
122 REGAL BLUFF
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

OCCUPANT
165 E QUAIL RUN RD
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MILLER MATHIEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINSWORTH DR
ROCKWALL, TX 75087

OCCUPANT
1831 HAINSWORTH DR
ROCKWALL, TX 75087

OCCUPANT
191 E QUAIL RUN RD
ROCKWALL, TX 75087

OCCUPANT
1950 N GOLIAD
ROCKWALL, TX 75087

OCCUPANT
1950 N GOLIAD
ROCKWALL, TX 75087

OCCUPANT
1950 N GOLIAD
ROCKWALL, TX 75087

OCCUPANT
2004 N GOLIAD
ROCKWALL, TX 75087

OCCUPANT
2007 N GOLIAD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

OCCUPANT
2265 NORTH LAKESHORE DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR STE 220
FRISCO, TX 75034

STINSON EMILY & ANDREW
300 NAKOMA DRIVE
ROCKWALL, TX 75087

OCCUPANT
3005 N GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
3009 N GOLIAD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE SUITE 801
THE WOODLANDS, TX 77380

ROCKWALL BROXY LLC
C/O KABATECK LLP
633 WEST FIFTH STREET SUITE 3200
LOS ANGELES, CA 90071

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

OCCUPANT
788 HANOVER DR
ROCKWALL, TX 75087

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

OCCUPANT
790 HANOVER DR
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING
TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

STONE CREEK BALANCE LTD
8214 WESTCHESTER STE 900
DALLAS, TX 75225

OCCUPANT
825 GOLIAD ST
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD
PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY SUITE 1300
DALLAS, TX 75206

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:

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Gamez
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 19, 2022 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. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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

From: Bobby Chapman [REDACTED]
Sent: Saturday, September 3, 2022 5:02 PM
To: Gamez, Angelica; Planning; Miller, Ryan; Lee, Henry
Cc: Amy Email
Subject: Z2022-042 (Chapman, Bobby)

Hello,

I'm including several people on this email due to its length in the hopes at least one person will read it.

I'm sending in the mailer you sent to residents as well, but the space to write is really small.

I'm writing in response to a request for feedback on this proposed development: Z2022-042

I am opposed to the request.

Reasons:

1. We were initially led to believe this was a greenbelt property when we purchased our home. Drees homebuilder lied to us and told us they contacted the city and confirmed this property was not able to be developed commercially.
2. Earlier this year, the president of our HOA promised us this would be a building for "doctors offices with a potential restaurant on the other side by the CVS". They misled us.
3. We don't need another fast food joint, especially one directly connected to our community. We already have a Chick-fil-a, McDonald's, American Cookie Co, Donut Shop, Fat Chicken, Mogios Pizza, and Starbucks within walking distance (less than a 1-2 minute walk from our neighborhood).

<https://www.countyhealthrankings.org/take-action-to-improve-health/what-works-for-health/strategies/zoning-regulations-for-fast-food>

Older but the stats are probably even worse now: https://www.roysecityheraldbanner.com/opinion/community-partnership-addressing-a-serious-community-problem/article_47325dc1-b3d7-5c5f-9063-8825909517ae.html

<https://www.washingtonpost.com/business/2019/10/29/what-parents-should-know-about-how-living-near-fast-food-outlets-could-affect-their-kids/>

There are lots of children in this neighborhood, giving them another option for fast food will directly impact their health (type 2 diabetes, obesity, and cardiovascular disease). Please don't make outside school options easier for them to obtain very unhealthy food options.

4. There is a pond that will backup to this fast food location. Kids from the neighborhood love fishing in this pond, a fast food restaurant will almost certainly cause pollution and trash to harm or even kill the natural wildlife in the area.

I could provide more data, but will stop here. Please don't let them install another fast food joint so close to our home - if I wanted to be surrounded by these types of establishments I'd move to a less desirable city (or a major city like Dallas).

Best,

Bobby Chapman



Sent from my iPhone

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

Ross, Bethany

From: Danna Culpepper [REDACTED]
Sent: Wednesday, September 7, 2022 9:02 AM
To: Planning
Subject: Z2022-042 SUP for Restaurant w/2000 SF or More 2/Drive-through or Drive in

I am opposing to the request for the reasons below:

- 1) The proposed site would literally be in my back yard
- 2) The traffic has been increased tremendously since sub divisions have been built and the noise has been magnified since the building of the Kroger North store, Chick-fil and the other eating establishments have been built because of the increased traffic.

My answer is no.

Thank you
Danna Culpepper
[REDACTED]

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

Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Do we really need another fast food joint? Look at I-30 access road. Places come & go. Get the flow of traffic figured out on 205 & J. King. I really do not appreciate the pathetic job of traffic management in Rockwall

Name: Douglas B. Nunn

Address: 795 Hanover Dr. Rockwall, TX 75087

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

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

PUBLIC NOTICE



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

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Angelica Gamez
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 19, 2022 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. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Blank area for providing reasons for support or opposition.

Name: LANTY DEAN
Address: 216 W. Quail Run Rd.

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

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

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:

Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through or Drive-In on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, September 13, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 19, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Gamez
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.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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: MARY F. DEAN
Address: 216 W. QUAIL RUN RD

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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.

Commercial development in such close proximity to established residential homes will drive critters and other wildlife into our yards and homes. As well, it will generate increased traffic which already exceeds capacity. The solitude that our community is supposed to provide will have an increase noise level from this development. And property values decline with nearby commercial development.

Name: Mathel Miller, Jr.

Address: 1825 Hainsworth Drive, Rockwall, Texas 75087

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

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

From: [elaine albritton](#)
To: [Planning](#)
Cc: [Elaine Albritton](#)
Date: Saturday, August 27, 2022 3:27:23 PM

Once again, we have to point out that the intersection of E. Quail Run DR. and State 205 is one of the most dangerous pieces of road in the county. There are already 4 major structures at every corner of the intersection: CVS SE, Walgreens NW, Chick Fillet W. and Kroger's SE. If this was not bad enough E Quail Run is not divided all the way to John King but turns into a very dangerous two lane, small, non-divided, highway that will soon have structures on both sides of it before it intersects John King. This is a receipt for disaster on a grand scale!

The planned Restaurant w/Drive -Through does not show the intersections on it. Will the traffic come out and go in on Quail Run Drive or State 205 (North Goliad)? Will there be a walkway from York Drive to the proposed structure? How will this structure effect Squabble Creek and the deeply wooded areas bordering York Drive? Will the increase of traffic effect the response time of the Fire Station on E. Quail Run?

As everyone knows that uses State 205 (North Goliad) the road turns into a mile long parking lot from about 3PM and even gets worse about 5PM or 6PM or later. The proposed structure will only increase this hazard.

For the reasons stated above I will have to say I am opposed to this request until there is a more inadept study transmitted to the residents in the effected, yellow area, of the map.

Michael H. Albritton

[REDACTED]

[REDACTED]

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

Ross, Bethany

From: Robert Brown [REDACTED]
Sent: Tuesday, August 30, 2022 2:23 PM
To: Planning
Subject: Case No. Z2022-042: SUP for Restaurant w/2,000 SF or More w/Drive-Through or Drive-In

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

1. I desire an additional restaurant choice in the northern section of Rockwall.
2. The current appearance of the tract of land identified is undesirable and needs improvement.

Robert Brown, [REDACTED]

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-042 SUP REQUEST

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Heavy traffic on 205/Goliad's 2-lanes all day every day is not conducive to turning safely into this property. Traffic will back up even worse than it does already and too close to already dangerous intersection. I'm also opposed to filling in natural flood plains and catchment basins.

Respondent Information

Please provide your information.

First Name *

Janice

Last Name *

Carson

Address *

826 Oak Hollow Lane

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: I drive on 205/Goliad daily from Ridge Road West, and traffic is already horrendous!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

I received a property owner notification in the mail.

I read about the request on the City's website.

I saw a zoning sign on the property.

I read about the request in the Rockwall Herald Banner.

My neighbors told me about the request.

Other: City sends me Development Request list

This content is neither created nor endorsed by Google.

Google Forms

From: [REDACTED]
To: [Planning](#)
Date: Thursday, August 25, 2022 10:16:03 AM

We live at [REDACTED] and we oppose the restaurant request at Quail Run and 205. Traffic getting in and out of our neighborhood is already ridiculous and another restaurant wouldn't help that any. The Kroger store is in our backyard and we deal with constant noise including trucks starting at 4am daily, the weed smell coming from the docks makes using our backyard nearly impossible. We have enough restaurants and business at that already very busy corner, please do not build anymore.

Jon and Ann Vance
[REDACTED]

Sent from my iPhone

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

Ross, Bethany

From: Lacie Gibraltar [REDACTED]
Sent: Wednesday, September 7, 2022 9:45 AM
To: Planning
Subject: Z2022-042 SUP for Restaurant w/2000 SF or More 2/Drive-through or Drive in

I am opposing to the request for the reasons below:

- 1) I live on the edge of the neighborhood & the proposal site would significantly increase traffic on Quail Run. It is already difficult to get out of my neighborhood as it is.
- 2) The traffic has been increased tremendously since sub divisions have been built. The noise has been magnified since the building of the Kroger North store, Chick-fil-A and the other eating establishments (i.e. Starbuck & Mod Pizza).

My answer is no.

Thank you.

Lacie Gibraltar
[REDACTED]



L A C I E G I B R A L T E R
[REDACTED]

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



August 17, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include one restaurant with a drive thru, The property is currently vacant. This SUP requests that drive thru uses be permitted for the building as shown on the SUP Site Plan.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is written in a cursive, flowing style.

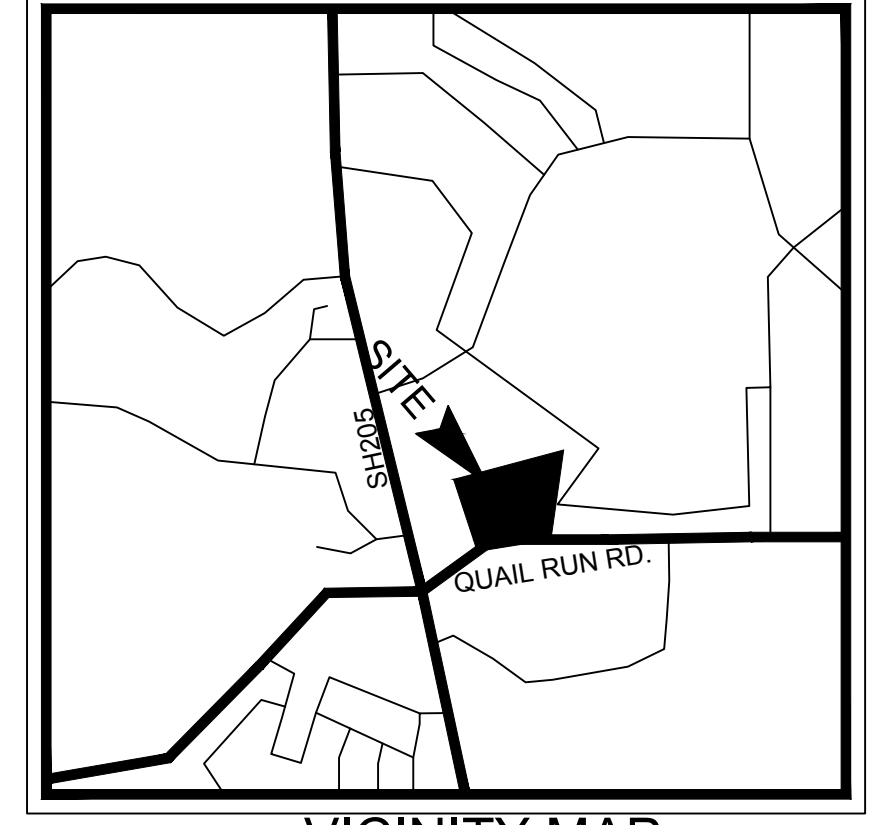
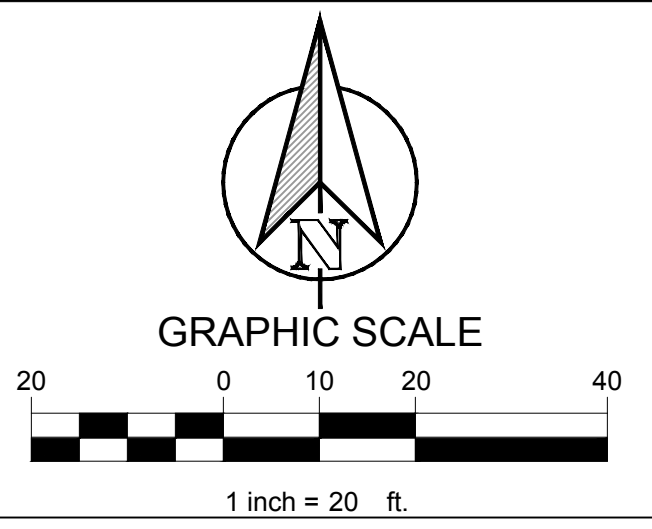
Drew Donosky , P.E.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 Engineer No. 125651 Date 9/1/2022

DUWEST ROCKWALL PH.2
SH 205 & QUAIL RUN RD
ROCKWALL, TX

CITY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 9/1/2022
 SHEET
SP-1
 File No. 2022-042
 CASE # Z2022-042



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
[Pattern]	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	PROPOSED SIDEWALK CONCRETE PAVEMENT
[Line]	PROPERTY LINE
[Line]	PROPOSED CONCRETE CURB AND GUTTER
[Line]	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
[Line]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK
⑧	PROP. ARROW PAVEMENT STRIPING

DUWEST ROCKWALL, TX
 LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
ABSTRACT NO 131
8.684 AC (378,275 SF)

OWNER:
 DUWEST REALTY, LLC
 4403 N.CENTRAL EXWAY SUITE #200
 DALLAS, TX 75025
 CONTACT: BOWEN HENDRIX
 PH: 214.918.1804

APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: DREW DONOSKY
 PH: 817.281.0572

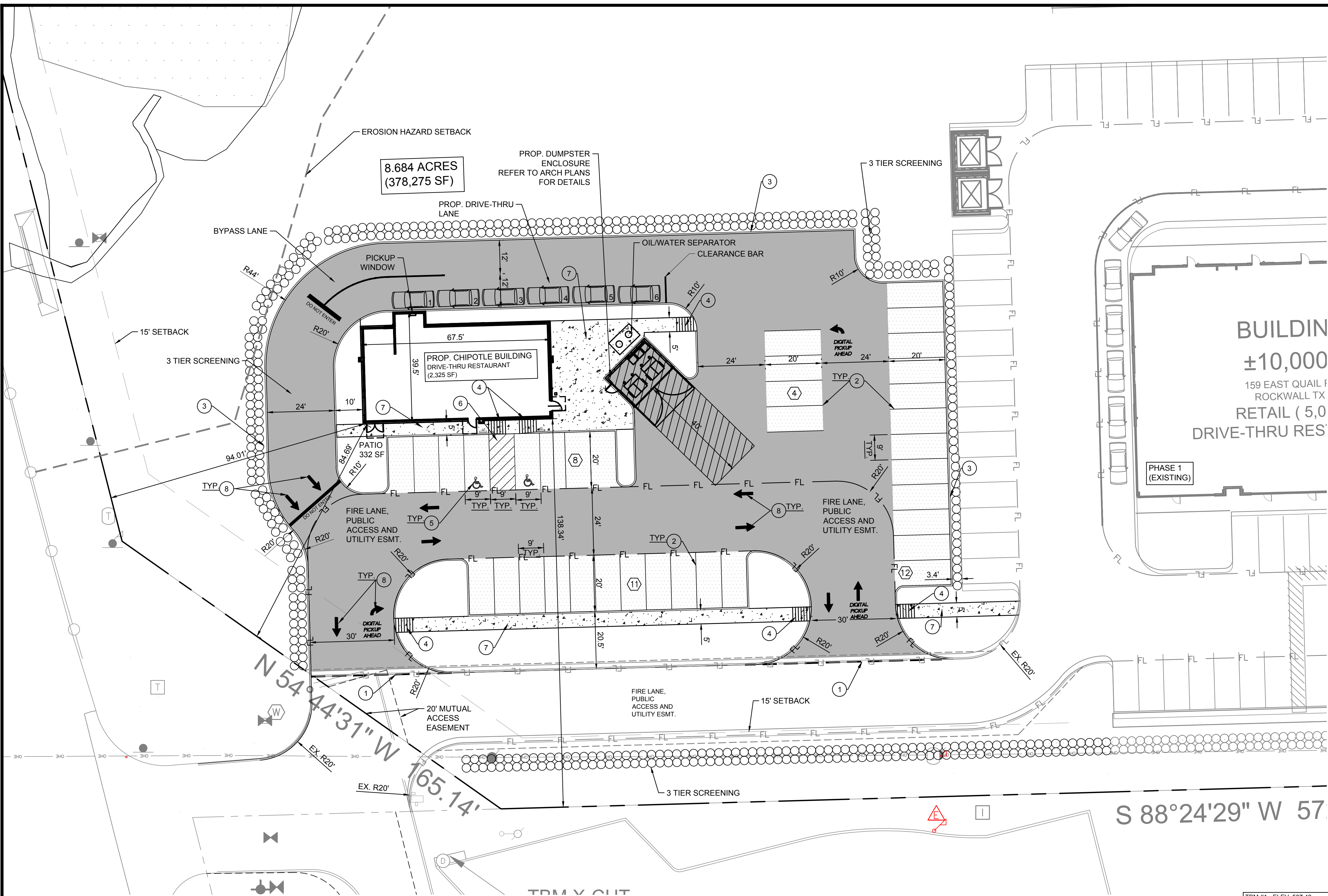
CASE NUMBER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A 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 AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



BUILDING
±10,000
 159 EAST QUAIL F
 ROCKWALL TX
RETAIL (5.0
DRIVE-THRU RES'

TBM #1 - ELEV: 507.40
 AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.
TBM #2 - ELEV: 489.60
 AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.
TBM #3 - ELEV: 486.4
 AND "X" CUT SET APPROXIMATELY 178.7' SOUTH AND 103.1' EAST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

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.

- NOTES:**
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

SITE DATA TABLE			
	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B- 10,000 SF BUILDING C- 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 : 1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92 %)	6.04 AC (69.2%)	5.4 AC (61.7 %)

PARKING DATA TABLE	
PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/100 SF	24 SPACES
STANDARD PARKING	33 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	35 SPACES (2 ADA)

AMIRA ABDALLAH
 9/1/2022 3:20 PM
 Z:\PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 9/1/2022 1:41 PM

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO. 19-41] AND 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 ONE (1) RESTAURANT WITH 2,000 SF OR MORE WITH DRIVE-THROUGH OR DRIVE-IN ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN EXHIBIT 'A' AND 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 Bowen Hendrix of DuWest Realty, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or More with Drive-Through or Drive-In* for the purpose of constructing one (1) restaurant on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [SH-205] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* 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 Planned Development District 70 (PD-70) [Ordinance No. 19-41] and 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. Planned Development District 70 (PD-70) [Ordinance No. 19-41] and 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 2,000 SF or More, 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 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) [Ordinance No. 19-41] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant with 2,000 SF or More 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 applicant shall provide three tier screening on the north, south, and west sides of the concept plan.

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 3rd DAY OF OCTOBER, 2022.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

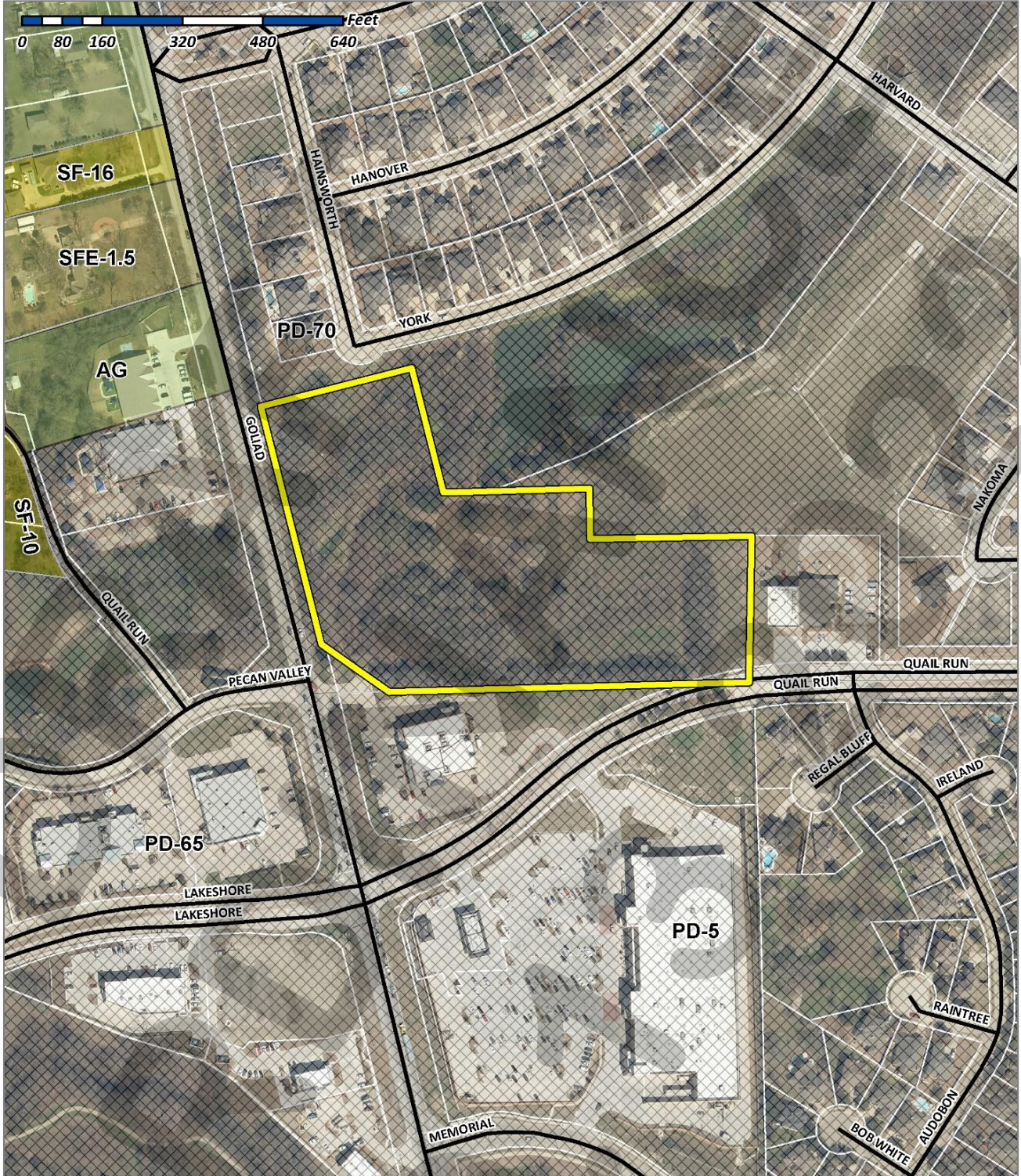
APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 19, 2022

2nd Reading: October 3, 2022

Exhibit 'A'
Location Map





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: Ryan Miller, *Director of Planning and Zoning*

DATE: September 13, 2022

SUBJECT: Z2022-043; *Amendment to Article 09, Tree Preservation, of the Unified Development Code (UDC)*

In accordance with Subsection 02.01(C), *Authority to Order Changes to the Unified Development Code (UDC)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning has initiated a text amendment. The purpose of the text amendment is to make minor changes, identified by the Director of Parks and Recreation and Director of Planning and Zoning, to the *Tree Preservation* requirements contained within Article 09, *Tree Preservation*, of the UDC. Specifically, staff is proposing the following changes for the consideration of the Planning and Zoning Commission and City Council:

- (1) Add an exemption to Subsection 01.03, *Exemptions*, addressing trees that have been clearance pruned by a utility company.
- (2) Add a definition of *Cedar Tree* to Section 02, *Definitions*.
- (3) Remove Hackberry Trees from the *Secondary Protected Tree* classification, and make them *Non-Protected Trees*.
- (4) Amend the *Treescape Plan* requirements.
- (5) Amend the *Secondary Protected Tree* mitigation requirements to stipulate that any *Cedar Tree* eight (8) feet or taller be mitigated with one (1), four (4) inch caliper tree on-site.
- (6) Provide references to the *ANSI* number.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Commission Work Session: August 30, 2022~~

Planning and Zoning Commission Public Hearing: September 13, 2022

City Council Public Hearing/First Reading: September 19, 2022

City Council Second Reading: October 3, 2022

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on September 13, 2022.

ARTICLE 09 | TREE PRESERVATION

- SECTION 01 | PURPOSE, APPLICABILITY, AND EXEMPTIONS
- SECTION 02 | DEFINITIONS
- SECTION 03 | TREESCAPE PLAN
- SECTION 04 | TREE REMOVAL PERMIT
- SECTION 05 | TREE MITIGATION REQUIREMENTS
- SECTION 06 | TREE PLANTING AND TRANSPLANTING REQUIREMENTS
- SECTION 07 | TREE PROTECTION DURING CONSTRUCTION
- SECTION 08 | TREE PRUNING
- SECTION 09 | TREE FUND
- SECTION 10 | VIOLATIONS





SECTION 01 | PURPOSE, APPLICABILITY, AND EXEMPTIONS

SUBSECTION 01.01: PURPOSE

The purpose of this Article is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this Article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This Article also provides protection for the indiscriminate clearing of any property within the City.

SUBSECTION 01.02: APPLICABILITY

The terms and provisions of this Article shall apply to all real property within the City's corporate limits that meets one of the following criteria:

- (A) The establishment of a new subdivision of land.
- (B) The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
- (C) The development of a residential tract of land that is greater than or equal to three (3) acres.
- (D) The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one acre.
- (E) A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

SUBSECTION 01.03: EXEMPTIONS

The terms and provisions of this Article shall not apply if the following conditions exist:

- (A) Agricultural Property. Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this Article; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
- (B) Damaged/Diseased Trees. If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree maybe removed.
- (C) Residential Property. The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this Article as it pertains to that property on which the home is located.
- (D) Public Safety. If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
- (E) Utility Service Interruption. The tree has disrupted a public utility service due to tornado, flood or another act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
- (F) Utility Companies, Utility Service and or Distribution/Transmission Lines. Utility companies shall not be subject to the tree protection or

replacement requirements in this Article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this Article.

- (G) Public Property. All right-of-way, easements or similar types of public property maintained by the City shall not be subject to the terms and provisions of this Article.

~~(G)~~(H) Trees Clearance Pruned by a Utility. At the discretion of the City Arborist or the Director of the Parks and Recreation Department, trees that are located under existing powerlines or within an ONCOR easement that have clearance pruned by a utility (i.e. that have been walled or "V-cut") may be exempted from the mitigation requirements stipulated by this Article.

SECTION 02 | DEFINITIONS

- (1) Cedar Tree. A Cedar Tree referenced in this Article shall mean Eastern Red Cedar.

~~(1)~~(2) Critical Root Zone (CRZ). The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one-foot radius for each one-inch DBH.

~~(2)~~(3) Clear-Cutting. The removal of all trees or a significant majority of the trees within an area.

~~(3)~~(4) Diameter at Breast Height (DBH). The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

~~(4)~~(5) Drip Line. A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

~~(5)~~(6) Feature Tree. Any tree -- excluding non-protected trees -- that has a DBH of greater than 25-inches. Feature trees may not be removed without approval of the Planning and Zoning Commission.

~~(6)~~(7) Limits of Construction. A delineation on the treescape plan that shows the boundary of the area within which all construction activity will occur.

~~(7)~~(8) Non-Protected Tree. All Bois d'Arc, ~~willow~~Willow, ~~cottonwood~~Cottonwood, Honey locust,Locust, and Chinaberry, and Hackberry trees regardless of size, and ~~hackberry~~ and cedar trees less than ~~11-inch~~eight (8) feet in height shall be considered non-protected trees and do not require mitigation to be removed.

~~(8)~~(9) Primary Protected Tree. Any tree -- excluding non-protected trees and hackberry and cedar trees -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

~~(9)~~(10) Protective/Temporary Fencing. Snow fencing, chain-link fencing, orange vinyl construction fencing or similar fencing with a four-foot approximate height. The Director of Planning and Zoning

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and zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

(10)(11) Replacement Tree. A tree from the reclamation/tree preservation list contained in Table 1.1: *Required Trees by District* contained in Appendix C, Landscape Guidelines and Requirements, of the Unified Development Code (UDC) with a minimum caliper size of four (4) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

(11)(12) Secondary Protected Tree. Any ~~hackberry or~~ cedar tree that ~~measures 11 inches or more is~~ eight (8) feet in height or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half the diameter of each additional trunk.

(12)(13) Tree. Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity; usually with one main stem or trunk and many branches.

SECTION 03 | TREESCAPE PLAN

SUBSECTION 03.01: TREESCAPE

A treescape plan is a plan showing the exact location, size (*i.e. trunk diameter and height*), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A treescape plan shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

- (A) The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
- (B) The building setbacks.
- (C) All existing and proposed site elevations, grades, major contour lines and the limits of construction.
- (D) The location of all existing or proposed utilities and easements.
- (E) The location of all protected and feature trees.
- (F) The location of all trees to be removed from the site and the location of all replacement trees.
- (G) A spreadsheet indicating all trees by species, ~~the location ID or tree tag number - key as shown on the treescape plan, the DBH/caliper inch, the physical condition of health of the tree, and an indication of whether or not the applicant is proposing to remove that tree if the tree has a disease or an insect infestation, if it is structurally sound, and the mitigation necessary if the tree is to be~~

~~removed~~. Each column with numeric values shall be totaled. ~~(see Table 2: Example of Treescape Plan Spreadsheet below).~~

(H) A title block stating street address, lot and block, subdivision name, date and project number.

(I) The name, address, and phone number of the person preparing the plan and the developer/property owner.

~~(J) Tree survey shall be performed by an arborist, horticulturalist, or landscape architect with a preference for an arborist certified by the International Society of Arboriculture (ISA).~~

SUBSECTION 03.02: TREESCAPE PLAN REQUIRED

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this Article without first submitting and receiving approval of a treescape plan unless otherwise allowed by this Article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this Article shall be subject to the violation provisions and fines stipulated in Section 10, Violations.

Staff may administratively approve any treescape plan or letter that does not involve the removal of any protected or feature trees.

SUBSECTION 03.03: TREESCAPE APPLICATION

All applications for treescape plans shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit [7] a treescape plan conforming to the requirements of this Article and [2] a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A treescape plan may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

SUBSECTION 03.04: TREESCAPE PLAN REVIEW PROCESS

The Director of Planning and Zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this Article, or forward any recommendations to the Planning and Zoning Commission. As part of the treescape plan review process, the City has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the treescape plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

TABLE 2: EXAMPLE OF TREESCAPE PLAN SPREADSHEET

#	SPECIES	CALIPER	PROTECT OR REMOVE	TREE HEALTH (1-5)	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
1	Live Oak	4" Caliper	Remove	2	Y	Y	Y	0
2	Cedar	10' Tall	Remove	4	N	N	N	4"
3	Red Oak	26" Caliper	Remove	3	N	N	N	52"
TOTAL:								56"

TREE HEALTH: 1: DEAD; 2: DISEASE/STRUCTURAL ISSUES; 3: VIABLE TREE WITH CARE; 4: GOOD HEALTH; 5: EXCELLENT HEALTH

TREE GRADES: 1-2: NOT PROTECTED; 3-5: PROTECTED

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SUBSECTION 03.05: TREESCAPE PLAN EXPIRATION

A treescape plan shall be valid for two years from the approval date. A treescape plan that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

SUBSECTION 03.06: BUILDER/CONTRACTOR RESPONSIBILITY

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved treescape plan prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this Article.

SECTION 04 | TREE REMOVAL PERMIT

Once a treescape plan has been approved for a property, a tree removal permit will be required to remove any tree(s). Tree removal permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the sections contained in this Article.

SECTION 05 | TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in [Section 01.03, Exemptions](#), of this Article. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

- (A) Primary Protected Trees. Primary protected trees measuring four inches through 25-inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- (B) Secondary Protected Trees. ~~Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).~~ Cedar Trees measuring eight (8) feet or greater in height shall be replaced with a single, four (4) inch caliper tree
- (C) Featured Trees. Featured trees (i.e. all trees greater than 25-inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- (D) Non-Protected Tree. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or a Cedar Tree less than eight (8) feet in height. ~~11 inches DBH for hackberry and cedar trees.~~ In addition, no mitigation shall be required for the removal of Bois d'Arc, willow Willow, cottonwood Cottonwood, Honey locust-Locustand, Chinaberry, and Hackberry trees.

TABLE 42: SUMMARY OF MITIGATION REQUIREMENTS

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1"-1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25" or Greater	1"-1/2" or 1"-0.5" x 4" Caliper Tree	A 20-inch tree would require ten (10) inches of mitigation. An eight (8) foot tree would require one (1), four (4) inch caliper tree.
Featured Trees	Greater Than 25"	1"-2"	A 30-inch tree would require 60-inches of mitigation.

- (E) Tree preservation-Preservation creditsCredits. For each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. total mitigation balance x 20% = total eligible tree preservation credit).
- (F) Mitigation balanceBalance. The total mitigation balance (i.e. mitigation balance – tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:
 - (1) The developer/property owner can provide the required number of trees -- four (4) inch caliper DBH minimum -- on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is 12-inches then three (3), four (4) inch caliper trees could be planted on-site to satisfy the mitigation requirements).
 - (2) The developer/property owner may petition the parks and recreation department to accept the required number of trees - - four (4) inch caliper DBH minimum -- to offset the total mitigation balance (e.g. if the total mitigation balance is 12-inches then three (3), four (4) inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
 - (3) Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches. For example, if total mitigation required was 100-inches the developer/property owner could pay a total of \$4,000.00 [i.e. (20% x 100) x \$200.00 = \$4,000.00] into the City's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches. In addition, if the developer/property owner plants a tree on [1] the property for which the tree preservation credit was assessed or [2] a location that is mutually agreed upon by the City and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
 - (4) Trees required by [Article 08, Landscape Standards, of the Unified Development Code \(UDC\)](#) shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

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(G) *Alternative tree mitigation settlement agreements.* In certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

SECTION 06 | TREE PLANTING AND TRANSPLANTING REQUIREMENTS

SUBSECTION 06.01: REPLACEMENT TREES

All replacement trees shall be subject to the following planting requirements:

- (A) All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
- (B) Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
- (C) Replacement trees shall be selected from the reclamation/tree preservation section of *Table 1.1: Required Trees by District* contained in [Appendix C, Landscape Guidelines and Requirements, of the Unified Development Code \(UDC\)](#).
- (D) All replacement trees shall be a minimum of four (4) caliper inches DBH.

~~REFERENCE: AMERICAN STANDARD FOR NURSERY STOCK; ANSI Z60.1-2014 STANDARDS~~

SUBSECTION 06.02: TRANSPLANTING TREES

All trees conforming to the species permitted in the reclamation/tree preservation section of *Table 1.1: Required Trees by District* contained in [Appendix C, Landscape Guidelines and Requirements, of the Unified Development Code \(UDC\)](#) can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

- (A) All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.

~~REFERENCE: TREE CARE INDUSTRY ASSOCIATION; ANSI A300 STANDARDS~~
- (B) All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
- (C) Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

SECTION 07 | TREE PROTECTION DURING CONSTRUCTION

SUBSECTION 07.01: TREE PROTECTION

(A) Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

(B) The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

SUBSECTION 07.02: MATERIAL AND EQUIPMENT STORAGE

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approved treescape plan. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

SUBSECTION 07.03: SIGNS

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approved treescape plan.

SUBSECTION 07.04: TRAFFIC

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

SUBSECTION 07.05: GRADE

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

SUBSECTION 07.06: TREE FLAGGING

At the time of submittal of a treescape plan all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the treescape plan, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

SUBSECTION 07.07: BORING

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Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

SUBSECTION 07.08: DAMAGE

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to be planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

SECTION 08 | TREE PRUNING

SUBSECTION 08.01: GENERAL

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

REFERENCE: TREE CARE INDUSTRY ASSOCIATION; ANSI A300 STANDARDS

SUBSECTION 08.02: PRUNING BY UTILITY COMPANIES

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

REFERENCE: TREE CARE INDUSTRY ASSOCIATION; ANSI A300 STANDARDS

SUBSECTION 08.03: ALLOWED PRUNING

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in a manner that does not significantly disfigure the tree or lead to the death of the tree.

SECTION 09 | TREE FUND

SUBSECTION 09.01: ADMINISTRATION OF THE TREE FUND

The City shall administer the tree fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (*including the equipment or labor necessary to install the plant materials*) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city-wide tree inventory and to educate citizens and developers on the benefits and value of trees. The City Council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

SUBSECTION 09.02: COLLECTION OF MONEY FOR THE TREE FUND

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a final plat.

SECTION 10 | VIOLATIONS

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this Article shall be fined \$500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offense subjects the violator to the maximum penalty of \$500.00 for the first tree with each subsequent tree increasing by \$500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this Article have been paid to the City.

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CITY OF ROCKWALL

ORDINANCE NO. 22-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, BY AMENDING ARTICLE 09, TREE PRESERVATION, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council of the City of Rockwall to amend Article 09, *Tree Preservation*, of the Unified Development Code [Ordinance No. 20-02]; 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 city's corporate boundaries, 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 Article 09, *Tree Preservation*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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 [Ordinance No. 20-02], 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 4. 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 3RD DAY OF OCTOBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: September 19, 2022

2nd Reading: October 3, 2022

DRAFT
ORDINANCE
09.13.2022

Exhibit 'A'
*Article 09, Tree Preservation, of the
Unified Development Code (UDC)*

See Next Page ...

ARTICLE 09 | TREE PRESERVATION

- SECTION 01 | PURPOSE, APPLICABILITY, AND EXEMPTIONS
- SECTION 02 | DEFINITIONS
- SECTION 03 | TREESCAPE PLAN
- SECTION 04 | TREE REMOVAL PERMIT
- SECTION 05 | TREE MITIGATION REQUIREMENTS
- SECTION 06 | TREE PLANTING AND TRANSPLANTING REQUIREMENTS
- SECTION 07 | TREE PROTECTION DURING CONSTRUCTION
- SECTION 08 | TREE PRUNING
- SECTION 09 | TREE FUND
- SECTION 10 | VIOLATIONS





SECTION 01 | PURPOSE, APPLICABILITY, AND EXEMPTIONS

SUBSECTION 01.01: PURPOSE

The purpose of this *Article* is to secure the preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City. In addition, this Article is intended to layout procedures for the protection of trees during the construction process, and outline the requirements for the replacement and replanting of trees that have been removed. This Article also provides protection for the indiscriminate clearing of any property within the City.

SUBSECTION 01.02: APPLICABILITY

The terms and provisions of this Article shall apply to all real property within the City's corporate limits that meets one of the following criteria:

- (A) The establishment of a new subdivision of land.
- (B) The replatting of undeveloped land for the purpose of combining and/or subdividing real property.
- (C) The development of a residential tract of land that is greater than or equal to three (3) acres.
- (D) The development and/or removal of trees on a non-residential tract of land that is greater than or equal to one acre.
- (E) A submission of a site plan and/or plat for the purpose of developing, subdividing or combing non-residential land.

SUBSECTION 01.03: EXEMPTIONS

The terms and provisions of this Article shall not apply if the following conditions exist:

- (A) *Agricultural Property*. Property zoned Agricultural (AG) District and being actively used for agricultural purposes shall be exempt from the requirements specified by this *Article*; however, clear-cutting of land on property zoned Agricultural (AG) District that is not being actively used for agricultural purposes is prohibited.
- (B) *Damaged/Diseased Trees*. If a certified arborist establishes that the tree is dead, diseased, damaged beyond the point of recovery, or in danger of falling the tree may be removed.
- (C) *Residential Property*. The owner of a property with an existing single-family home shall be exempt from the tree protection and replacement requirements specified by this Article as it pertains to that property on which the home is located.
- (D) *Public Safety*. If the City determines that a tree or trees create unsafe vision clearance or conflicts with other ordinances or regulations, or the tree or trees are determined to be in a diseased, dead, hazardous or dangerous condition so as to endanger the public health, safety or welfare of the general public, the City or property owner may remove the tree or trees without being required to follow the terms and provisions of this ordinance.
- (E) *Utility Service Interruption*. The tree has disrupted a public utility service due to tornado, flood or another act of God. Removal shall be limited to the part of the tree that is found necessary to be removed to reestablish and maintain the utility service.
- (F) *Utility Companies, Utility Service and or Distribution/Transmission Lines*. Utility companies shall not be subject to the tree protection or

replacement requirements in this Article when establishing distribution and transmission lines. When establishing new utility service, services should be routed between the service pole or transmission and distribution lines and the building being served in a manner that does not require the removal of a protected of feature tree. All right-of-way, easements or similar types of public property maintained by utility companies shall not be subject to the tree protection or replacement requirements of this Article.

- (G) *Public Property*. All right-of-way, easements or similar types of public property maintained by the City shall not be subject to the terms and provisions of this *Article*.

~~(G)~~(H) *Trees Clearance Pruned by a Utility*. At the discretion of the City Arborist or the Director of the Parks and Recreation Department, trees that are located under existing powerlines or within an ONCOR easement that have clearance pruned by a utility (i.e. that have been walled or 'V-cut') may be exempted from the mitigation requirements stipulated by this Article.

SECTION 02 | DEFINITIONS

- (1) *Cedar Tree*. A Cedar Tree referenced in this Article shall mean Eastern Red Cedar.

~~(1)~~(2) *Critical Root Zone (CRZ)*. The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than a one-foot radius for each one-inch DBH.

~~(2)~~(3) *Clear-Cutting*. The removal of all trees or a significant majority of the trees within an area.

~~(3)~~(4) *Diameter at Breast Height (DBH)*. The diameter in inches of a tree as measured through the main trunk at a point 4½-feet above the natural ground level.

~~(4)~~(5) *Drip Line*. A vertical line running through the outermost portion of the crown of a tree and extending down to the ground.

~~(5)~~(6) *Feature Tree*. Any tree -- excluding non-protected trees -- that has a DBH of greater than 25-inches. Feature trees may not be removed without approval of the Planning and Zoning Commission.

~~(6)~~(7) *Limits of Construction*. A delineation on the treescape plan that shows the boundary of the area within which all construction activity will occur.

~~(7)~~(8) *Non-Protected Tree*. All Bois d'Arc, ~~willow~~Willow, ~~cottonwood~~Cottonwood, Honey locust,Locust, and Chinaberry, and Hackberry trees regardless of size, ~~and hackberry~~ and cedar trees less than ~~11-inch~~eight (8) feet in height shall be considered non-protected trees and do not require mitigation to be removed.

~~(8)~~(9) *Primary Protected Tree*. Any tree -- excluding non-protected trees and hackberry and cedar trees -- that have a DBH of four (4) inches or greater. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half (½) the diameter of each additional trunk.

~~(9)~~(10) *Protective/Temporary Fencing*. Snow fencing, chain-link fencing, orange vinyl construction fencing or similar fencing with a four-foot approximate height. The Director of Planning and Zoning

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and zoning or his/her designee, shall determine the appropriate type of fencing for any particular property or portion thereof.

(11) Replacement Tree. A tree from the reclamation/tree preservation list contained in Table 1.1: Required Trees by District contained in Appendix C, Landscape Guidelines and Requirements, of the Unified Development Code (UDC) with a minimum caliper size of four (4) inches and height of seven (7) feet. For the purpose of determining size, replacement trees should be measured at DBH.

(12) Secondary Protected Tree. Any ~~hackberry or~~ cedar tree that ~~measures 11 inches or more is eight (8) feet in height or greater~~. The removal of any protected tree shall require the approval of the Planning and Zoning Commission. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk at DBH to one-half the diameter of each additional trunk.

(13) Tree. Any self-supported woody perennial plant that will attain a trunk diameter of three (3) inches DBH and normally attains an overall height of at least 15-feet at maturity, usually with one main stem or trunk and many branches.

SECTION 03 | TREESCAPE PLAN

SUBSECTION 03.01: TREESCAPE

A treescape plan is a plan showing the exact location, size (i.e. trunk diameter and height), and common name of all trees, four (4) inches and greater and indicating the trees that are proposed to be removed, transplanted or replaced. A treescape plan shall be prepared by a landscape architect or design professional, be drawn to the largest scale practical, and incorporate the following elements:

- (A) The location of all existing and/or proposed structures, or building pads as shown on the grading plan and all improvements properly dimensioned and referenced to the property lines.
(B) The building setbacks.
(C) All existing and proposed site elevations, grades, major contour lines and the limits of construction.
(D) The location of all existing or proposed utilities and easements.
(E) The location of all protected and feature trees.
(F) The location of all trees to be removed from the site and the location of all replacement trees.
(G) A spreadsheet indicating all trees by species, ~~the locational ID or tree tag number-key as shown on the treescape plan, the DBH/caliper inch, the physical condition of health of the tree, and an indication of whether or not the applicant is proposing to remove that tree if the tree has a disease or an insect infestation, if it is structurally sound, and the mitigation necessary if the tree is to be~~

removed. Each column with numeric values shall be totaled. (see Table 2: Example of Treescape Plan Spreadsheet below).

(H) A title block stating street address, lot and block, subdivision name, date and project number.

(I) The name, address, and phone number of the person preparing the plan and the developer/property owner.

(J) Tree survey shall be performed by an arborist, horticulturalist, or landscape architect with a preference for an arborist certified by the International Society of Arboriculture (ISA).

SUBSECTION 03.02: TREESCAPE PLAN REQUIRED

No person, directly or indirectly, shall cut down, destroy, remove or move, or effectively destroy through damaging, any tree situated on a property regulated by this Article without first submitting and receiving approval of a treescape plan unless otherwise allowed by this Article.

For properties that have no protected or feature trees or where the development of the property will not require the removal of any protected or feature trees, the developer or property owner may submit a letter certifying that no protected or feature trees will be affected as a result of the proposed development. This letter will be submitted with the understanding that if it is determined that there are protected or feature trees on the property any violation of the provisions of this Article shall be subject to the violation provisions and fines stipulated in Section 10, Violations.

Staff may administratively approve any treescape plan or letter that does not involve the removal of any protected or feature trees.

SUBSECTION 03.03: TREESCAPE APPLICATION

All applications for treescape plans shall be submitted to the Director of Planning and Zoning or his/her designee. In addition to the application, an applicant shall also submit [7] a treescape plan conforming to the requirements of this Article and [2] a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees. A treescape plan may also be required with an application for a site plan and/or a preliminary plat, replat, or final plat.

SUBSECTION 03.04: TREESCAPE PLAN REVIEW PROCESS

The Director of Planning and Zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this Article, or forward any recommendations to the Planning and Zoning Commission. As part of the treescape plan review process, the City has the right to request changes or adjustments in the layout and design of a development to save trees. The Planning and Zoning Commission will review and approve or disapprove the treescape plan. The decision of the Planning and Zoning Commission may be appealed to the City Council.

TABLE 2: EXAMPLE OF TREESCAPE PLAN SPREADSHEET

Table with 10 columns: #, SPECIES, CALIPER, PROTECT OR REMOVE, TREE HEALTH (1-5), DISEASE (Y/N), INSECT (Y/N), STRUCTURAL (Y/N), MITIGATION REQUIRED. Rows include Live Oak, Cedar, Red Oak and a TOTAL row.

TREE HEALTH: 1: DEAD; 2: DISEASE/STRUCTURAL ISSUES; 3: VIABLE TREE WITH CARE; 4: GOOD HEALTH; 5: EXCELLENT HEALTH

TREE GRADES: 1-2: NOT PROTECTED; 3-5: PROTECTED

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SUBSECTION 03.05: TREESCAPE PLAN EXPIRATION

A treescape plan shall be valid for two years from the approval date. A treescape plan that is approved in conjunction with a preliminary plat, final plat, site plan, and/or building permit shall be valid for the same amount of time as the corresponding plan and/or permit.

SUBSECTION 03.06: BUILDER/CONTRACTOR RESPONSIBILITY

It shall be the responsibility of the builder/contractor to verify that a parcel of land has an approved treescape plan prior to commencing work on a property. In addition, the builder/contractor shall be responsible for ensuring that all construction activities meet the requirements of this Article.

SECTION 04 | TREE REMOVAL PERMIT

Once a treescape plan has been approved for a property, a tree removal permit will be required to remove any tree(s). Tree removal permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature trees may not be removed without the approval of the Planning and Zoning Commission. All trees removed through this process will require mitigation in accordance with the sections contained in this Article.

SECTION 05 | TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in Section 01.03 - Exemptions, of this Article. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

- (A) Primary Protected Trees. Primary protected trees measuring four inches through 25-inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- (B) Secondary Protected Trees. Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed). Cedar Trees measuring eight (8) feet or greater in height shall be replaced with a single, four (4) inch caliper tree
- (C) Featured Trees. Featured trees (i.e. all trees greater than 25-inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- (D) Non-Protected Tree. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or a Cedar Tree less than eight (8) feet in height. 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow Willow, cottonwood Cottonwood, Honey locust-Locustand, Chinaberry, and Hackberry trees.

TABLE 42: SUMMARY OF MITIGATION REQUIREMENTS

Type of Tree	Mitigation Value	Mitigation Requirement	Example of Mitigation Requirements
Primary Protected Trees	4" – 25"	1"-1"	A 20-inch tree would require 20-inches of mitigation.
Secondary Protect Trees	11" – 25" or Greater	1"-1/2" or 1"-0.5" x 4" Caliper Tree	A 20-inch tree would require ten (10) inches of mitigation. An eight (8) foot tree would require one (1), four (4) inch caliper tree.
Featured Trees	Greater Than 25"	1"-2"	A 30-inch tree would require 60-inches of mitigation.

- (E) Tree preservation-Preservation creditsCredits. For each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. total mitigation balance x 20% = total eligible tree preservation credit).
- (F) Mitigation balanceBalance. The total mitigation balance (i.e. mitigation balance - tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:
 - (1) The developer/property owner can provide the required number of trees -- four (4) inch caliper DBH minimum -- on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is 12-inches then three (3), four (4) inch caliper trees could be planted on-site to satisfy the mitigation requirements).
 - (2) The developer/property owner may petition the parks and recreation department to accept the required number of trees - four (4) inch caliper DBH minimum -- to offset the total mitigation balance (e.g. if the total mitigation balance is 12-inches then three (3), four (4) inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the Director of Parks and Recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
 - (3) Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches. For example, if total mitigation required was 100-inches the developer/property owner could pay a total of \$4,000.00 [i.e. (20% x 100) x \$200.00 = \$4,000.00] into the City's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80-inches. In addition, if the developer/property owner plants a tree on [1] the property for which the tree preservation credit was assessed or [2] a location that is mutually agreed upon by the City and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
 - (4) Trees required by Article 08, Landscape Standards, of the Unified Development Code (UDC) shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.

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(G) *Alternative tree mitigation settlement agreements.* In certain cases, the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

(A) Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). The red tape should be wrapped around the main trunk of the protected and/or feature tree at a height of approximately five (5) feet so that the tape is clearly visible during construction. In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. The protective fence must be maintained during all construction phases until the project is finished.

(B) The developer or property owner shall be responsible for preserving all protected and feature trees during construction. This includes hiring an arborist, if necessary.

SECTION 06 | TREE PLANTING AND TRANSPLANTING REQUIREMENTS

SUBSECTION 06.01: REPLACEMENT TREES

All replacement trees shall be subject to the following planting requirements:

- (A) All replacement trees must be maintained in a healthy growing condition for a minimum of two (2) years from the date of planting.
- (B) Replacement trees shall not be planted within an area such that the mature root zone will interfere with underground public utility lines, and/or where the mature canopy of the tree will interfere with overhead utility lines. In addition, no tree shall be planted within five (5) feet of an existing fire hydrant, water line or sewer line.
- (C) Replacement trees shall be selected from the reclamation/tree preservation section of *Table 1.1: Required Trees by District* contained in [Appendix C, Landscape Guidelines and Requirements, of the Unified Development Code \(UDC\)](#).
- (D) All replacement trees shall be a minimum of four (4) caliper inches DBH.

SUBSECTION 07.02: MATERIAL AND EQUIPMENT STORAGE

The developer or contractor shall not store any material or equipment under the canopy of any protected or featured tree. During the construction stage of the development no cleaning or storage of equipment or material shall be allowed within the drip line of any tree scheduled to be preserved on an approved treescape plan. Those materials include, but are not limited to, oils, solvents, mortar, asphalt and concrete.

SUBSECTION 07.03: SIGNS

No signs, wire or other attachments shall be affixed to any tree scheduled to be preserved on an approved treescape plan.

SUBSECTION 07.04: TRAFFIC

No vehicular traffic, construction equipment traffic or parking shall take place within the drip line of any tree unless on existing street pavement. This restriction does not apply to single incident access for purposes of clearing underbrush, establishing the building pad and associated lot grading, vehicular traffic necessary for routine utility maintenance or emergency restoration of utility service or routine mowing operations.

~~REFERENCE: AMERICAN STANDARD FOR NURSERY STOCK; ANSI Z60.1-2014 STANDARDS~~

SUBSECTION 06.02: TRANSPLANTING TREES

All trees conforming to the species permitted in the reclamation/tree preservation section of *Table 1.1: Required Trees by District* contained in [Appendix C, Landscape Guidelines and Requirements, of the Unified Development Code \(UDC\)](#) can be transplanted to meet the replacement requirements and shall be subject to the following planting requirements:

- (A) All trees three (3) caliper inches DBH through six (6) caliper inches DBH are eligible for transplanting.

REFERENCE: TREE CARE INDUSTRY ASSOCIATION; ANSI A300 STANDARDS
- (B) All transplanted trees must survive and be maintained in a healthy condition for a minimum of two (2) years from the date of transplanting. The developer/property owner who received the transplanting credit must replace trees that do not meet these criteria.
- (C) Transplanted protected trees will be listed in the tree survey with the notation that they are being transplanted.

SUBSECTION 07.05: GRADE

No grade change in excess of two (2) inches shall be allowed within the drip line of any protected or featured tree unless adequate construction methods are approved beforehand. If approved, major grade changes (i.e. two [2] inches or greater) within the critical root zone of a protected or featured tree will require additional measures to maintain proper oxygen and water exchange with the roots. Root pruning will be required when disturbance will result in root exposure.

SUBSECTION 07.06: TREE FLAGGING

At the time of submittal of a treescape plan all protected trees or feature trees should be marked with an aluminum tag, which indicates its relationship to the treescape plan, and clearly flagged with bright fluorescent red vinyl tape. The red tape should be wrapped around the main trunk of the protected tree at a height of approximately four (4) feet so that the tape is clearly visible.

SUBSECTION 07.07: BORING

SECTION 07 | TREE PROTECTION DURING CONSTRUCTION

SUBSECTION 07.01: TREE PROTECTION

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Boring of utilities under protected or feature trees shall be required in those circumstances where it is not possible to trench around the critical root zone of a protected or feature tree. When required, the length of the bore shall be the width of the critical root zone plus two (2) feet on either side of the critical root zone and shall be at a minimum depth of 48-inches.

SUBSECTION 07.08: DAMAGE

Any physical damage to a tree being preserved for a tree credit that is considered to place the survival of the tree in doubt shall be eliminated as a credited tree and will require additional trees to be planted in its place at the required ratio. A certified arborist shall be consulted to determine whether physical damage to a tree places the survival of the tree in doubt.

SECTION 08 | TREE PRUNING

SUBSECTION 08.01: GENERAL

No protected or featured tree shall be pruned in a manner that would significantly disfigure the tree, or in a manner that would lead to the death of the tree.

REFERENCE: TREE CARE INDUSTRY ASSOCIATION; ANSI A300 STANDARDS

SUBSECTION 08.02: PRUNING BY UTILITY COMPANIES

Utility companies may prune trees as necessary to reestablish disrupted service or maintain existing service without obtaining a permit.

REFERENCE: TREE CARE INDUSTRY ASSOCIATION; ANSI A300 STANDARDS

SUBSECTION 08.03: ALLOWED PRUNING

A protected or featured tree may be pruned in cases where it is necessary to remove branches broken during the course of construction, or where protected or featured trees must be pruned to allow construction of a structure. Pruning should be done in a manner that does not significantly disfigure the tree or lead to the death of the tree.

SECTION 09 | TREE FUND

SUBSECTION 09.01: ADMINISTRATION OF THE TREE FUND

The City shall administer the tree fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (including the equipment or labor necessary to install the plant materials) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city-wide tree inventory and to educate citizens and developers on the benefits and value of trees. The City Council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

SUBSECTION 09.02: COLLECTION OF MONEY FOR THE TREE FUND

Money contributed to the tree fund shall be paid prior to the issuance of a building permit and/or prior to the filing of a final plat.

SECTION 10 | VIOLATIONS

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this Article shall be fined \$500.00 for each offense. The unlawful damage, destruction or removal of each tree shall be considered a separate incident and each offense subjects the violator to the maximum penalty of \$500.00 for the first tree with each subsequent tree increasing by \$500.00 increments.

No acceptance of public improvements shall be authorized and no Certificates of Occupancy (CO) shall be issued until all fines for violations of this Article have been paid to the City.

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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: September 13, 2022
APPLICANT: Harold Fetty; *HD Fetty Land Surveyor, LLC*
CASE NUMBER: P2022-040; *Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition*

SUMMARY

Consider a request by Harold "Tracy" Fetty of HD Fetty Land Surveyor, LLC on behalf of Felipe Garcia for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Garcia-Herrera Addition being a 11.13-acre tract of land identified as Tract 8-02 of the Johnson Survey, Abstract No. 129, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 675 Linda Lane, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat of an 11.13-acre tract of land (*i.e. Tract 8-02 of the Johnson Survey, Abstract No. 129*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Garcia-Herrera Addition*). The applicant is also requesting an exception under Subsection D, *Exception Requests*, of Exhibit 'A' of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. According to Subsection C.2, *Minimum Lot Frontage on a Street*, of the agreement, the minimum lot frontage for a lot that is greater than one (1) acre but less than three (3) acres is 150-feet. In this case, Lot 2 originally showed 103.76-feet of frontage, which is 46.24-feet less than the requirement. Staff contacted the applicant, and the applicant stated that they cannot increase the size of the lot greater than 130-feet due to the existing layout of the buildings; however, the applicant stated that he would revise the plat to show 130-feet. This would still be 20-feet less than the requirement. Staff has not received these revisions depicting this change, but has made this a conditional of approval in the *Conditions of Approval* section of this case memo. Staff should note that the requested exception does not meet the *Administrative Exemptions* requirements of Subsection D.1 and must be approved by the City Council per Subsection D.2, of the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. Staff should also point out that the lots directly across the street appear to have similar to smaller lot widths as to the what is being proposed for Lot 2, Block A, Garcia-Herrera Addition.
- On August 19, 2022 the applicant submitted the proposed final plat depicting Lot 2 as being 103.76-feet, which is 46.24-foot short of the requirements within the *Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County*. Staff sent the proposed plat to Rockwall County for review and they determined that Lot 2 should meet the 150-foot lot width requirement. The applicant responded to staff that the maximum width they could achieve is 130-feet due to existing buildings on the property. Staff sent this information to Rockwall County, where they responded that they would need to see this adjustment on the plat, then they would review; however, due to the requirements of Chapter 212 of the Texas Local Government Code, the City has 30-days to act on this application. Staff is currently waiting for this revised plat showing the revision to a 130-foot lot width for Lot 2, and a response from the County concerning this variance.
- The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On August 22, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. Staff is still waiting on a response from Rockwall County concerning the 130-foot lot width.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction*

(ETJ) of the City -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1-3, Block A, Garcia-Herrera Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat.
- (2) The applicant will need to provide a revised Final Plat showing a lot width of 130-feet for Lot 2.
- (3) The development of the subject property shall adhere to the recommendations made by Parks and Recreation Board.
- (4) Any construction resulting from the approval of this Final 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-040

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 675 E. LINDA LANE

SUBDIVISION GARCIA-HERRERA ADDITION

LOT 1,2+3 BLOCK A

GENERAL LOCATION LINDA LN. AND ~~BLACKLAND~~ ROAD A-129 JOHNSON TR 8-3

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE RESIDENTIAL / AG

PROPOSED ZONING AG

PROPOSED USE SAME

ACREAGE 11.13

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

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

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

OWNER FELIPE GARCIA

APPLICANT HD FETTY LAND SURVEYOR LLC

CONTACT PERSON

CONTACT PERSON HAROLD "TRACY" FETTY

ADDRESS 675 E. LINDA LANE

ADDRESS 6770 FM 1565

CITY, STATE & ZIP ROYSE CITY, TX 75789

CITY, STATE & ZIP ROYSE CITY, TX 75789

PHONE

PHONE 972-740-4618

E-MAIL

E-MAIL tracy@hdfetty.com

NOTARY VERIFICATION [REQUIRED]

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

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

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

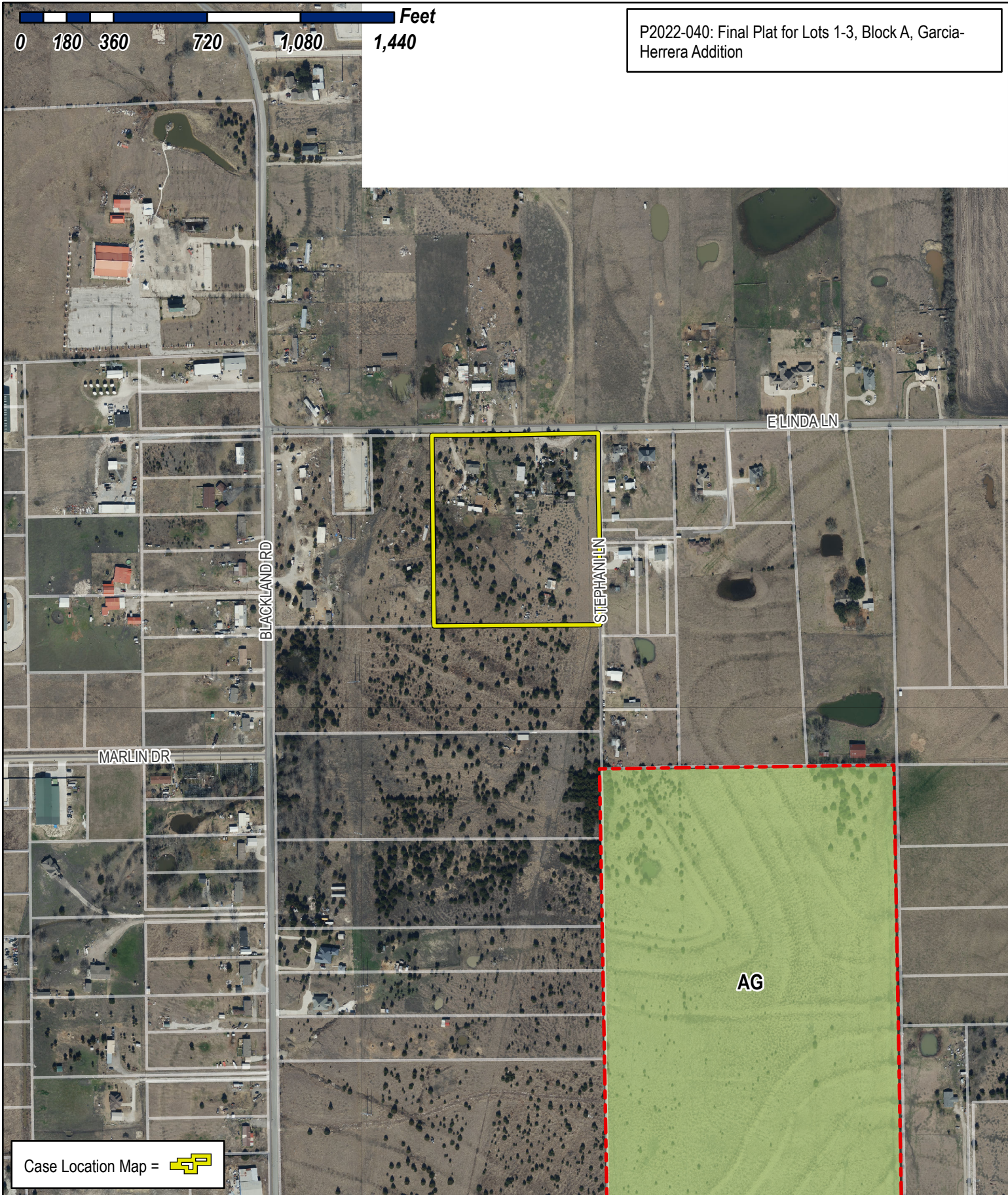
OWNER'S SIGNATURE


MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

0 180 360 720 1,080 1,440 Feet

P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition



Case Location Map = 

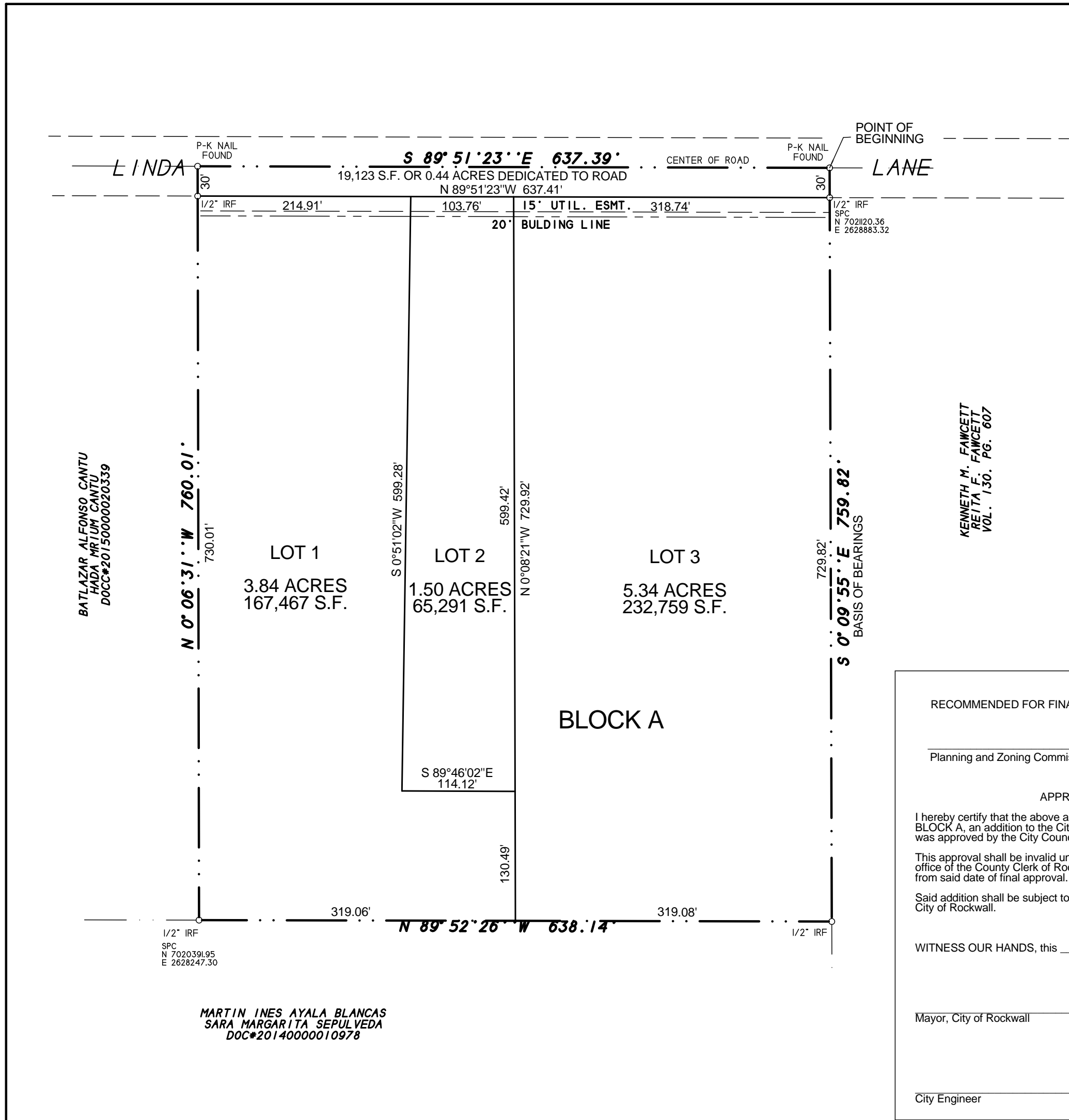


City of Rockwall

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.





RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____.

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

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

WITNESS OUR HANDS, this ____ day of _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

All that certain lot, tract or parcel of land situated in the R.E. JOHNSON SURVEY, ABSTRACT NO. 129, Rockwall County, Texas, and being all of a 11.121 acres tract of land as described in a Warranty deed from MillWay Investors, LLC to Felipe Garcia, as recorded in Document no. 2014000002159 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K Nail found in the center of Linda Lane, at the northeast corner of said 11.121 acres tract of land, said point being the northwest corner of a tract of land as described in a Warranty deed to Kenneth Fawcett and Reita Fawcett, as recorded in Volume 130 Page 607 Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 55 sec. E. along the east boundary of said 11.121 acres tract, at 30.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 759.82 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 52 min. 26 sec. W. along the south boundary of said 11.121 acres tract, a distance of 638.14 feet to a 1/2" iron rod found for corner at its southwest corner;

THENCE N. 00 deg. 06 min. 31 sec. W. at 730.0 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 760.01 feet to a P-K Nail found for corner in the center of Linda Lane;

THENCE S. 89 deg. 51 min. 23 sec. E. along the center of said road, a distance of 637.39 feet to the POINT OF BEGINNING and containing 484,642 square feet or 11.13 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in GARCIA-HERRERA ADDITION, LOTS 1, 2 & 3, BLOCK A have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

FELIPE GARCIA

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2022.

Notary Public

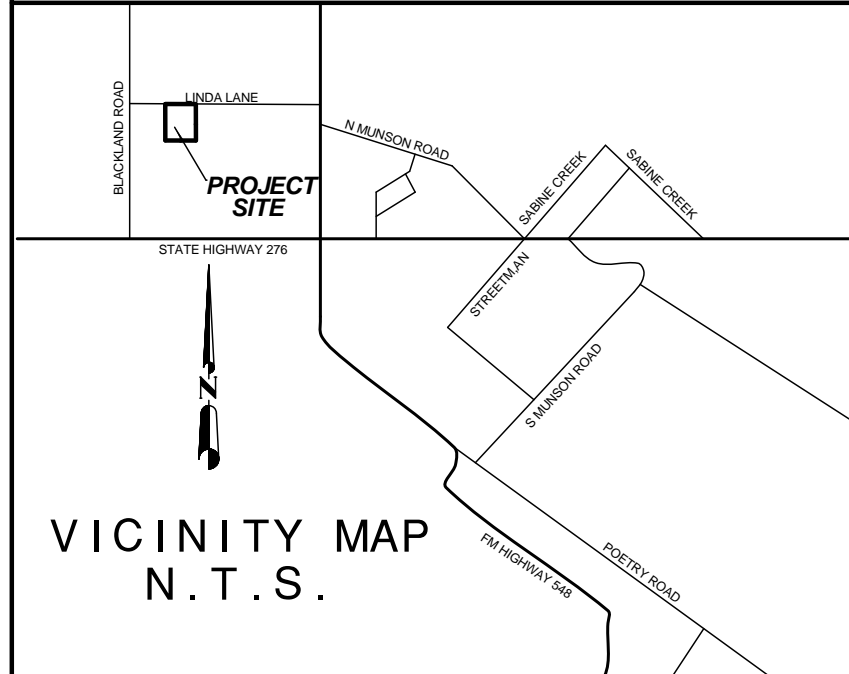
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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

SURVEYOR'S CERTIFICATE

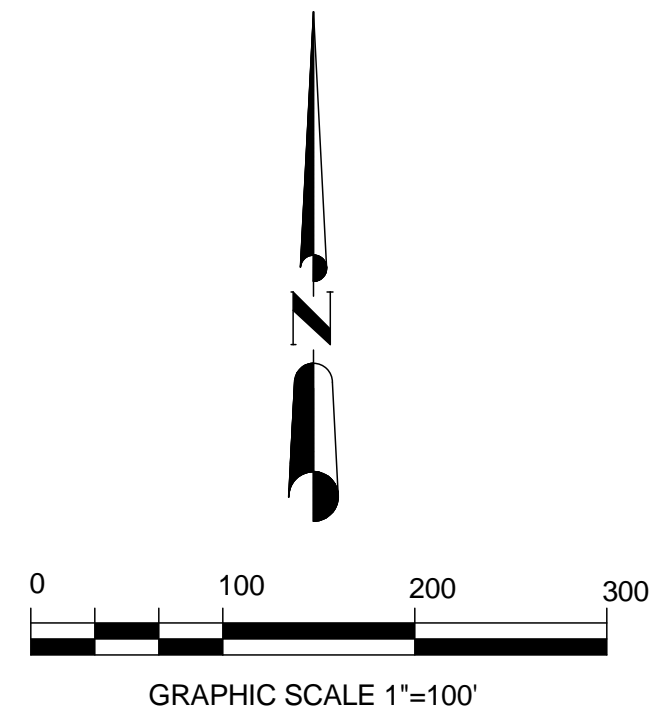
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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



- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L, dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PER INSTRUMENT NO. 2014000002159, O.P.R.R.C.T.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 15' UTILITY EASEMENT ALONG FRONT OF ALL LOTS.
 - SEPTIC SYSTEMS- INDIVIDUAL FACILITIES LICENSED BY ROCKWALL COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
 - DEVELOPMENT PERMIT AND SEPTIC SYSTEM PERMIT ARE REQUIRED PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
 - PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.



FINAL PLAT
GARCIA-HERRERA ADDITION
LOTS 1, 2 & 3, BLOCK A

11.13 ACRES
3 LOTS IN THE
E.T.J. OF CITY OF ROCKWALL
R.E. JOHNSON SURVEY, ABST. 129
ROCKWALL COUNTY, TEXAS

OWNER:
FELIPE GARCIA
675 E LINDA LANE
ROYSE CITY, TEXAS 75189

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com
CASE NO. P2022-

SYMBOL LEGEND	
	EASEMENT LINE
	1/2" IRON ROD FOUND AT CORNER
	PROPERTY LINE

SURVEY DATE: JULY 15, 2022
SCALE: 1" = 100' FILE # 20220057
CLIENT: HERRERA



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: September 13, 2022
APPLICANT: Bob Pruett; *Urban Structure*
CASE NUMBER: SP2022-044; *Site Plan for Advantage Storage*

SUMMARY

Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of a Site Plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

BACKGROUND

On September 16, 1974, the subject property was annexed by *Ordinance No. 74-26 [Case No. A1974-006]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District to a Light Industrial (LI) District. On July 2, 2012, the City Council rezoned the subject property to Planned Development District 10 (PD-10) by *Ordinance 12-13 [Case No. Z2012-006]*. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Bob Pruett of Urban Structure* -- is requesting the approval of a Site Plan for the purpose of constructing a *Mini-Warehouse Facility*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Discovery Boulevard, which is classified as a M4U (*i.e. major collector, four [4] Lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 2 of the Rockwall Downes Subdivision, which was platted in January 31, 2017 and consists of 30 single-family residential lots. This property is zoned Planned Development District 10 (PD-10) for single-family land uses.

South: Directly south of the subject property is SH-276, which is classified as a TXDOT6D (*i.e. a Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 11.78-acre tract of land (*i.e. Tract 5-3 of the W. H. Baird Survey, Abstract No. 25*) zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Beyond this is Dorris A. Jones Elementary, which is located on a 15.428-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Elementary School #8 Addition*) zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property are four (4) tracts of land (i.e. tract 1-3 of the J M Allen Survey, Abstract No. 2 [0.178-acres], tract 1, of the J M Allen Survey, Abstract No. 2 [5.527-acres {part of 17.264-acre tract}], tract 1-7, of the J M Allen Survey, Abstract No. 2 [7.960-acres], Tract 1-7, of the JM Allen Survey, Abstract No. 2 [7.960-acres]) zoned Light Industrial (LI) District. Beyond this is a 0.9537-acre parcel of land (i.e. Lot 1, Block A, Peak Pedi Medical Office Addition) developed with a 3,708 SF Medical Office Building (i.e. Pear Pediatrics) zoned Light Industrial (LI) District and addressed as 1861 SH-276.

West: Directly west of the subject property is a 1.0080-acre parcel of land (i.e. Lot 1, Block A, VRE Rockwall Addition) developed with a Retail Store with Gasoline Sales that has more than Two (2) Dispensers (i.e. 7-11) zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses. Beyond this is John King Boulevard, which is identified as a P4D (i.e. principle collector, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.286-acre tract of land (i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2) zoned Planned Development District 10 (PD-10) for limited Commercial (C) District land uses, and a 32.6546-acre parcel of land (i.e. Lot 1, Block A, Mansions Family Addition) developed with a Multi-Family Development (i.e. Sixteen50 at Lake Ray Hubbard Apartments) zoned Planned Development District 10 (PD-10) for Multi-Family and Single-Family Attached land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section D.5.A, *Permitted Land Uses*, of Exhibit C, *PD Development Standards*, of the Planned Development District 10 (PD-10), the *Mini-Warehouse* land use is permitted *by-right* on the subject property with the requirements listed in the *Conditional Land Use Standards* section of the Unified Development Code (UDC). The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the variances and exceptions outlined in the *Variances and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	43,560 SF	X=160,388 SF; In Conformance
<i>Minimum Lot Frontage</i>	25-Feet	X=345-Feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=346-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X≥25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X≥10-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=42-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=35%; In Conformance
<i>Minimum Number of Parking Spaces</i>	34 spaces	X=34; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=36.8%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	C=63.2%; In Conformance

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of a *Mini-Warehouse*, which generally conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District with the exception of the variances and exceptions being requested in the *Variances and Exceptions Requested by the Applicant* section of this case memo. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Commercial (C) District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, the proposed site plan does not conform to all of the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for the *Mini-Warehouse* land use. Specifically, the proposed development exceeds the number of units per acre, the permitted height, and the roof pitch requirements. The following is a summary of the *Conditional Land Use Standards* for the *Mini-Warehouse* land use, and the proposed projects conformance to these requirements:

<i>Ordinance Provisions</i>	<i>Conditional Land Use Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Storage Units per Acre</i>	125	<i>X=169.7 SF; Non-Conforming</i>
<i>Building Height</i>	One Story	<i>X=Three (3) Story; Non-conforming</i>
<i>Management Parking Requirement</i>	2 Spaces	X=2; In Conformance
<i>No Direct Access Driveway</i>	No Access to SH-276 and John King	Non-Conforming; however, the proposed driveways are existing
<i>Perimeter Walls</i>	Face the Front, Rear, and Side Property Lines	Wrought Iron Fence; In Conformance
<i>Landscaped Building Set Back Areas</i>	Front, Rear, and Side	In Conformance
<i>Perimeter Gates</i>	Limit Access to Customers Only	Wrought Iron Fence with gates; In Conformance
<i>Screening Fences</i>	Wrought-Iron	Wrought Iron Fence; In Conformance
<i>Overhead Door</i>	Interior and not face public right-of-way	Interior; In Conformance
<i>Rental Trucks/Trailers</i>	Prohibited	None proposed; In Conformance
<i>Business Operation in Storage Units</i>	Prohibited	None proposed; In Conformance
<i>Outside Storage</i>	Prohibited	None proposed; In Conformance
<i>Paving</i>	Concrete	Concrete; In Conformance
<i>Roof Pitch</i>	1:3	<i>Flat Roof Design; Non-Conforming</i>
<i>Lighting Standards</i>	Maximum Pole Height of 20-feet	<i>X=25-feet; Condition of Approval</i>
<i>Residential Unit</i>	Maximum SF of 1600	None proposed; In Conformance

VARIANCES AND EXCEPTIONS BY THE APPLICANT

The applicant's request requires the following exceptions and variances:

(1) Architectural Standards.

- (a) Materials and Masonry Composition. According to Subsection 06.02(C)(1), Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(e)ach exterior wall of a building’s façade shall consist of a minimum of 90% *Primary Materials* and/or a maximum of 10% *Secondary Materials* -- *excluding doors and windows.*” In this case, the applicant is requesting contains less than 90% *Primary Materials* and more than 10% *Secondary Materials*. *Therefore, this will require approval of a variance from the Planning and Zoning Commission.*
- (b) Stone. According to Subsection 06.02(C)(1)(a)(1), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(a) minimum of 20% natural or quarried stone is required on all building façades...” In this case, the applicant is requesting a minimum of five (5) percent stone on the facades that stone is used and no stone on the west elevation of *Building C*, which -- *staff should note* -- will not be visible from any view around the site since the facility is only open to customers. *This will still require approval of a variance from the Planning and Zoning Commission.*
- (c) Four-Sided Architecture. According to Subsection 06.02(C)(5), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.” In this case, the proposed buildings are not architecturally finished on all four (4) sides. *This will require approval of a variance from the Planning and Zoning Commission.*
- (d) Roof Design Standards. According to Subsection 06.02(C)(2), of Article 05, of the *General Overlay District Development Standards* of the Unified Development Code (UDC), “(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof.” In this case, the proposed *Building C* is a total of 4,000 SF and has a flat roof design. *This will require approval of a variance from the Planning and Zoning Commission.*

(2) Conditional Land Use Standards.

- (a) Number of Units per Acre. According to Subsection 02.03(J)(1)(a), of Article 04, of the *Conditional Land Use Standards* of the Unified Development Code (UDC), “(t)he number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres.” In this case, the applicant’s proposed site is 3.682-acres and the site plan show that the total number of storage units will be 635 units. This equates to 169.7 units per acre or 165 units more than what is permitted by the Unified Development Code (UDC). *This will require an exception to the Conditional Land Use Standards from the Planning and Zoning Commission.*
- (b) Building Height. According to Subsection 02.03(J)(1)(b), of Article 04, of the *Conditional Land Use Standards* of the Unified Development Code (UDC), “(o)nlly single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council.” *In this case, the applicant is requesting one (1) three (3) story building which will require approval of an exception by both the Planning and Zoning Commission and City Council.*
- (c) Roof Design. According to Subsection 02.03(J)(1)(n), of Article 04, of the *Conditional Land Use Standards* of the Unified Development Code (UDC) “(r)ooofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical equipment shall be screened with the roof structure or parapet walls.” *In this case, the applicant is requesting a flat-roof design, which will require an exception from the Planning and Zoning Commission.*

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception and/or variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] additional shrubs along SH-276, [2] additional shrubs along *Building A*, [3] additional shrubs along *Building D*, [4] additional shrubs along John King Boulevard, [5] using more than the required 20% stone on ten (10) out of the 16 facades focusing on the facades facing the public right-of-ways, [6] 16.80% over the required landscape area, [7] more than required canopy trees in the landscape buffer along John King Boulevard, [8] more than the required canopy trees along SH-276, [9] more than the required accent trees along SH-276, [10] extra trees along the detention area. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Technology District and is designated for Commercial/Retail land uses. According to the plan, the Commercial/Retail land use category “...is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections.” In this case, the subject property is at a key intersection and the proposed land use is multi-tenant commercial retail center. The primary land uses in Commercial/Retail include commercial retail buildings, restaurants/brew pubs, multi-tenant commercial centers, neighborhood centers and convenience centers. In this case, the applicant is requesting approval for a *Mini-Warehouse Facility*. Based on this, the applicant’s request is a discretionary decision as to if it conforms to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On August 30, the Architecture Review Board (ARB) reviewed the proposed building elevations, and requested changes from the applicant. Specifically, the ARB requested that the applicant finish the parapets on both sides and make sure the RTUs are screened from any view. The applicant has provided updated building elevations that generally conform to the ARB’s request. These will be reviewed by the ARB at the meeting on September 13, 2022.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of the *Mini-Warehouse Facility* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant provide an updated Photometric Plan indicating a maximum 20-foot light pole in conformance with the *Conditional Land Use Standards* of the UDC.
- (3) If Planning and Zoning recommends approval of the exception to the *Building Height* in the *Conditional Use Standards*, the exception will need to be approved through City Council.
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION

NA

LOT

BLOCK

GENERAL LOCATION

NE QUAD JAMES KING & US 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

R01W HIGHWAY OVERLAY

CURRENT USE

VACANT

PROPOSED ZONING

" " "

PROPOSED USE

MINI-STORAGE

ACREAGE

3.682

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]

OWNER

CAMBRIDGE PROPERTIES INC

APPLICANT

BOB PRUETT

CONTACT PERSON

GARRETT POINDEXTER

CONTACT PERSON

URBAN STRUCTURE

ADDRESS

8750 N. CENTRAL EXP.
SUITE 1735

ADDRESS

8140 WALNUT HILL
SUITE 905

CITY, STATE & ZIP

DALLAS TX 75231

CITY, STATE & ZIP

DALLAS TX 75231

PHONE

972-832-8933

PHONE

214-295-5347

E-MAIL

RJONES@ADVANTAGESTORAGE.NET

E-MAIL

BPRUETT@URBANSTRUCT.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES J. MELINDO [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."

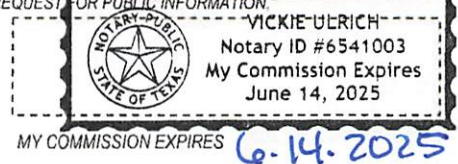
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF JULY, 2022

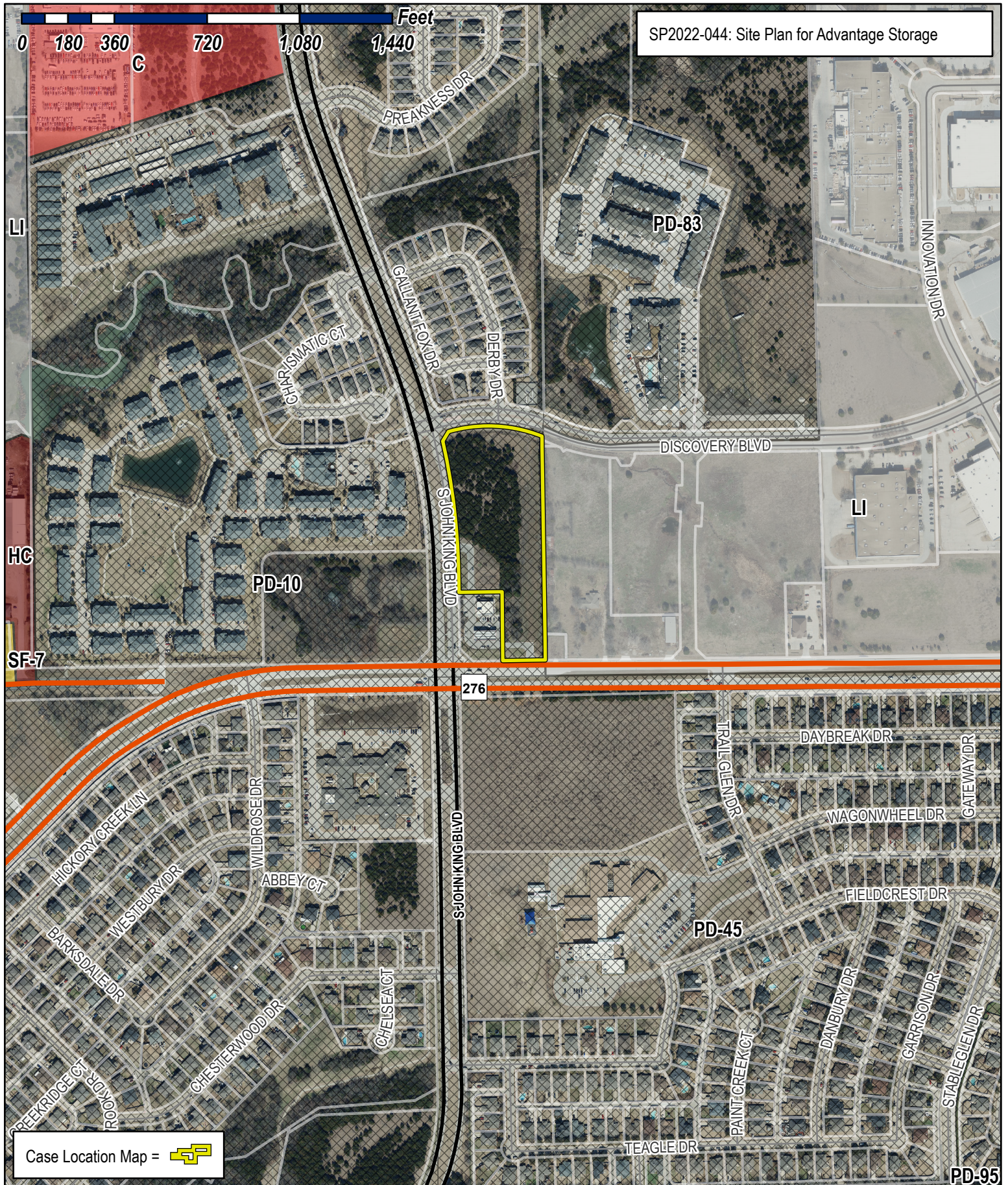
OWNER'S SIGNATURE


James J. Melindo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vickie Ulich





Case Location Map = 



City of Rockwall

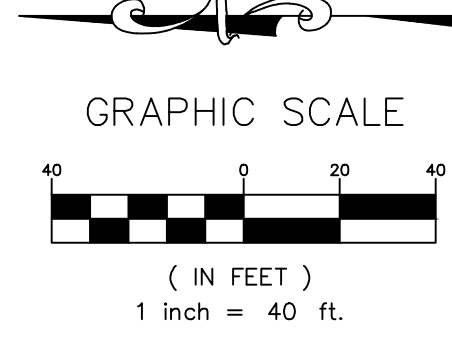
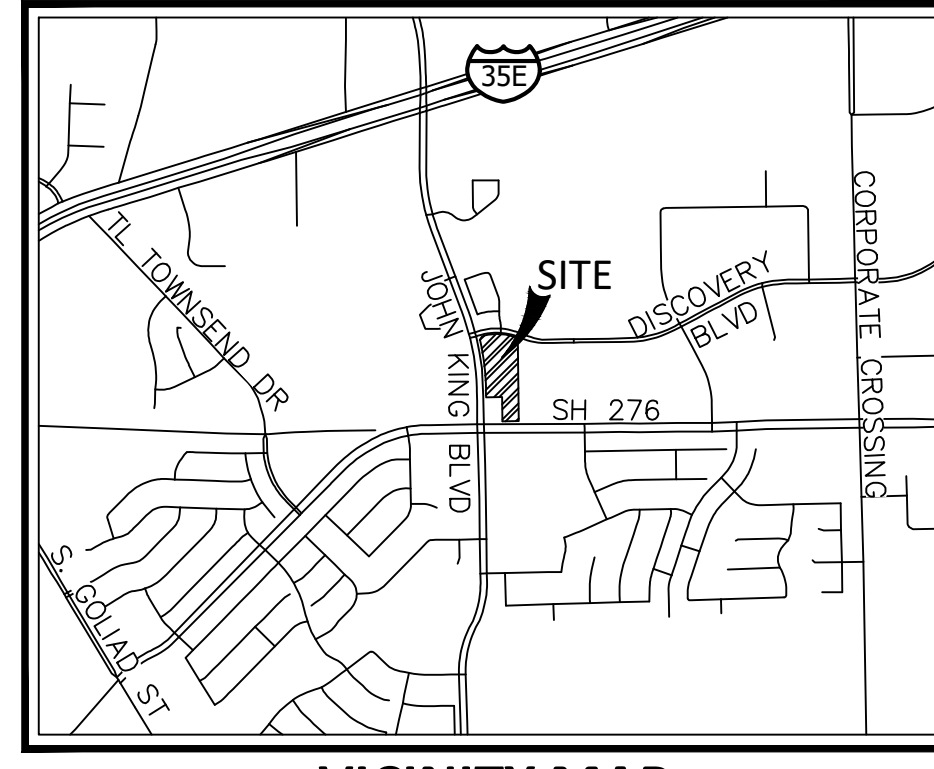
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



PAVEMENT LEGEND	
	EXISTING PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT

SITE DATA TABLE	
EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3.682 AC (160,388 SF)
SITE AREA (LOT 3):	2.565 AC (111,719 SF)
TOTAL SITE AREA:	6.247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	62,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 2,800 SF
TOTAL BUILDING AREA:	104,900 SF 55,800 SF
TOTAL BUILDING FOOTPRINT AREA:	635 UNITS
TOTAL STORAGE UNITS:	REQUIRED PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4.1 0.66:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.8%)
PARKING REQUIRED:	MINI-WAREHOUSE OFFICE SUITES
	9 STALLS 25 STALLS
	(3 STALLS + 1/100 UNITS) (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	



TOCS
1-800-245-4545
tdticket@1-call.com

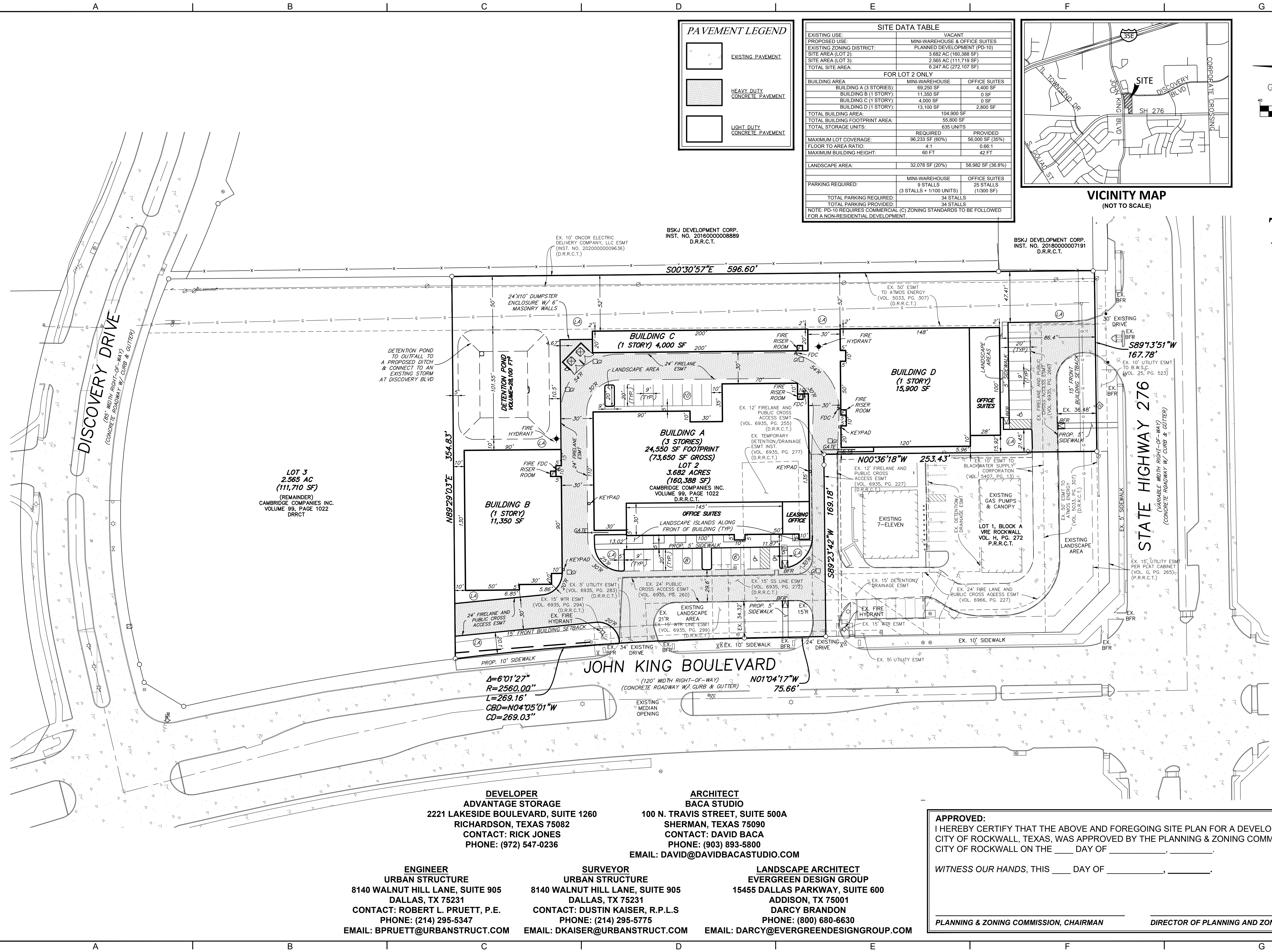


PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.
PREPARED UNDER THE SUPERVISION OF ROBERT L. PRUETT, JR. P.E. #53862 ON 08/19/2022

ADVANTAGE STORAGE
STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT:	SHEET TITLE:
ADVANTAGE STORAGE	SITE PLAN

SHEET SP-1



DEVELOPER
ADVANTAGE STORAGE
2221 LAKESIDE BOULEVARD, SUITE 1260
RICHARDSON, TEXAS 75082
CONTACT: RICK JONES
PHONE: (972) 547-0236

ARCHITECT
BACA STUDIO
100 N. TRAVIS STREET, SUITE 500A
SHERMAN, TEXAS 75090
CONTACT: DAVID BACA
PHONE: (903) 893-5800
EMAIL: DAVID@DAVIDBACASTUDIO.COM

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
CONTACT: ROBERT L. PRUETT, P.E.
PHONE: (214) 295-5347
EMAIL: BPRUETT@URBANSTRUCT.COM

SURVEYOR
URBAN STRUCTURE
8140 WALNUT HILL LANE, SUITE 905
DALLAS, TX 75231
CONTACT: DUSTIN KAISER, R.P.L.S.
PHONE: (214) 295-5775
EMAIL: DKAISER@URBANSTRUCT.COM

LANDSCAPE ARCHITECT
EVERGREEN DESIGN GROUP
15455 DALLAS PARKWAY, SUITE 600
ADDISON, TX 75001
DARCY BRANDON
PHONE: (800) 680-6630
EMAIL: DARCY@EVERGREENDESIGNGROUP.COM

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

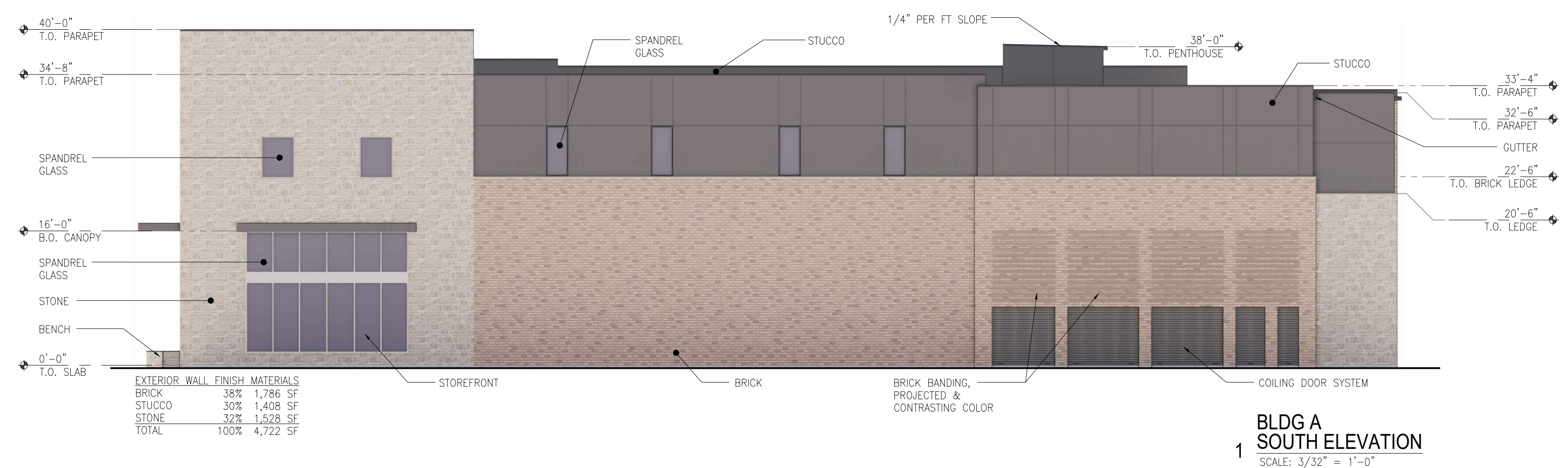
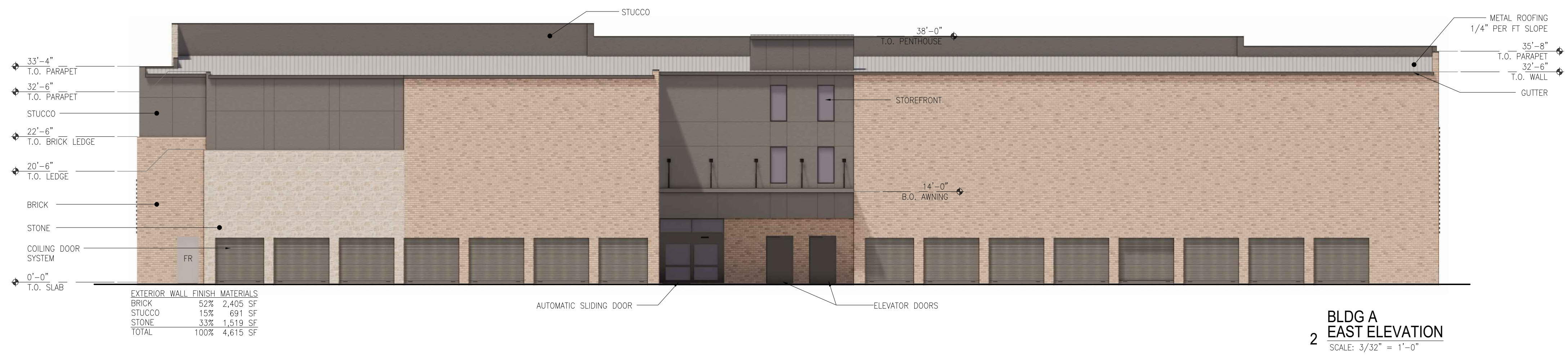
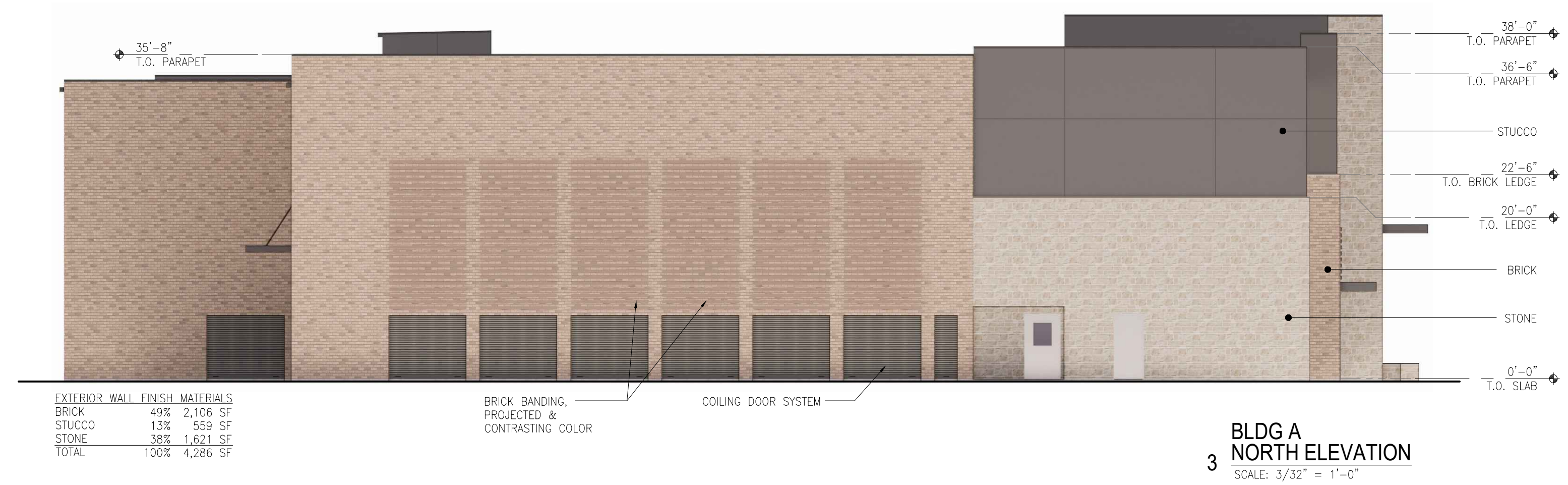
WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

FILE NAME: C:\SITE\DWG\...
LAST MODIFIED BY: VAKCOTY...
LAST MODIFIED ON: 8/17/2022 12:13 PM
PLOTTED ON: 8/19/2022 12:11 PM

NO.	DESCRIPTION	DATE



APPLICANT INFORMATION
APPLICANT: BOB PRUETT
CONTACT PERSON: URBAN STRUCTURE
ADDRESS: 8140 WALNUT HILL LANE, SUITE 905 DALLAS, TEXAS 75231
EMAIL: BPRUETT@URBANSTRUCT.COM
PHONE: 214.295.5347

OWNER INFORMATION
OWNER: CAMBRIDGE PROPERTIES INC.
CONTACT PERSON: GARRETT POINDEXTER
ADDRESS: 8750 N. CENTRAL EXP., SUITE 1735 DALLAS, TEXAS 75231
EMAIL: RJONES@ADVANTAGESTORAGE.NET
PHONE: 972.832.8933

PROJECT INFORMATION
NAME: ADVANTAGE STORAGE
ADDRESS: 1701 STATE HIGHWAY 276 ROCKWALL, TEXAS 75032
CASE #: _____

exterior elevations - bldg a

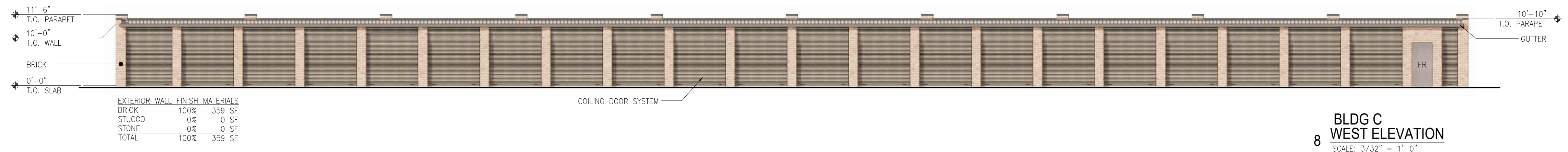
Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
09.08.22
 SHEET NUMBER
A6.0

APPLICANT INFORMATION
 APPLICANT: BOB PRUETT
 CONTACT PERSON: URBAN STRUCTURE
 ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
 EMAIL: BPRUETT@URBANSTRUCT.COM
 PHONE: 214.295.5347

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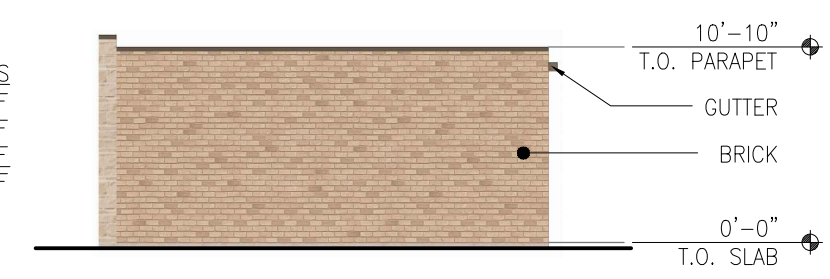
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 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:



BLDG C WEST ELEVATION
 SCALE: 3/32" = 1'-0"

BUILDING TOTALS		
BRICK	92%	3,030 SF
STONE	8%	278 SF
TOTAL	100%	3,308 SF

EXTERIOR WALL FINISH MATERIALS		
BRICK	99%	261 SF
STUCCO	0%	0 SF
STONE	1%	12 SF
TOTAL	100%	273 SF



BLDG C NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



BUILDING TOTALS		
BRICK	92%	3,030 SF
STONE	8%	278 SF
TOTAL	100%	3,308 SF

EXTERIOR WALL FINISH MATERIALS		
BRICK	88%	80 SF
STUCCO	0%	0 SF
STONE	12%	12 SF
TOTAL	100%	92 SF



BLDG C EAST ELEVATION
 SCALE: 3/32" = 1'-0"

BLDG C SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



BUILDING TOTALS		
BRICK	68%	3,193 SF
STUCCO	6%	302 SF
STONE	26%	1,256 SF
TOTAL	100%	4,751 SF

BLDG B WEST ELEVATION
 SCALE: 3/32" = 1'-0"
 (FACES JOHN KING BLVD.)



EXTERIOR WALL FINISH MATERIALS		
BRICK	47%	518 SF
STUCCO	2%	19 SF
STONE	51%	565 SF
TOTAL	100%	1,102 SF

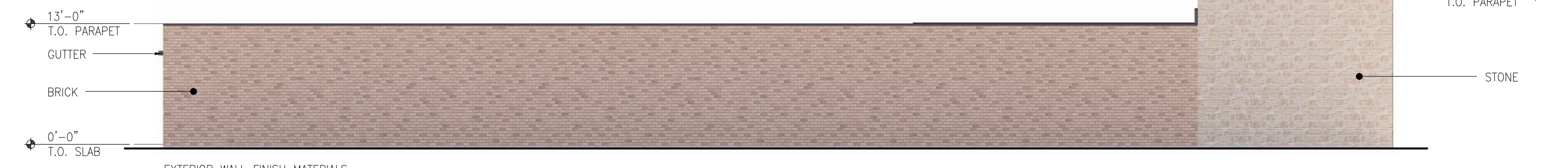
BRICK BANDING,
 PROJECTED &
 CONTRASTING COLOR

BLDG D SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"
 (FACES HWY 276)

BUILDING TOTALS		
BRICK	65%	3,774 SF
STUCCO	8%	473 SF
STONE	27%	1,589 SF
TOTAL	100%	5,836 SF



BLDG D WEST ELEVATION
 SCALE: 3/32" = 1'-0"



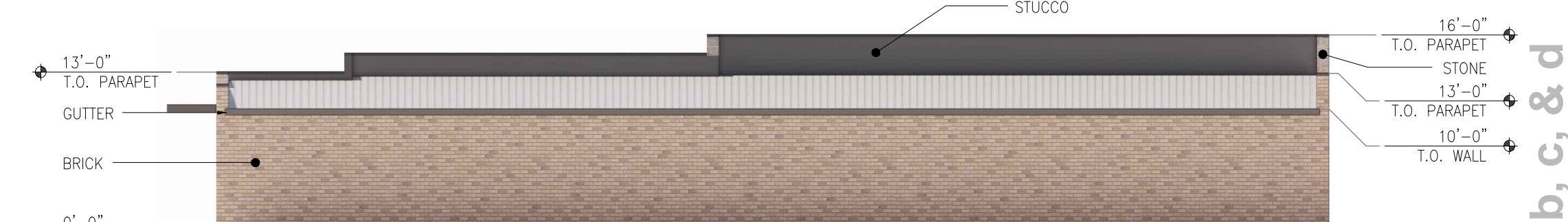
BUILDING TOTALS		
BRICK	68%	3,193 SF
STUCCO	6%	302 SF
STONE	26%	1,256 SF
TOTAL	100%	4,751 SF

BLDG B NORTH ELEVATION
 SCALE: 3/32" = 1'-0"
 (FACES DISCOVERY DR.)



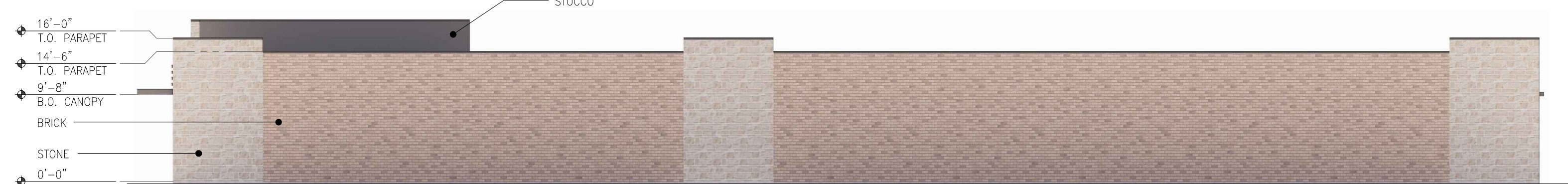
EXTERIOR WALL FINISH MATERIALS		
BRICK	94%	312 SF
STUCCO	1%	4 SF
STONE	5%	16 SF
TOTAL	100%	332 SF

BLDG D NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



BUILDING TOTALS		
BRICK	65%	466 SF
STUCCO	3%	19 SF
STONE	32%	239 SF
TOTAL	100%	744 SF

BLDG B EAST ELEVATION
 SCALE: 3/32" = 1'-0"



BLDG D EAST ELEVATION
 SCALE: 3/32" = 1'-0"



BUILDING TOTALS		
BRICK	65%	466 SF
STUCCO	3%	19 SF
STONE	32%	239 SF
TOTAL	100%	744 SF

BLDG B SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

BACA
 100 NORTH TRAVIS STREET
 SUITE NO.500
 SHERMAN, TEXAS 75090
 903.893.5800
 www.BACA.team

SCHEMATIC DESIGN REVIEW
 NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	DATE

Advantage Storage
 Contact: Advantage Construction - 214.308.5225
 1701 State Highway 276
 Rockwall, Texas

PROJECT NUMBER
2225
 DATE
09.08.22
 SHEET NUMBER
A6.1

exterior elevations - bldg's b, c, & d

**SCHEMATIC
DESIGN
REVIEW**
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS		DATE
NO.	DESCRIPTION	



**4 OVERALL
WEST ELEVATION**
SCALE: 1/16" = 1'-0"
(FACES JOHN KING BLVD.)



**3 OVERALL
NORTH ELEVATION**
SCALE: 1/16" = 1'-0"
(FACES DISCOVERY DR.)



**2 OVERALL
EAST ELEVATION**
SCALE: 1/16" = 1'-0"



**1 OVERALL
SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"
(FACES HWY 276)

exterior elevations - overall

APPLICANT INFORMATION
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CONTACT PERSON: URBAN STRUCTURE
ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
DALLAS, TEXAS 75231
EMAIL: BPRUETT@URBANSTRUCT.COM
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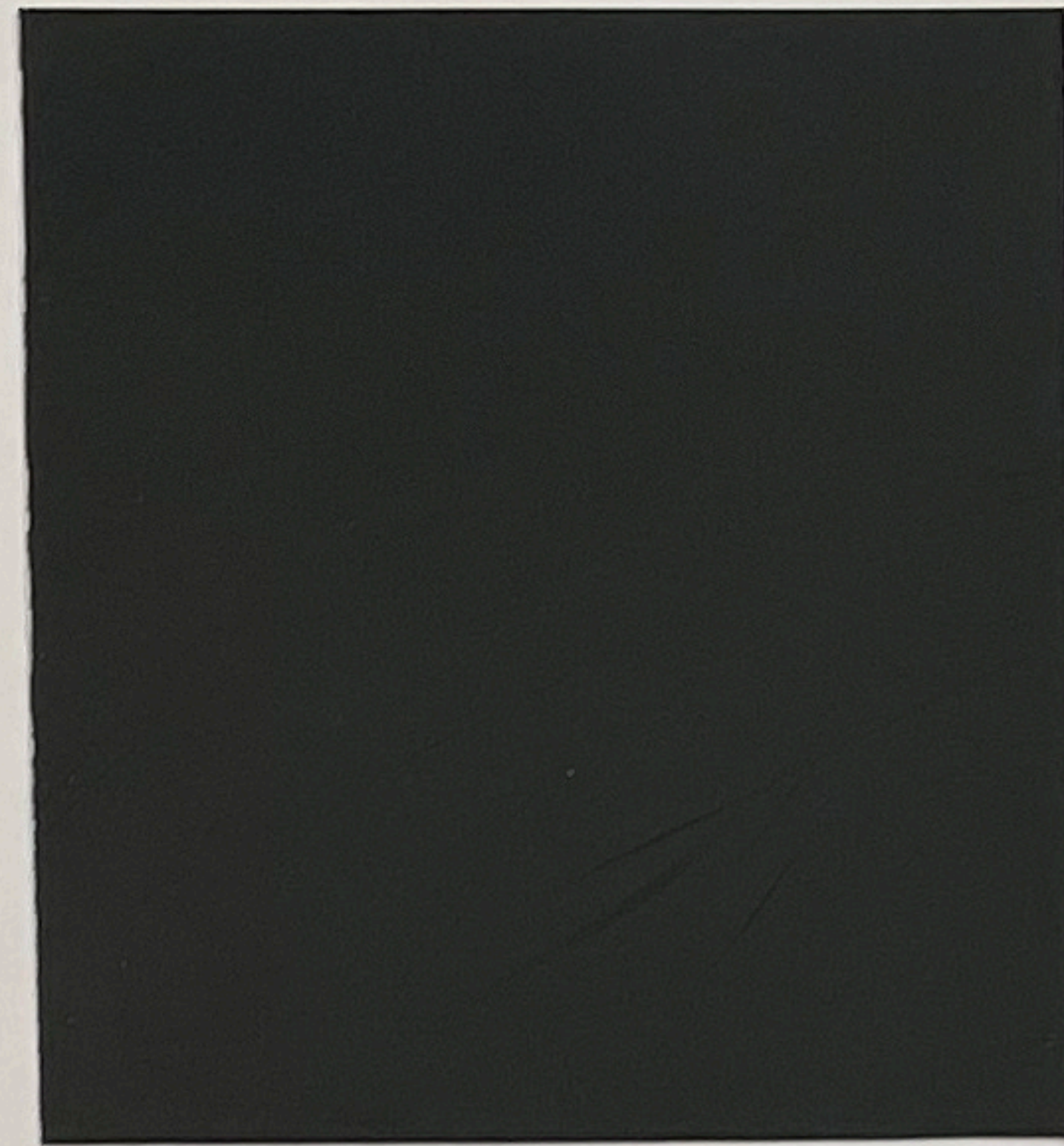
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ROCKWALL, TEXAS 75032
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1701 State Highway 276
Rockwall, Texas

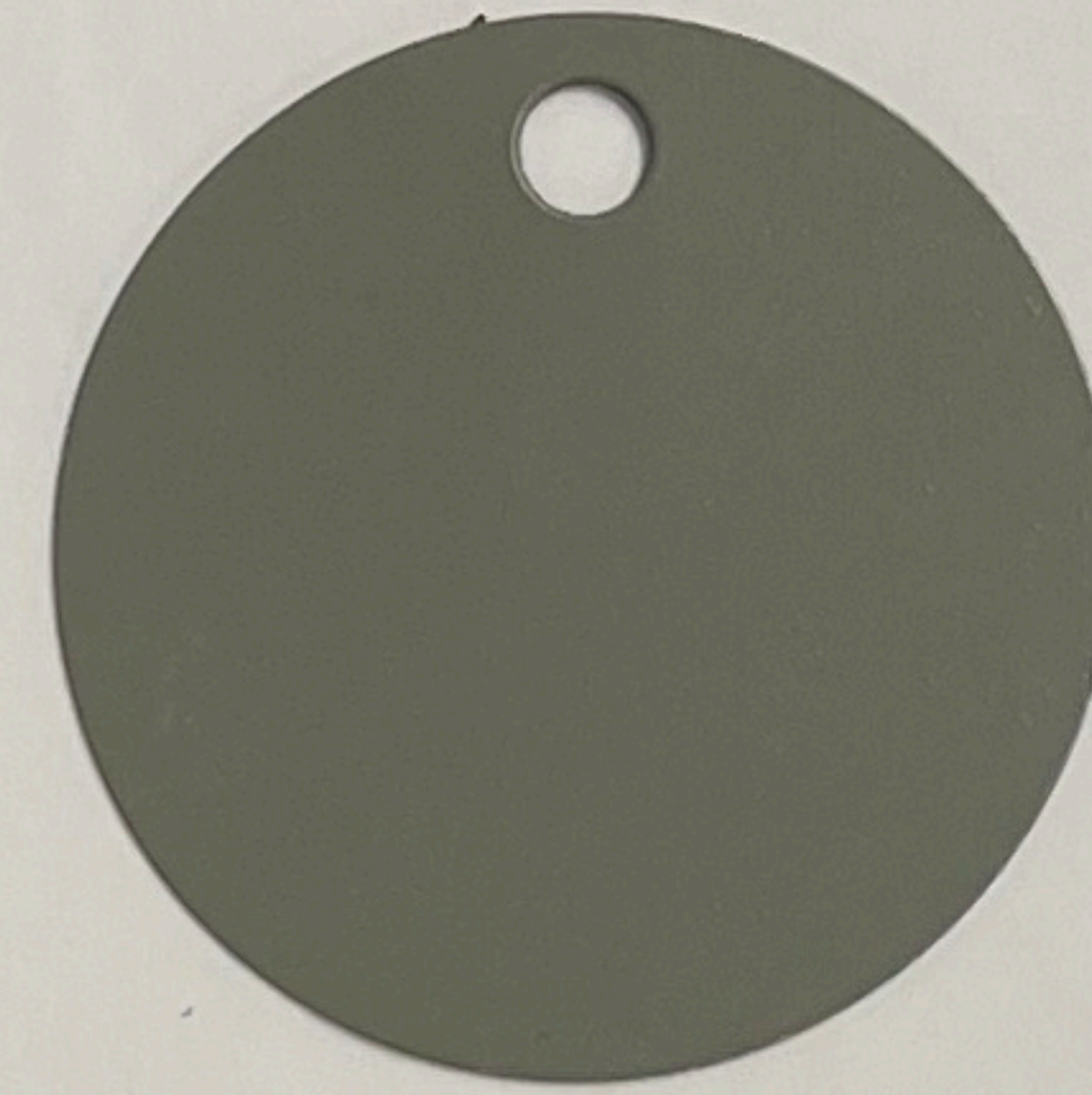
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2225
DATE
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SHEET NUMBER
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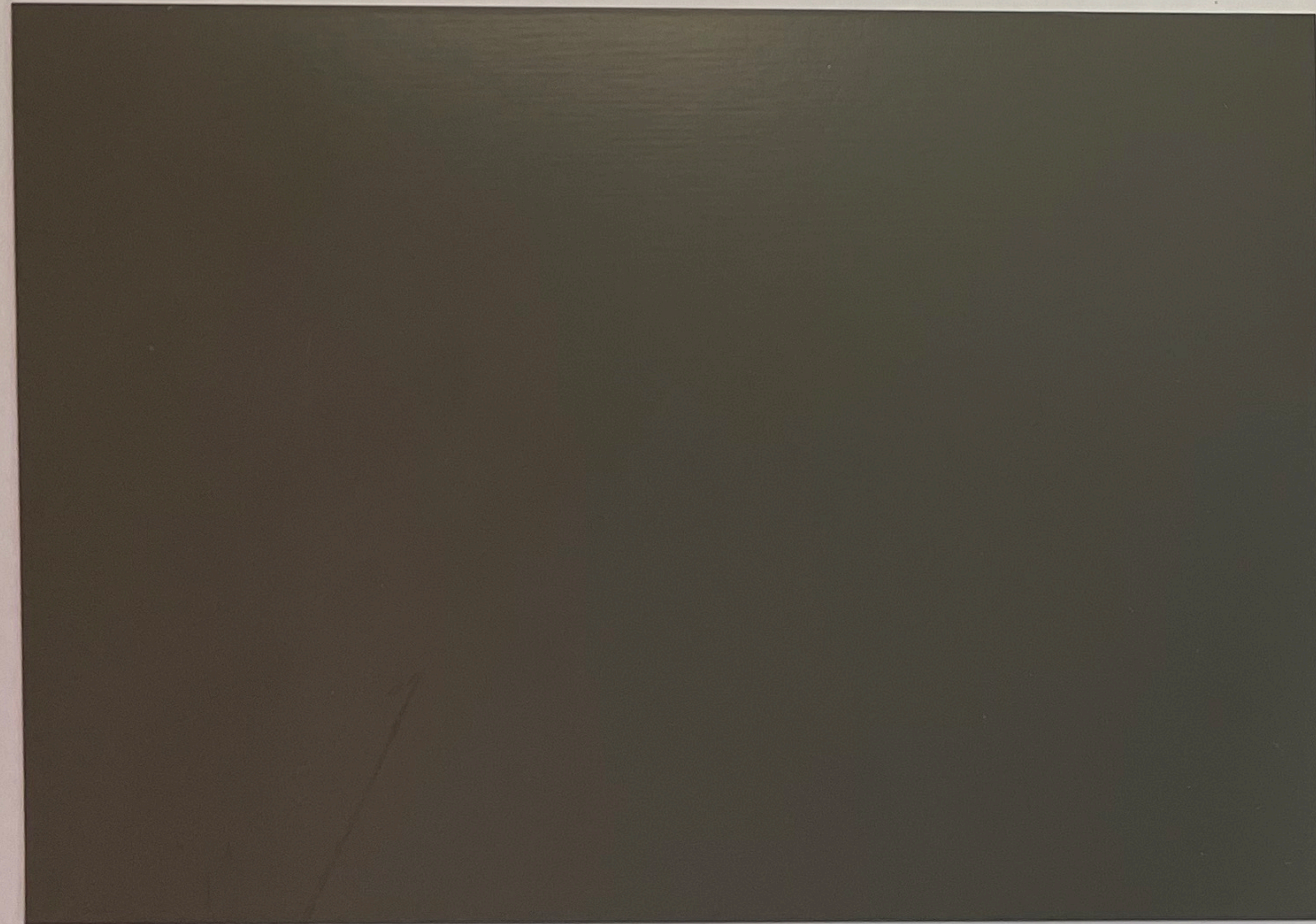
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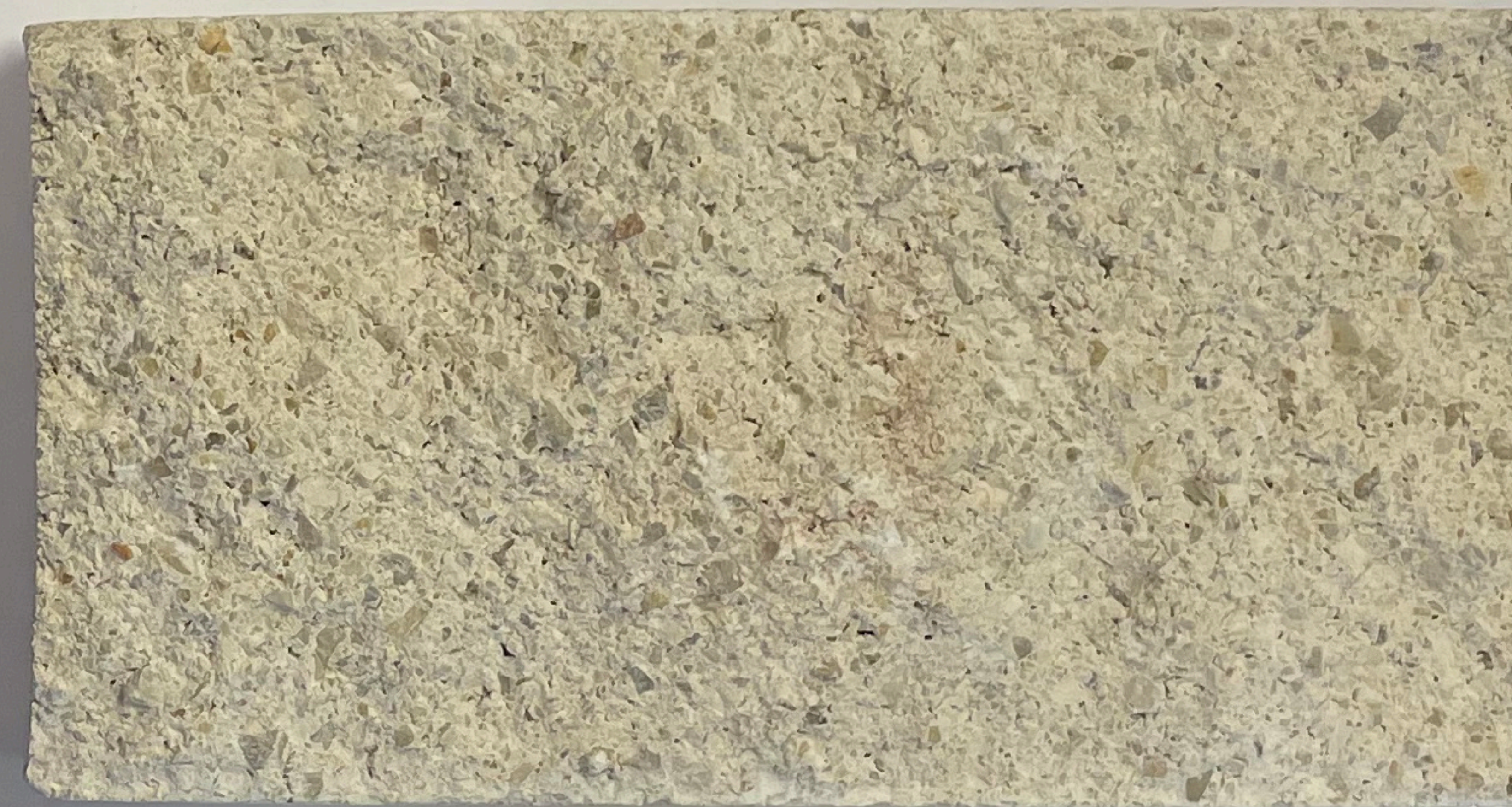
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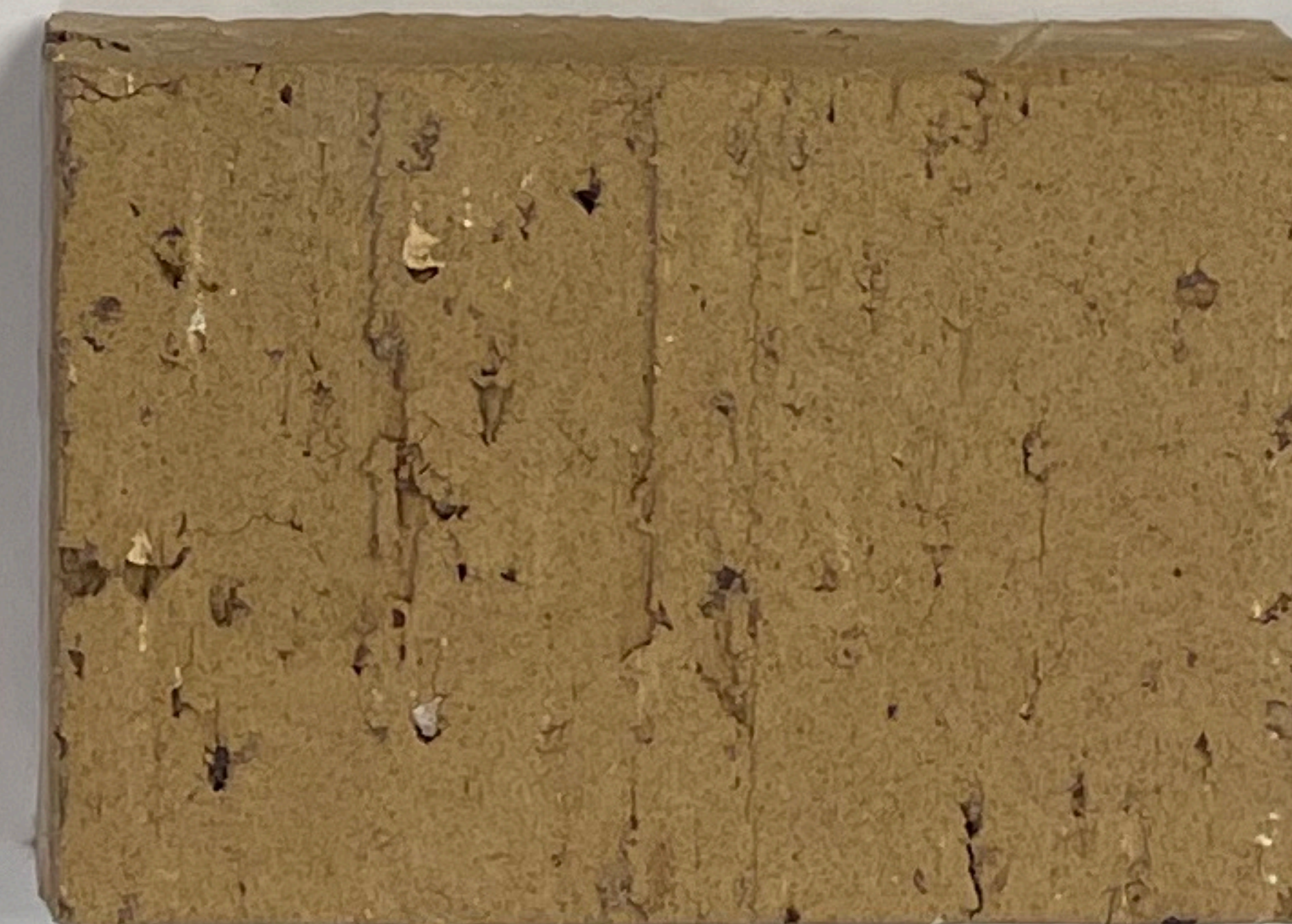
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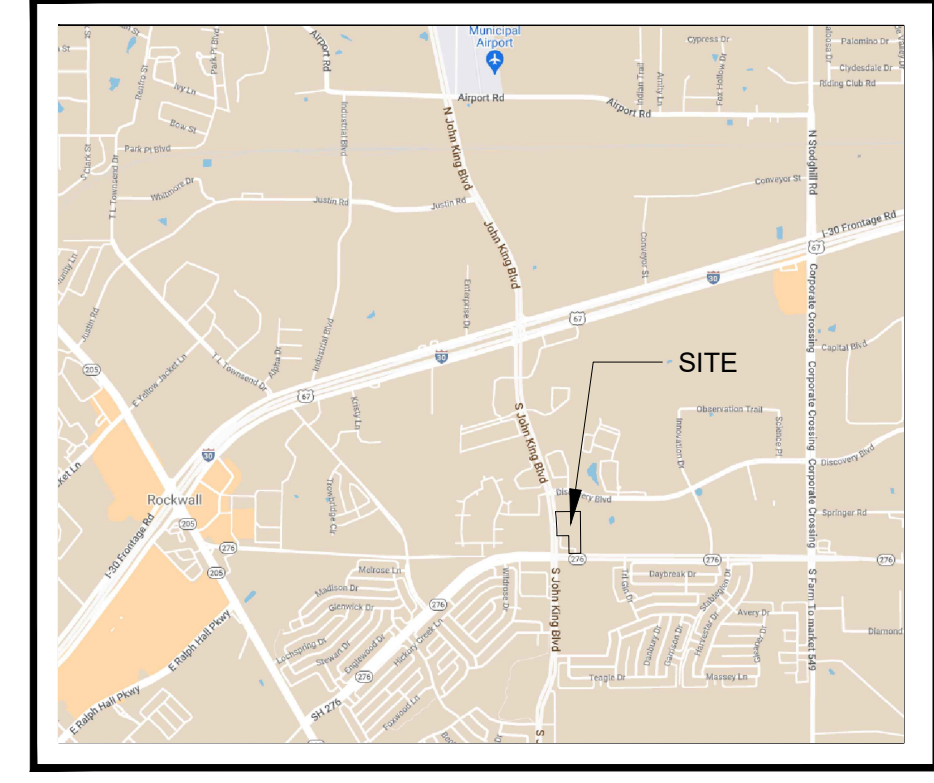
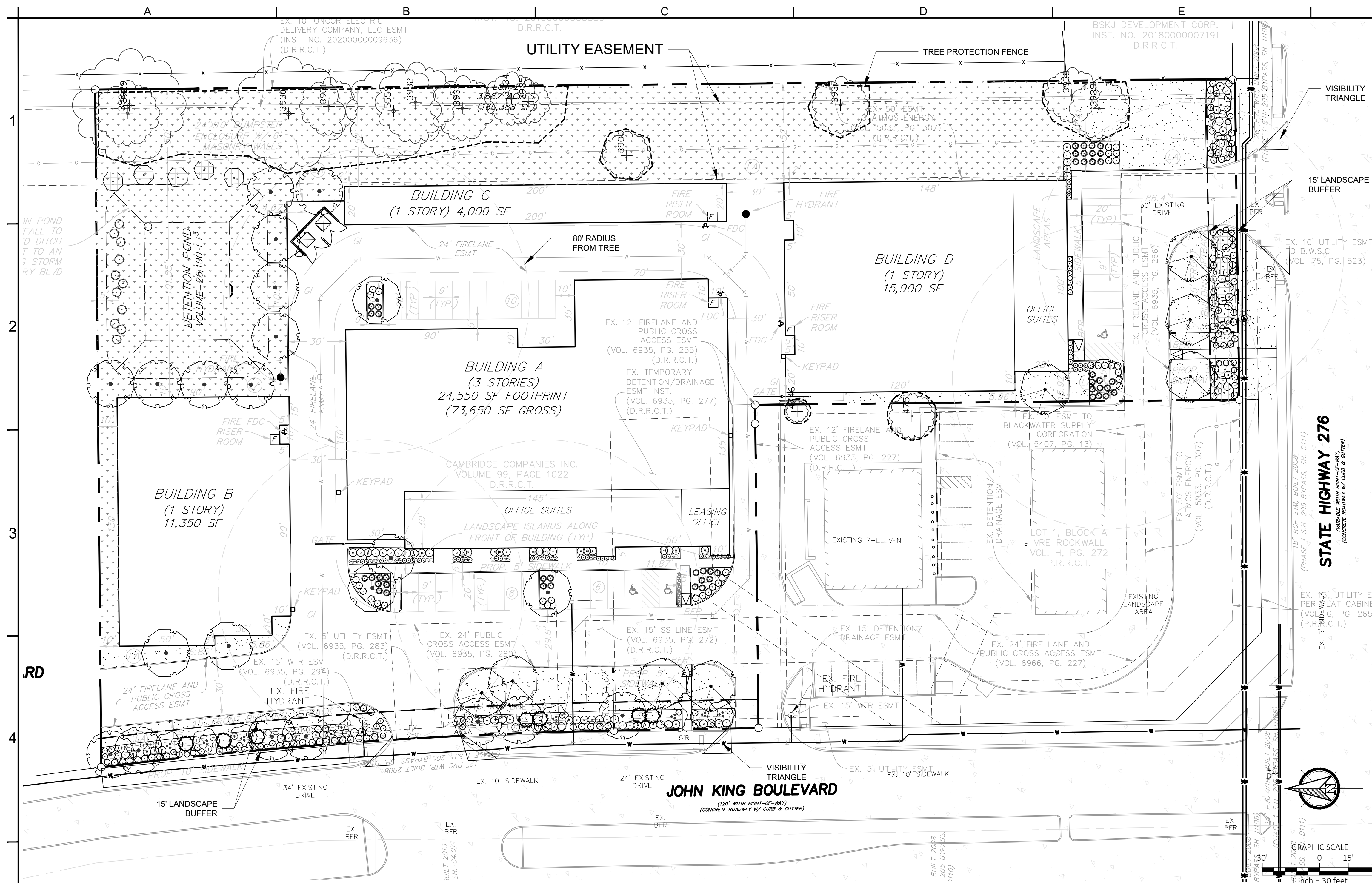


1

APPLICANT INFORMATION
 APPLICANT: BOB PRUETT
 CONTACT PERSON: URBAN STRUCTURE
 ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
 EMAIL: BPRUETT@URBANSTRUCT.COM
 PHONE: 214.295.5347











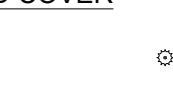
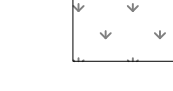


OWNER INFORMATION
 OWNER: CAMBRIDGE PROPERTIES INC.
 CONTACT PERSON: GARRETT POINDEXTER
 ADDRESS: 8750 N. CENTRAL EXP., SUITE 1735
 DALLAS, TEXAS 75231
 EMAIL: RJONES@ADVANTAGESTORAGE.NET
 PHONE: 972.832.8933

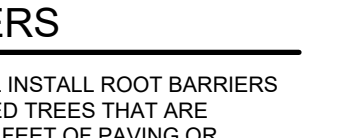
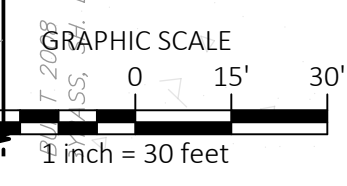
PROJECT INFORMATION
 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:



VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	8	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL	14'-16" HT
	13	QUERCUS MUHLENBERGIA CHINQUAPIN OAK	4" CAL	14'-16" HT
	10	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18" HT
*ALL CANOPY TREES TO BE USED FOR MITIGATION				
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL	4'-6" HT
	7	ILEX DECIDUA POSSUM HAW	3" CAL	4'-6" HT
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	15	RHUS VIRENS V. VIRENS EVERGREEN SUMAC	10 GAL	4'-6" HT
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	123	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL	
	39	LOROPETALUM CHINENSE 'PURPLE DAYDREAM' DWARF FRINGEFLOWER	5 GAL	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	49	BERBERIS THUN 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	
	47	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	969	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	11	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	13,325 SF	CYNODON TIFWAY 419 TIFWAY 419 BERMUDA GRASS	SOD	
	38,885 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED	



LANDSCAPE STANDARDS	
05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	15' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE. GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.-48" MAX. HT.
JOHN KING BLVD.: REQUIRED PLANTING: PROVIDED 15' BUFFER:	±344.8' STREET FRONTAGE 7 CANOPY TREES, 14 ACCENT TREES, BERM W/ SHRUBS 7 NEW CANOPY TREES, 14 ACCENT TREES W/ BERM AND SHRUBS (30" HIGH MIN.)
ST. HWY. 276 OVERLAY DISTRICT: ±167.8 STREET FRONTAGE	15' WIDE LANDSCAPE BUFFER W/ GR. COVER, BUILT-UP BERM & SHRUBS (30" MIN.-48" MAX) ALONG ENTIRE LENGTH OF FRONTAGE. 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FEET OF FRONTAGE 3 CANOPY TREES, 7 ACCENT TREES, BERM W/ SHRUBS UNABLE TO PROVIDE REQ. TREES DUE TO EASEMENTS & UNDERGROUND UTILITIES (WATER, STORM, SANITARY). REPLACE TREES W/ 10 LG. SHRUBS, BERM WITH SHRUBS (30" HI MIN.-48" MAX.)
EAST PROPERTY LINE BUFFER: NORTH PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED PD-10 NOT REQUIRED. PROPERTY ZONED LIGHT INDUSTRIAL
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING SCREENING FROM RESIDENTIAL	NOT APPLICABLE NOT APPLICABLE

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	±160,353 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	32,071 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±58,742 SF (36.6%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	±40,718 SF (69%)
MIN. SIZE OF AREAS:	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASIN (XERISCAPE OPTION):	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA
PROPOSED DETENTION BASIN LANDSCAPING:	5,649 / 750 = 8 SHRUBS + NATIVE GRASSES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING:	±29,004 SF ±1,450 SF (29,004 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
PROPOSED PARKING LOT LANDSCAPING:	±1,528 SF (5%) 34 PARKING SPACES / 10 = 3 TREES
TREES PROVIDED:	5 CANOPY TREES

MULCHES
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

TREE MITIGATION SUMMARY	
TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____
PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____



REVISION

NO. DATE

TEL: 214-295-8775

URBAN STRUCTURE
8300 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Pmregan@urbanstructure.com

www.urbanstructure.com

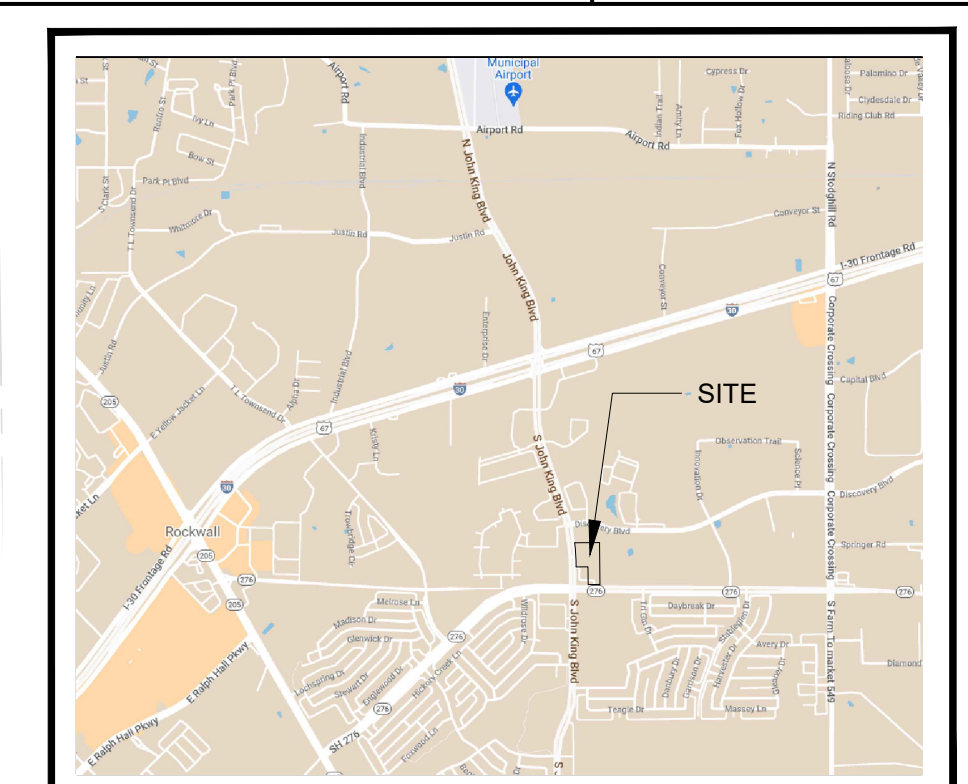
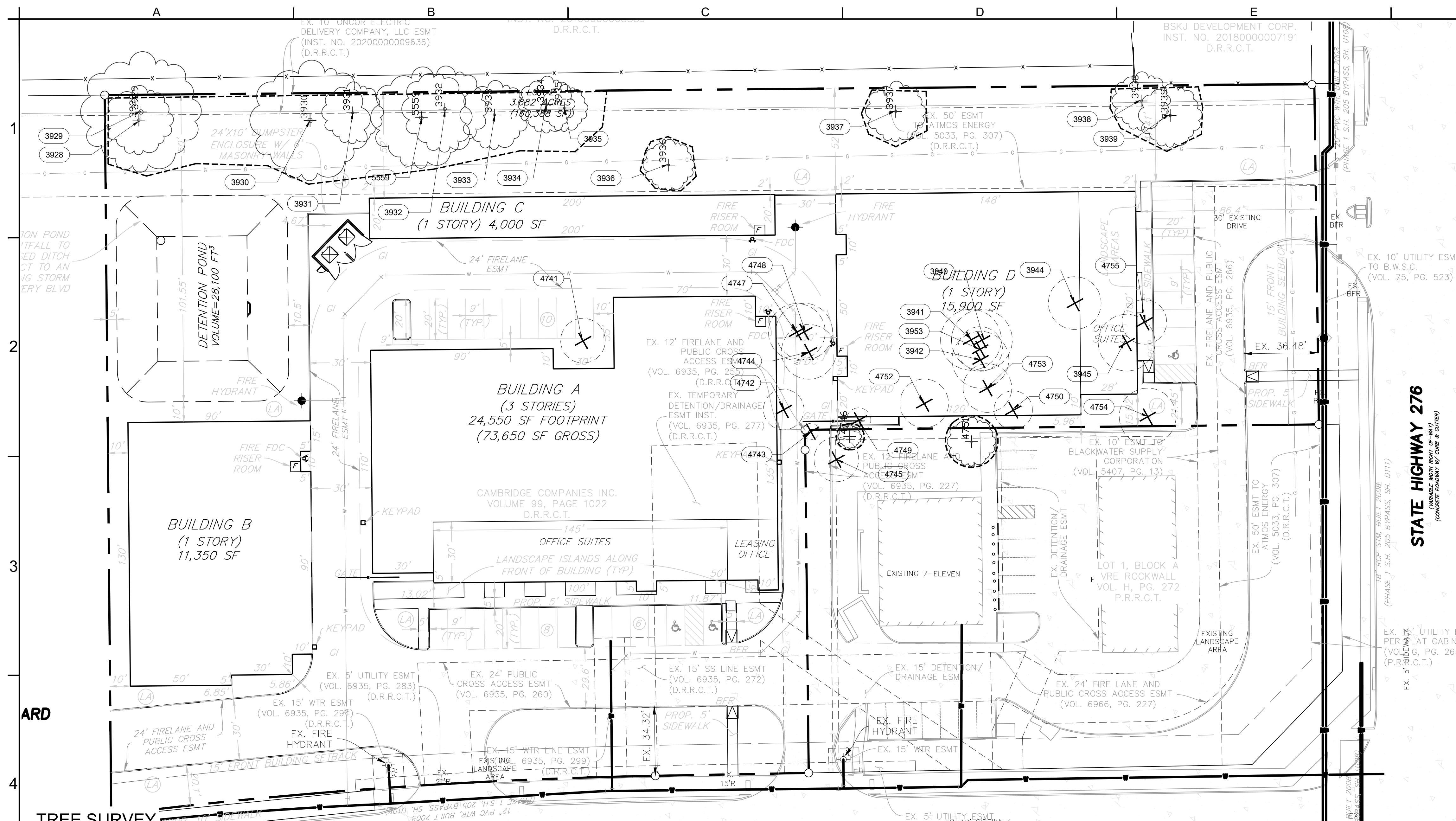
REGISTERED LANDSCAPE ARCHITECT
DARYL R. BRANDON
3423
STATE OF TEXAS
09/07/2022

ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

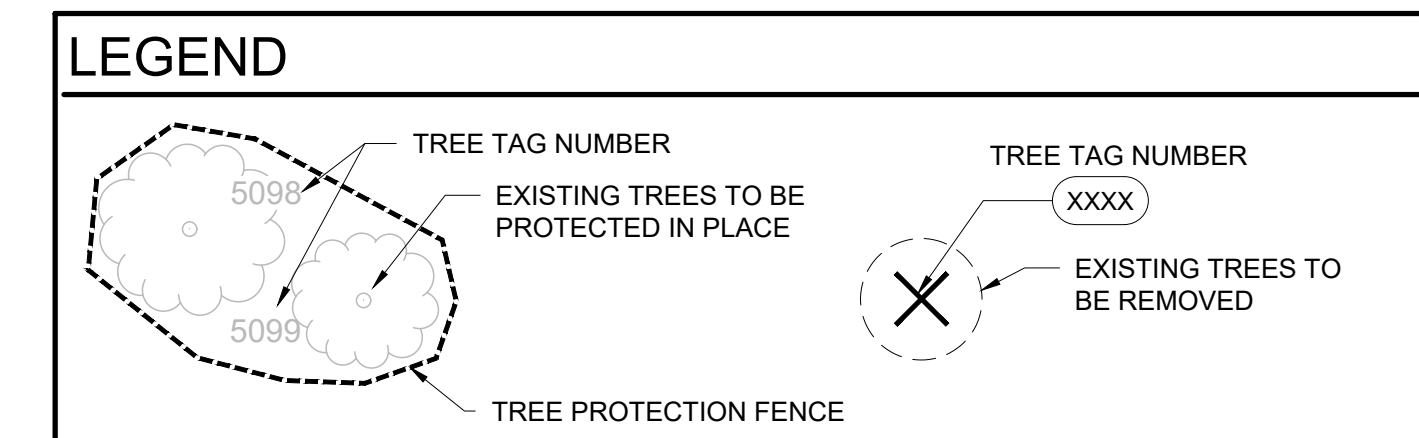
LANDSCAPE PLANTING PLAN

PROJECT: 07/14/2022
PREPARED BY: ADVANTAGE STORAGE
CLIENT: ADVANTAGE STORAGE
DRAWN BY: LL
DESIGNER: LL
REVIEWER: BP
U.S. PROJECT: 22577

SHEET
LP-1



VICINITY MAP
(NOT TO SCALE)



NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.

TREE SURVEY

TAG#	SPECIES	DBH (INCHES)	FEATURE TREE PRESERVE	FUTURE TREE REMOVE 1:2 MITIGATION	PRIMARY PROTECTED PRESERVE	PRIMARY PROTECTED REMOVE 1:1 MITIGATION	SECONDARY PROTECTED PRESERVE	SECONDARY PROTECTED REMOVE 0.5:1 MITIGATION	NON-PROTECTED	NOTES
3928	HACKBERRY CELTIS OCCIDENTALIS	16					16			DAMAGED TREE
3929	HACKBERRY CELTIS OCCIDENTALIS	29	29							POISONOUS VINES ROT
3930	HACKBERRY CELTIS OCCIDENTALIS	28	28							ROT HAZARD
3931	HACKBERRY CELTIS OCCIDENTALIS	14					14			POISONOUS VINES
3932	HACKBERRY CELTIS OCCIDENTALIS	20					20			DAMAGED TREE
3933	HACKBERRY CELTIS OCCIDENTALIS	16					16			CAVITIES
3934	HACKBERRY CELTIS OCCIDENTALIS	13					13			IRREGULAR CANOPY
3935	HACKBERRY CELTIS OCCIDENTALIS	18					18			
3936	HACKBERRY CELTIS OCCIDENTALIS	12					12			HAZARD ROT
3937	HACKBERRY CELTIS OCCIDENTALIS	14					14			ROT AT BASE
3938	HACKBERRY CELTIS OCCIDENTALIS	14					14			FENCELINE
3939	HACKBERRY CELTIS OCCIDENTALIS	15					15			ROT
3940	HACKBERRY CELTIS OCCIDENTALIS	15					15			IRREGULAR CANOPY
3941	HACKBERRY CELTIS OCCIDENTALIS	15					15			CROWDED
3942	HACKBERRY CELTIS OCCIDENTALIS	14					14			IRREGULAR CANOPY
3944	HACKBERRY CELTIS OCCIDENTALIS	13					13			DECLINE
3945	HACKBERRY CELTIS OCCIDENTALIS	14					14			LEANING POISONOUS VINES
3953	HACKBERRY CELTIS OCCIDENTALIS	11					11			POISONOUS VINES IRREGULAR CANOPY
3953	HACKBERRY CELTIS OCCIDENTALIS	18					18			HAZARD ROT
4740	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	11					11			
4741	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	11					11			IRREGULAR CANOPY
4742	PEAR PYRUS CALLERYANA	10					10			IRREGULAR CANOPY TRUNK DECAY
4743	HERCULES CLUB ZANTHOXYLUM CLAVAHERCULIS	4					4			
4744	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	13.5					13.5			
4745	HACKBERRY CELTIS OCCIDENTALIS	11					11			
4747	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14					14			POISONOUS VINES
4748	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	14					14			IRREGULAR CANOPY POISONOUS VINES
4749	HONEY LOCUST	6					6			NON-PROTECTED TREE
4750	HONEY LOCUST	9.5					9.5			NON-PROTECTED TREE
4752	HONEY LOCUST	12					12			NON-PROTECTED TREE
4753	HACKBERRY CELTIS OCCIDENTALIS	12					12			BRIAR VINES
4754	HACKBERRY CELTIS OCCIDENTALIS	14					14			
4755	HACKBERRY CELTIS OCCIDENTALIS	11					11			IRREGULAR CANOPY POISONOUS VINES
5559	HACKBERRY CELTIS OCCIDENTALIS	24					24			ROT CAVITIES STINGING INSECTS
TOTALS		486	57	0	0	14	176	211.5	27.5	
1:2 MITIGATION				0						
1:1 MITIGATION						14				
0.5:1 MITIGATION								105.75		
TOTAL MITIGATION (INCHES)								119.75		

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

TREE SURVEY (CONT.)

TAG#	SPECIES	DBH	COMMENTS
4746	HONEY LOCUST	5.5	OFF SITE, TO REMAIN
4751	HACKBERRY CELTIS OCCIDENTALIS	11	OFF SITE, TO REMAIN

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SITE DATA TABLE

EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3,682 AC (160,388 SF)
SITE AREA (LOT 3):	2,565 AC (111,719 SF)
TOTAL SITE AREA:	6,247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
REQUIRED PROVIDED	
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4.1 0.61
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.8%)
MINI-WAREHOUSE OFFICE SUITES	
PARKING REQUIRED:	9 STALLS 25 STALLS
(3 STALLS + 1/100 UNITS) (1/300 SF)	
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS
NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.	

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy, Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

URBAN STRUCTURE
8300 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
PmRegistration#F2252

DATE: _____
NO: _____
REVISION: _____

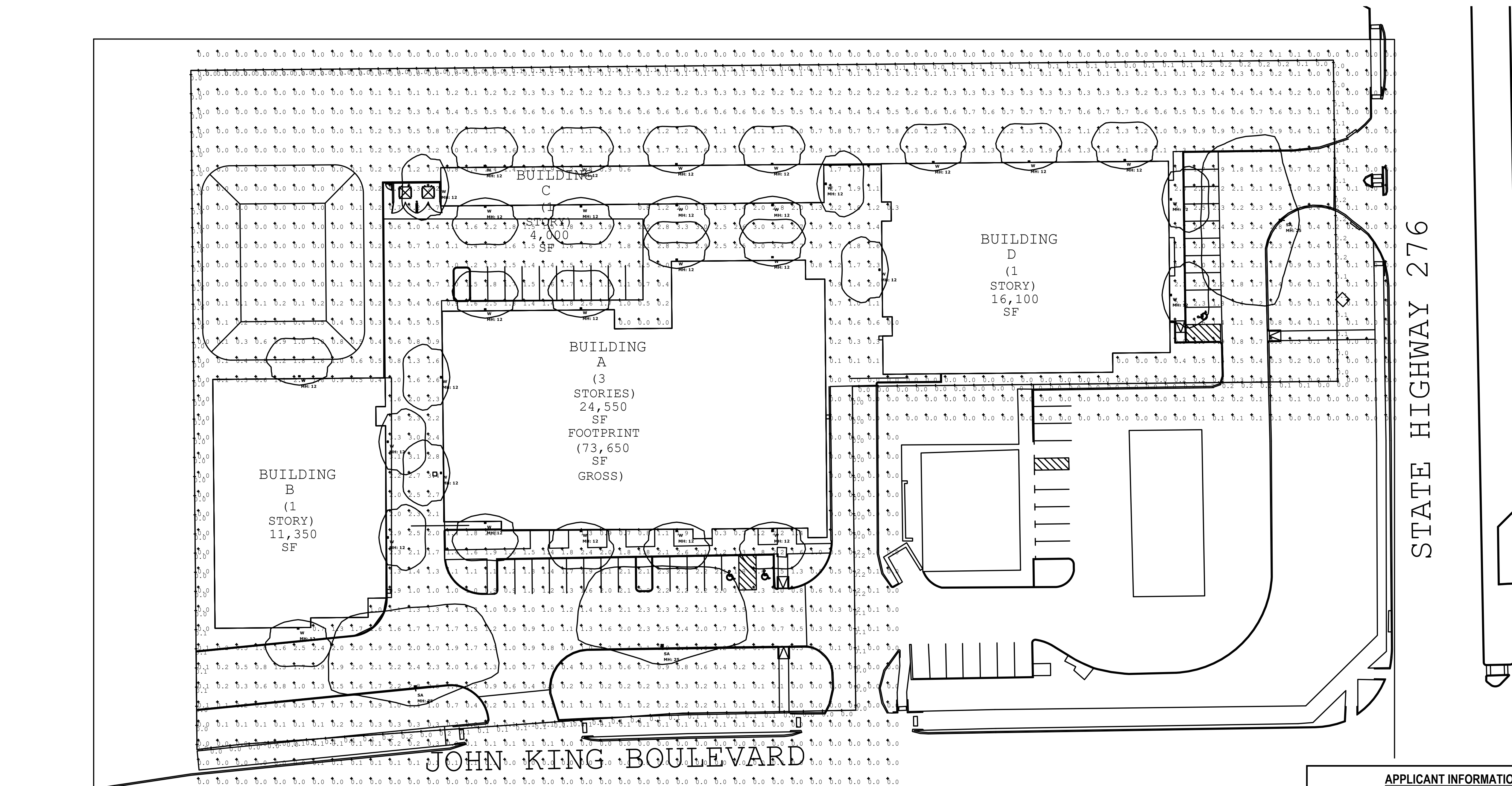
www.urbanstructure.com

ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TREESCPE PLAN

PROJECT: 07/14/2022
CLIENT: ADVANTAGE STORAGE
DRAWN BY: LL
DESIGNER: LL
REVIEWER: BP
U.S. PROJECT: 22577

SHEET
TD-1



Luminaire Schedule	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Loss Factor	User Defined Factor
SA	3	LITHONIA DSK1 LED P5 40K T4M MVOLT HS MOUNT DBBXD DM18AS 2'S POLE	12460	138	1.000	0.850	1.000
W	30	LITHONIA WDGZ LED P5 40K 80CRI T4M MOUNT FINISH	3147	32,1375	1.000	0.850	1.000

Calculation Summary	Calc. Height (ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N/A	Fc	0.06	0.2	0.0	N/A
PARKING ABC & DRIVEWAY		Fc	1.46	3.4	0.0	N/A
PARKING D & DRIVEWAY		Fc	1.48	2.8	0.1	14.80

PARKING ABC & DRIVEWAY
 Illuminance (Fc)
 Average = 1.46
 Maximum = 3.4
 Minimum = 0.0
 Avg/Min Ratio = N/A
 Max/Min Ratio = N/A

PARKING D & DRIVEWAY
 Illuminance (Fc)
 Average = 1.48
 Maximum = 2.8
 Minimum = 0.1
 Avg/Min Ratio = 14.80
 Max/Min Ratio = 28.00

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

APPLICANT INFORMATION
 APPLICANT: BOB PRUETT
 CONTACT PERSON: URBAN STRUCTURE
 ADDRESS: 8140 WALNUT HILL LANE, SUITE 905
 DALLAS, TEXAS 75231
 EMAIL: BPRUETT@URBANSTRUCT.COM
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 PHONE: 972.832.8933

PROJECT INFORMATION
 NAME: ADVANTAGE STORAGE
 ADDRESS: 1701 STATE HIGHWAY 276
 ROCKWALL, TEXAS 75032
 CASE #:

RES Root Engineering Services
 Mechanical, Electrical & Plumbing Systems Consultant
 4215 GROVE AVE. GURNEE, IL 60031
 PHONE: 815-229-0396 FAX: 815-773-1603
 15000 W. 15TH AVE. SUITE 1000 ROCKWALL, TX 75087
 PHONE: 972-992-0903 FAX: 972-774-1503
 TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016

NOT FOR REGULATORY
 APPROVAL, PERMITTING,
 PRICING OR
 CONSTRUCTION

ARCHITECT
**DAVID BACA
 STUDIOS**
 100 NORTH TRAVIS STREET
 SUITE #500 SHERMAN, TX 75090
 (903) 893-5800

PROJECT
**ADVANTAGE
 ROCKWALL**
 ADVANTAGE STORAGE
 S. JOHN KING BLVD.
 ROCKWALL, TX 75032

Rev. No.	Description	Date
-	FOR REVIEW	7/27/2019

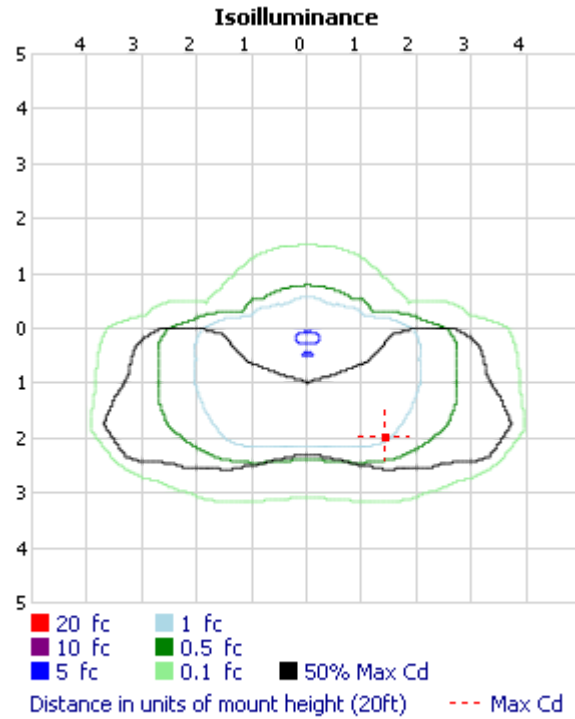
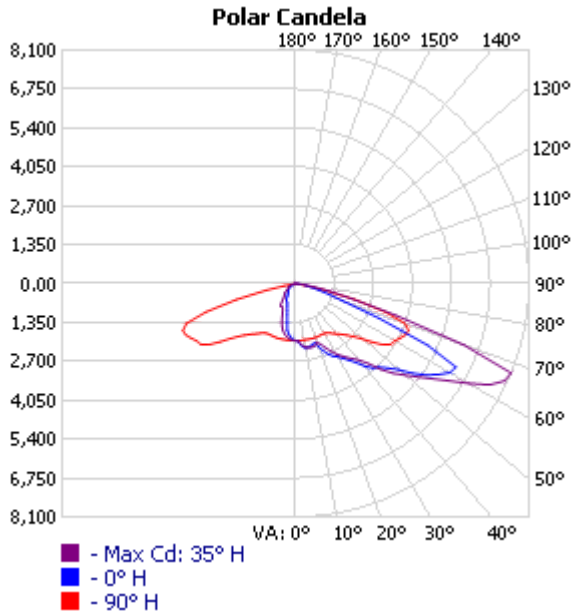
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 Drawing Title
PHOTOMETRIC PLAN
 Drawing No.
PM1.0
 Scale
 Dwg By: XX Check By: XX
 Consult Job No. XXXXX

OUTDOOR PHOTOMETRIC REPORT

CATALOG: DSX1 LED P5 40K T4M MVOLT HS

Test #: ISF 34063P14
 Test Lab: SCALED PHOTOMETRY
 Catalog: DSX1 LED P5 40K T4M MVOLT HS
 Description: DSX1 LED P5 40K T4M MVOLT with houseside shield
 Series: D-Series Area Size 1
 Lamp Output: Total luminaire Lumens: 12025.9, absolute photometry *
 Input Wattage: 138
 Luminous Opening: Rectangle (L: 9.48", W: 11.04")
 Max Cd: 8,096.4 at Horizontal: 35°, Vertical: 67.5°
 Roadway Class: SHORT, TYPE III



*Test based on absolute photometry where lamp lumens=lumens total.
 *Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

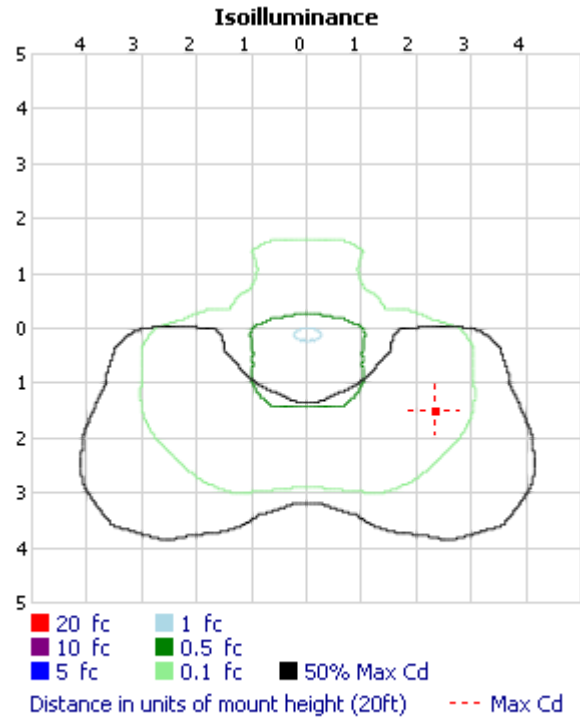
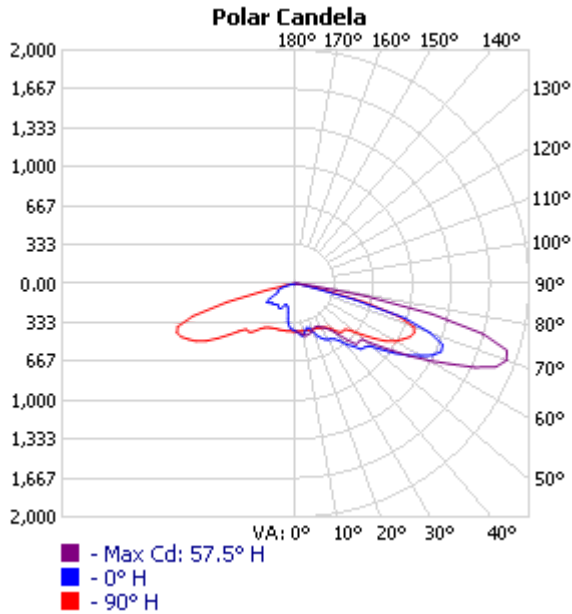
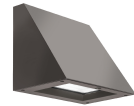
Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.



OUTDOOR PHOTOMETRIC REPORT

CATALOG: WDGE2 LED P3 40K 80CRI T4M

Test #: ISF 21568P31
 Test Lab: ACUITY BRANDS LIGHTING, DECATUR LAB
 Catalog: WDGE2 LED P3 40K 80CRI T4M
 Description: WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC
 Series: WDGE2 LED Wall Mount
 Lamp Output: Total luminaire Lumens: 3147.4, **absolute photometry ***
 Input Wattage: **32.1375**
 Luminous Opening: Rectangle (L: 4.92", W: 7.44")
 Max Cd: 1,922.4 at Horizontal: 57.5°, Vertical: 70°
 Roadway Class: MEDIUM, TYPE IV



*Test based on absolute photometry where lamp lumens=lumens total.
 *Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2022, Acuity Brands Lighting.
 This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.





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: September 13, 2022
APPLICANT: Arlyn Samuelson; *Westwood Professional Services*
CASE NUMBER: SP2022-047; *Site Plan for SPR Packaging*

SUMMARY

Discuss and consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Alvaplast US, Inc. for the approval of a Site Plan for an Industrial Building on a 43.00-acre parcel of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1200 E. Washington Street and 501 Industrial Boulevard, and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on February 6, 1961 by *Ordinance No. 60-01*. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District. According to the Rockwall Central Appraisal District (RCAD) existing on the subject property is a 15,955 SF light manufacturing building constructed in 1978, a 101,250 SF light manufacturing building constructed in 1978, and a 6,388 SF office building constructed in 1978. On July 13, 2000, the City Council approved a final plat that established a portion of the property as Lot 1, Block 1, Indalloy Addition. On August 5, 2019, the City Council approved to replat the subject property as Lot 2, Block 1, Indalloy Addition. According to RCAD, there is also a 78,760 SF light manufacturing building that was constructed in 2019; this building serves as one (1) of SPR Packaging's facilities.

PURPOSE

On August 19, 2022, the applicant – *Arlyn Samuelson of Westwood Professional Services* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing a *warehouse/distribution center* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1200 E. Washington Street and 501 Industrial Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) vacant tracts of land (*i.e. Tract 31 of the R. Ballard Survey, Abstract No. 29, and Lot 1, Block 1, of the Indalloy Addition*) zoned Planned Development District 87 (PD-87) for Single Family 10 (SF-10), Commercial (C), and Light Industrial (LI) land uses. Beyond this is W Washington Street, which is identified as a TxDOT4D (*i.e. Texas Department of Transportation Principle Arterial Roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway Harry Myers Park.

South: Directly south of the subject property is a 100' right-of-way owned by the Union Pacific/Dallas Garland NE Railroad. Beyond this are three (3) parcels of land zoned Light Industrial (LI) District. Beyond this is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] land, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 90.68-acre vacant tract of land zoned Light Industrial (LI) District.

East: Directly east of the subject property is Industrial Boulevard, which is identified as a M4U (*i.e. major collector, four [4] land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the Leon Tuttle Athletic Complex. Beyond this is a 10.00-acre tract of land developed with the City of Rockwall Service Center zoned Light Industrial (LI) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the Park Place West Phase 2 and 3 Subdivisions, which are zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses. Beyond this are several single-family homes zoned Single Family 7 (SF-7) District. Beyond this is Renfro Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=43.0139-acres; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	100-Feet	X= 788.63-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	125-Feet	X=578.23-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X=94.9-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	15-Feet	X=89.9-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X=48.5-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X=08.20%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/1000 SF (149 Required) 1 Parking Space/ 300 SF (31 Required) Total = 180 Parking Spaces	X=50; <i>Non-Conforming</i>
<i>Minimum Landscaping Percentage</i>	20%	X>20.00%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	90-95%	X<90%; <i>In Conformance</i>

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that 276 caliper inches of trees will be removed from the property as a result of the development. As part of the proposed development the applicant’s landscape plan shows that 62.00, four (4) inch caliper canopy trees will be planted at a total of 248.00 caliper inches and protecting one (1) 30 caliper inch Elm Tree. Based on this the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(D)(2), *Warehouse/Distribution Center*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a *Warehouse/Distribution Center* is defined as “(a) building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment.” In this case, the applicant is requesting a *Warehouse/Distribution Center*, which are permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in

height with canopy trees planted on 20-foot centers.” In this case, the subject property has residential adjacencies along the west property line, where there is an existing row of evergreen trees, followed by a chain link fence, another row of young canopy trees, and applicant is proposing an additional row of Live Oak Trees.

According to Subsection 05.05, *Xeriscaping/Smartscaping Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(d)rainage or detention areas that utilize native grasses in lieu of turf shall be exempt” from planting “one [1] tree per every 750 SF and one [1] accent tree per 1,500 SF of detention area. Instead, a shrub or ornamental grass per every 750 SF of dry land area shall be required to be planted on the site or around the detention area.” This section also states that “(a)ll xeriscape/smartscape plans shall require approval by the Planning and Zoning Commission...” In this case, the Planning and Zoning Commission will consider the applicant’s xeriscaping/smartscaping landscape plan as part of the request.

The proposed site plan also generally conforms to the requirements of the *General Industrial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

(1) Construction Standards.

- (a) Materials and Masonry Composition. According to Subsection 05.01(A)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(e)ach exterior wall of a building’s façade shall consist of a minimum of 90% Primary Materials...” In this case, the applicant has proposed less than 90% cementitious material on each façade of the buildings. This will require an exception from the Planning and Zoning Commission.
- (b) Stone. According to Subsection 05.01 (A)(1)(a)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a) minimum of 20% stone (*i.e. natural or synthetic/cultured*) is required on all building façades.” In this case, the applicant is requesting less than 20% stone on each façade. This will require an exception from the Planning and Zoning Commission.
- (c) Primary Building Materials. According to Subsection 05.01(A)(1)(a)(2) of Article 05, *Development Standards*, of the Unified Development Code (UDC), “(t)he use of concrete tilt-up walls may be permitted on a case-by-case basis in accordance with the exception requirements outlined below.” This will require an exception from the Planning and Zoning Commission.

(2) Building Articulation.

- (a) Primary and Secondary Building Facades. According to Subsection 05.01 (C), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), for primary building facades a “wall length shall not exceed four (4) times the wall height” and for secondary building facades a “wall length shall not exceed three (3) times the wall height.” This will require an exception from the Planning and Zoning Commission.

(3) Parking.

- (a) Parking Requirement Schedule. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), parking for a *Warehouse/Distribution Center* is 1/1000 SF and parking for an *Office* is 1/300 SF. In this case, the applicant is required 180 parking spaces and they are showing 50 parking spaces. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant 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 would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant is proposing to provide additional landscaping along the west property line adjacent to the residential subdivision and along the north property line. Requests for exceptions to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Central District. The Central District is "composed of a wide range of land uses that vary from single-family to industrial" with the majority of the "industrial land uses adjacent to the Union Pacific/Dallas Garland and Northeastern Rail Road line that bisects the district." Strategy #2 in the Central District reinforces that the properties adjacent to the railroad tracks are "naturally suitable for Technology/Industrial land uses." In this case, the applicant is proposing a *Warehouse/Distribution Center* along the railroad tracks. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On August 30, 2022 the Architecture Review Board approved a motion to recommend approval of the building elevations by a vote of 6-0, with Board Member Craddock absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of a *warehouse/distribution center* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Road

SUBDIVISION Indalloy Addition

LOT 2

BLOCK 1

GENERAL LOCATION Approx. 700 feet south of E. Washington St. and 450 feet west of Airport Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial (LI)

CURRENT USE Unoccupied Industrial Building

PROPOSED ZONING No Change

PROPOSED USE Industrial Distribution Center

ACREAGE 43.0

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 Alvaplast U.S., Inc.

APPLICANT Westwood Professional Services

CONTACT PERSON Carolina Molina

CONTACT PERSON Arlyn Samuelson

ADDRESS 1480 Justin Road

ADDRESS 2901 Dallas Parkway, Suite 400

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Plano, Texas 75093

PHONE 469-402-1232

PHONE 972-265-4860

E-MAIL cmolina@sprpackaging.com

E-MAIL asamuelson@westwoodps.com

NOTARY VERIFICATION [REQUIRED]

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

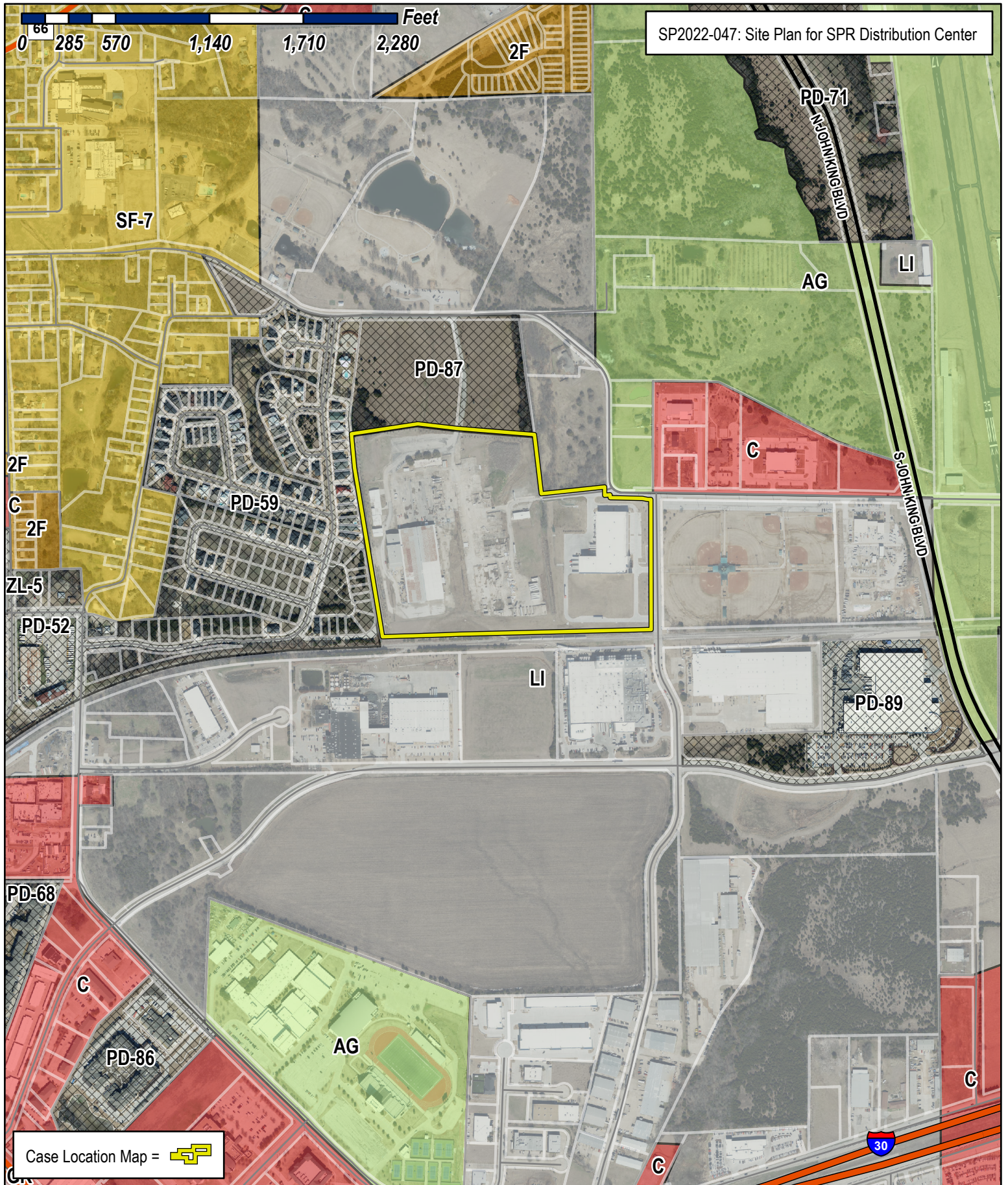
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

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

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



SP2022-047: Site Plan for SPR Distribution Center

Case 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.



Memorandum

To City of Rockwall, Texas, Planning and Zoning Department

From Brent T. Northington – MJDII Architects, Inc.

Re SPR Distribution Center (Case No. SP2022-047) – Variance Request Letter

Date 07 September 2022

Project SPR Distribution Center

Copies City of Rockwall Planning and Zoning Staff:

Per item #1.10 on the SPR Distribution Center (SP2022-047) City Comments, the following items were noted as exceptions on our Site Plan Review:

1. Parking Requirements
2. Tilt Wall Construction
3. Less than 90% Masonry
4. Less than 20% Stone
5. Primary and Secondary Façade Articulation

#1.10.1 Parking:

Regarding the parking, the proposed facility is the 1st phase of a 2-phase Distribution Center development, and as such will have minimal employees. SPR has estimated approximately 25 employees in first shift and 20 employees in second shift, with 3 visitors in the 1st (current) phase. Allowing an overlap between first and second shifts results in a conservative total of 48 spaces. 50 spaces have been provided. The 2nd (future) phase is intended to be planned with similar parking spaces to accommodate similar employee and visitor counts.

#1.10.2 through 10.5 (Tilt Wall / Masonry / Stone / Articulation):

Regarding the other items noted above (#2-5), the proposed facility is a Distribution Center located in the remote western portion of the site bound by Airport Road to the East screened by the SPR North Warehouse, the Railway to the South, the Residential area to the West screened by a landscape tree buffer, and an undeveloped parcel to the North screened by a landscape tree buffer. The proposed facility has no frontage to public ways. A “stone-look” form liner band has been provided on the Office portion of the facility, similar to the existing warehouse. Panel joinery and reveals have also been introduced to accommodate contrasting paint colors for an aesthetically pleasing exterior that is consistent with the existing SPR buildings on-site.

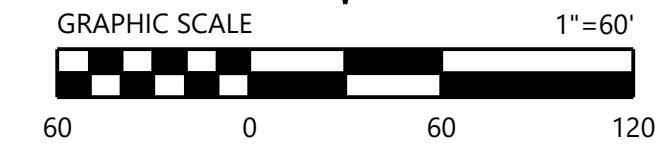
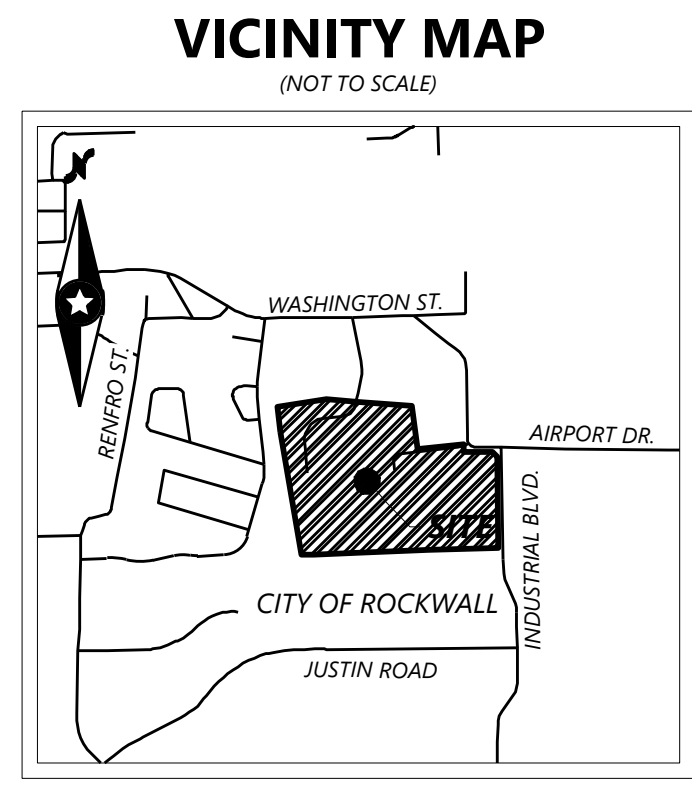
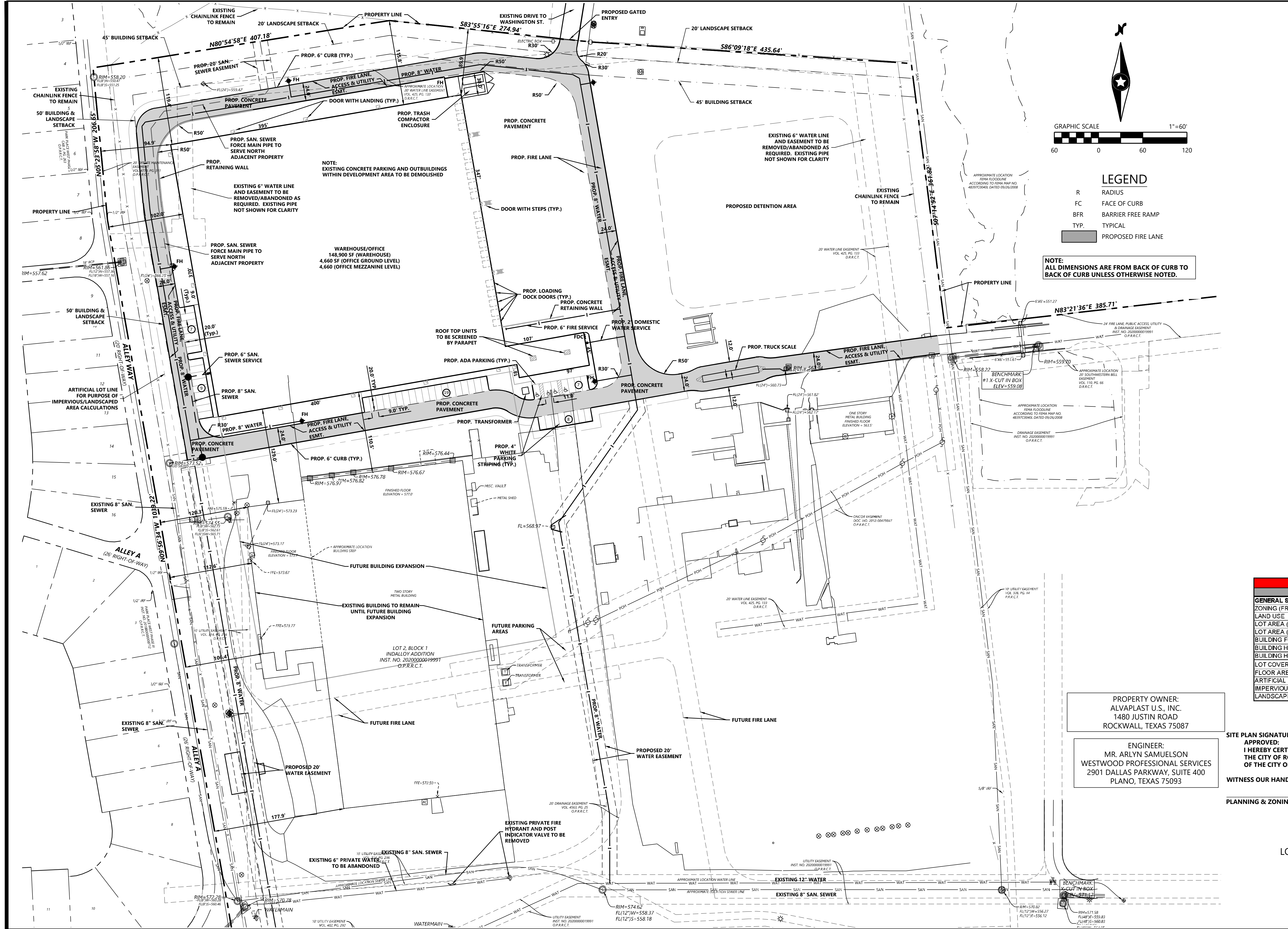
The exterior elevations were reviewed and approved by the Architectural Review Board on 30 August 2022.

In accordance with City staff recommendations, we propose to provide additional landscaping along the West property line adjacent to the residential area, and along the North property line adjacent to the undeveloped parcel, for additional screening.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brent T. Northington", with a long horizontal flourish extending to the right.

Brent T. Northington
Project Architect
MJDII Architects, Inc.



- LEGEND**
- R RADIUS
 - FC FACE OF CURB
 - BFR BARRIER FREE RAMP
 - TYP. TYPICAL
 - PROPOSED FIRE LANE

NOTE: ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB UNLESS OTHERWISE NOTED.

PARKING

THE MINIMUM PARKING REQUIRED FOR A WAREHOUSE DISTRIBUTION CENTER IS TO BE "AS DETERMINED BY THE DIRECTOR" (PER CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE, ARTICLE 06 "PARKING AND LOADING," TABLE 5 "PARKING REQUIREMENT SCHEDULE," UNDER THE CATEGORY "INDUSTRIAL AND MANUFACTURING LAND USES").

PARKING COUNTS

NUMBER OF EMPLOYEES IN 1ST SHIFT: 25
 NUMBER OF EMPLOYEES IN 2ND SHIFT: 20
 NUMBER OF DAILY VISITORS: _____

TOTAL PARKING SPACES NEEDED = 48
 TOTAL PARKING SPACES PROVIDED = 50 03

ACCESSIBLE PARKING

PER CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE, ARTICLE 06 "PARKING AND LOADING," SECTION 05.04 "HANDICAPPED PARKING":

TOTAL REQUIRED PARKING IN LOT:	REQUIRED NUMBER OF HANDICAPPED SPACES:
51-75	3
76-100	4

THIS PROJECT PROVIDES 4 ACCESSIBLE PARKING SPACES, WITH A TOTAL OF 50 PARKING SPACES PROVIDED.

FUTURE PARKING AREA TO PROVIDE ANOTHER 50 SPACES

SITE DATA SUMMARY TABLE

ITEM	LOT 1, BLOCK A
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL (LI)
LAND USE	WAREHOUSE W/OFFICE
LOT AREA (SQUARE FEET)	1,873,685
LOT AREA (ACRES)	43.0139
BUILDING FOOTPRINT AREA (SF) - PROPOSED	163,560
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	50'-4"
LOT COVERAGE (%)	8.20%
FLOOR AREA RATIO (XXX:1)	0.08
ARTIFICIAL LOT AREA (SF)	500,279
IMPERVIOUS AREA (SF)	288,415
LANDSCAPE AREA (SF)	211,864

PROPERTY OWNER:
 ALVAPLAST U.S., INC.
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087

ENGINEER:
 MR. ARLYN SAMUELSON
 WESTWOOD PROFESSIONAL SERVICES
 2901 DALLAS PARKWAY, SUITE 400
 PLANO, TEXAS 75093

SITE PLAN SIGNATURE BLOCK

APPROVED: _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON _____

WITNESS OUR HANDS, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SITE PLAN
 SPR DISTRIBUTION CENTER
 LOCATED IN THE CITY OF ROCKWALL, TEXAS
 LOT 2, BLOCK 1
 INDALLOY ADDITION
 ROCKWALL COUNTY, TEXAS
 CASE # SP2022-047
 RESUBMITTED SEPTEMBER 7, 2022

DESIGNED: _____
 CHECKED: _____
 DRAWN: _____
 HORIZONTAL SCALE: _____
 VERTICAL SCALE: _____

INITIAL ISSUE: XX/XX/XX
 REVISIONS: _____

PREPARED FOR:
SPR PACKAGING
 1480 JUSTIN ROAD
 ROCKWALL, TEXAS 75087

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: ARLYN SAMUELSON, P.E.
 P.E. No.: 95817
 Date: 09/10/2022

Westwood

SPR DISTRIBUTION CENTER
 ROCKWALL, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.
 TYPE FIRM REGISTRATION NO. F-11756
 TYPE FIRM REGISTRATION NO. 10074301

SHEET NUMBER:
1.00

SITE PLAN

PROJECT NUMBER: 0036677.00 DATE: 08/19/22

SPR DISTRIBUTION CENTER

1 2 3 4 5 6 7 8 9 10

A B C D E F G H J

MJDII Architects, Inc.
Architecture • Planning • Consulting
16775 Addison Road, Suite 310
Addison, Texas 75001

HILL & WILKINSON
GENERAL CONTRACTORS
DESIGN BUILDER
2703 TELECOM PARKWAY, SUITE 120
RICHARDSON, TEXAS 75082

JQ shaping the built environment
STRUCTURAL ENGINEERING
100 GLASS STREET
DALLAS, TEXAS 75207

Westwood
PARKWAY CENTER 1
2801 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

COOPER DESIGN WORKS
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
PO BOX 492 ROCKWALL TEXAS 75087 P 972.412.9519

PILLAR ELECTRIC GROUP
2703 TELECOM PARKWAY, SUITE 100
RICHARDSON, TEXAS 75082

Table with 3 columns: #, DESCRIPTION, DATE. Contains a grid for project notes or schedule.

Seal:
These documents are for municipal review and not for construction.
James A Cooper RLA 1287
07 September 2022

SPR
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
SPR DISTRIBUTION CENTER

Drawn By: CDW
Project Number: 22-0013-00
Date: 07 SEPTEMBER 2022
Issue: CITY SITE PLAN RESUBMITTAL
Approved By: CDW
Sheet Number:

L1.05
Treescape Details

Treescape Calculations:

Total Mitigation Required: 276 inches
Tree Credits:
Tree No. 42276 30" Elm: 30 inches
Parking Lot/Site Trees: 248 inches
Total Mitigation Provided: 278 inches

Tree Preservation Table with columns: Tree Number, Common Name, DBH Inches, Status, Feature Tree, Mitigation Required, Mitigation Inches. Lists trees 42220 through 42437.

Table with columns: Tree Number, Common Name, DBH Inches, Status, Feature Tree, Mitigation Required, Mitigation Inches. Lists trees 50001 through 50068.

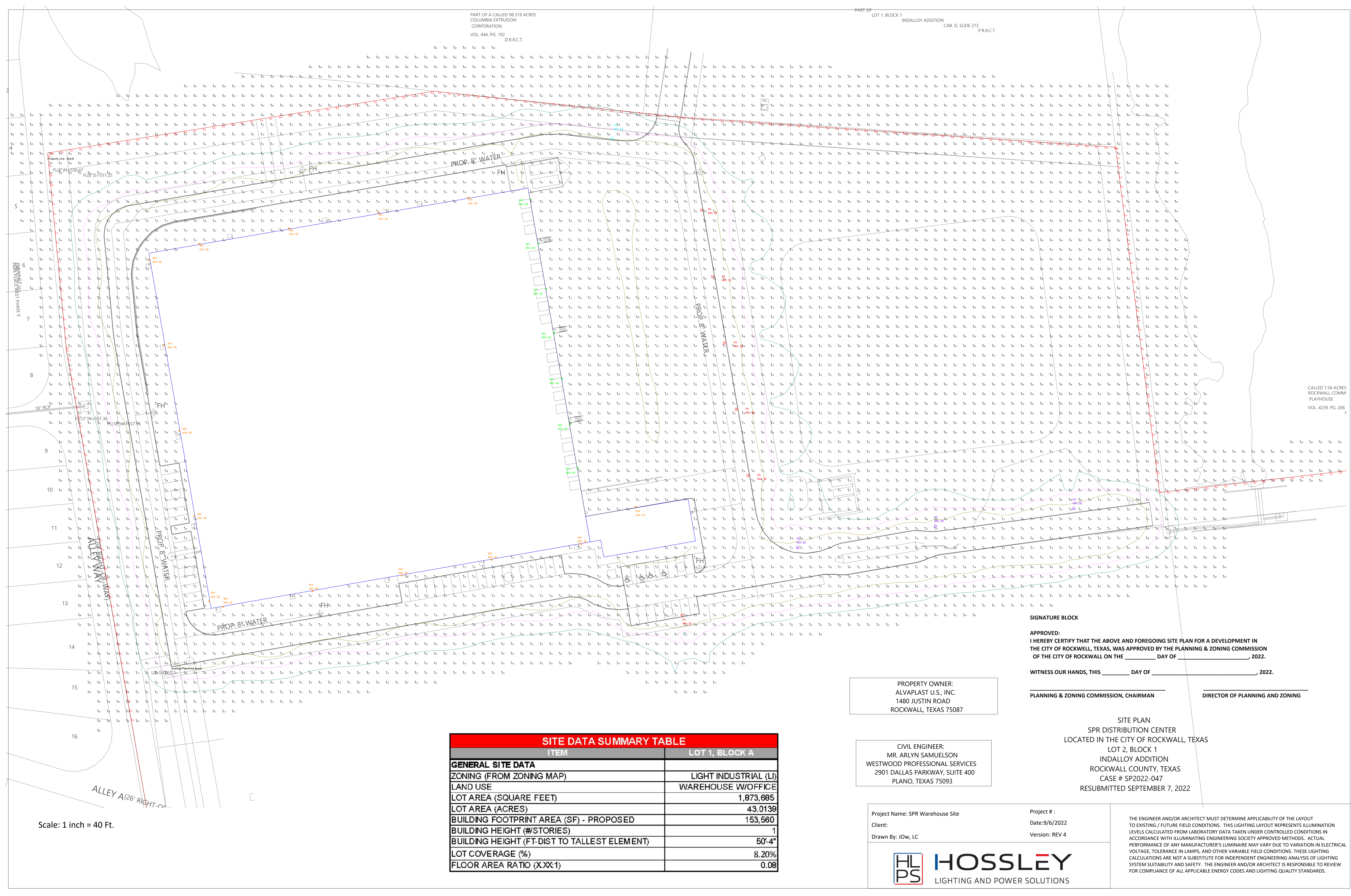
Total Mitigation Inches = 276

SITE DATA SUMMARY TABLE with columns: GENERAL SITE DATA, LIGHT INDUSTRIAL (L1), WAREHOUSE/WOFFICE. Lists zoning, area, and other site metrics.

SITE PLAN SIGNATURE BLOCK
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON
WITNESS OUR HANDS,
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROPERTY OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087
LANDSCAPE ARCHITECT:
JIM COOPER
COOPER DESIGN WORKS
PO BOX 492
ROCKWALL, TEXAS 75087
SITE PLAN
SPR DISTRIBUTION CENTER
LOCATED IN THE CITY OF ROCKWALL, TEXAS
LOT 2, BLOCK 1
INDALLOY ADDITION
ROCKWALL COUNTY, TEXAS
CASE # SP2022-047
RESUBMITTED SEPTEMBER 07, 2022

1 2 3 4 5 6 7 8 9 10



PART OF A CALLED 98.319 ACRES
COLUMBIA EXTRUSION
CORPORATION
VOL 444, PG. 102
D.R.R.C.T.

PART OF
LOT 1, BLOCK 1
INDALLOY ADDITION
CAB. D. SUIDE 273
P.R.R.C.T.

CALLED 7.56 ACRES
ROCKWALL COMM
PLAYHOUSE
VOL. 4239, PG. 206

4
5
6
7
8
9
10
11
12
13
14
15
16

Scale: 1 inch = 40 Ft.

SITE DATA SUMMARY TABLE	
ITEM	LOT 1, BLOCK A
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	LIGHT INDUSTRIAL (LI)
LAND USE	WAREHOUSE W/OFFICE
LOT AREA (SQUARE FEET)	1,873,685
LOT AREA (ACRES)	43.0139
BUILDING FOOTPRINT AREA (SF) - PROPOSED	153,560
BUILDING HEIGHT (#STORIES)	1
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	50'-4"
LOT COVERAGE (%)	8.20%
FLOOR AREA RATIO (X:XX:1)	0.08

PROPERTY OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087

CIVIL ENGINEER:
MR. ARLYN SAMUELSON
WESTWOOD PROFESSIONAL SERVICES
2901 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

Project Name: SPR Warehouse Site
Client:
Drawn By: JOW, LC

Project # :
Date: 9/6/2022
Version: REV 4



SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN
THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2022.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE PLAN
SPR DISTRIBUTION CENTER
LOCATED IN THE CITY OF ROCKWALL, TEXAS
LOT 2, BLOCK 1
INDALLOY ADDITION
ROCKWALL COUNTY, TEXAS
CASE # SP2022-047
RESUBMITTED SEPTEMBER 7, 2022

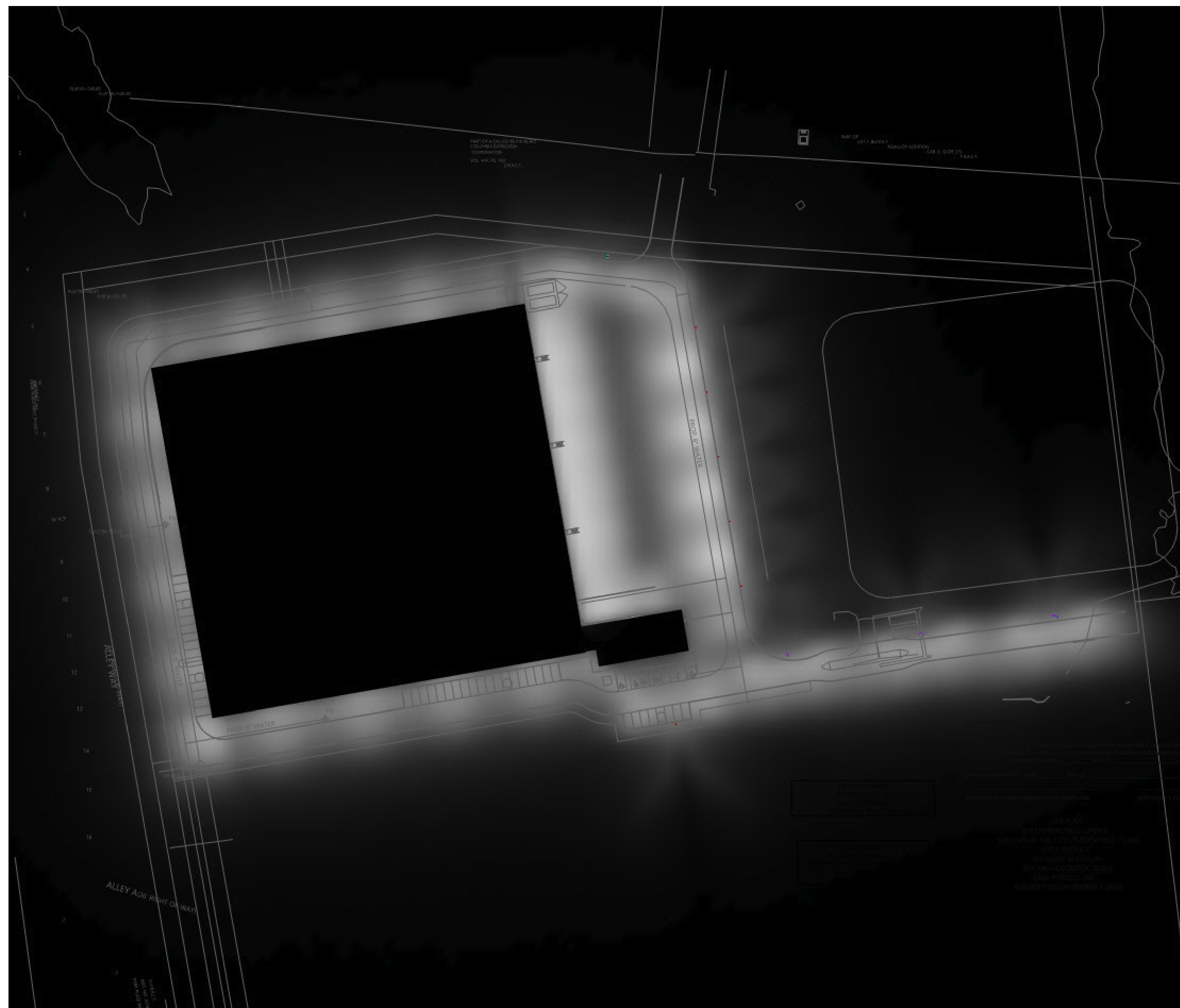
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT
TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION
LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN
ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL
PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL
VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING
CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING
SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW
FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Luminaire Watts	Total Watts	
	P3	3	Single	HUBBELL RAR2-480L-185-4K7-3-U	0.900	24684	174.5	523.5	
	P4	6	Single	HUBBELL RAR2-480L-185-4K7-4W-U	0.900	24226	174.5	1047	
	P8	1	Single	HUBBELL RAR2-480L-185-4K7-4W-U-BC	0.900	13508	174.5	174.5	
	W4	15	Single	HUBBELL RWL2-160L-115-4K7-4-U	0.900	14403	109.8	1647	
	W5	7	Single	HUBBELL RWL2-160L-155-4K7-4-U	0.900	18592	156.8	1097.6	

- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 4) Quantity (QTY) indicated on HLPs Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Overall Area	Illuminance	Fc	10	10	0.79	5.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line - East	Illuminance	Fc	10	N.A.	0.01	0.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line - North	Illuminance	Fc	10	N.A.	0.00	0.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line - West	Illuminance	Fc	10	N.A.	0.05	0.1	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Loading-Pkg-Drive Areas	Illuminance	Fc			2.58	6	0	N.A.	N.A.	Readings taken at 0'-0" AFG

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.2
	0.5
	1



Top View - Greyscale (Luminance)

SITE DATA SUMMARY TABLE	
ITEM	LOT 1, BLOCK A
GENERAL SITE DATA	
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FLOOR AREA RATIO (X:XX:1)	0.08

SIGNATURE BLOCK

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WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

PROPERTY OWNER:
ALVAPLAST U.S., INC.
1480 JUSTIN ROAD
ROCKWALL, TEXAS 75087

CIVIL ENGINEER:
MR. ARLYN SAMUELSON
WESTWOOD PROFESSIONAL SERVICES
2901 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

SITE PLAN
SPR DISTRIBUTION CENTER
LOCATED IN THE CITY OF ROCKWALL, TEXAS
LOT 2, BLOCK 1
INDALLOY ADDITION
ROCKWALL COUNTY, TEXAS
CASE # SP2022-047
RESUBMITTED SEPTEMBER 7, 2022

Project Name: SPR Warehouse Site
Client:
Drawn By: J.Ow, LC

Project # :
Date:9/6/2022
Version: REV 4



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

- ⌘ [Airo](#) ⌘ [Cimarron LED](#) ⌘ [Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ⁴	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ⁴	TB Terminal block
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	2PF 2 power feed with 2 drivers ²
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ³	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	Sensors	
	Color Option	BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ⁴	
	CC Custom Color	BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ⁵	

- Notes:
- 1 Replace " " with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
 - 2 Not available with 25, 50, 255, 295 & 340W configurations
 - 3 At least one SCPREMOTE required to program SCP motion sensor
 - 4 Replace " " with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
 - 5 Replace " " with "12" for up to 12' mounting height

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90°); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
------------------	------------------------------------------------

NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
-----------------------	-----------------------------------------------------------

Notes:

- 1 Works with external networked photosensor
- 2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4	
		3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4	
		4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5	
		5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4	
340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5	
		3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4	
		4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5	
		5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5	

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
135	120	1.11	133.3	
	208	0.64		
	240	0.56		
	277	0.48		
	347	0.38		
480	0.28			

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
277		1.25		
347		1.00		
480	0.72			

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

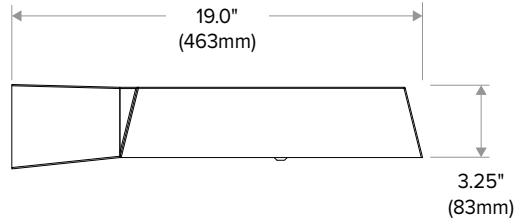
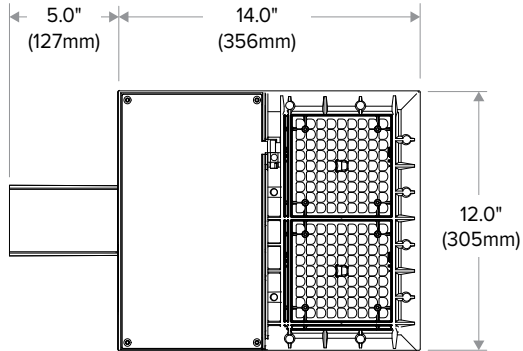
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

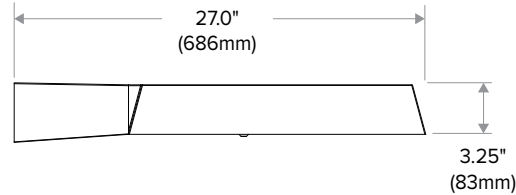
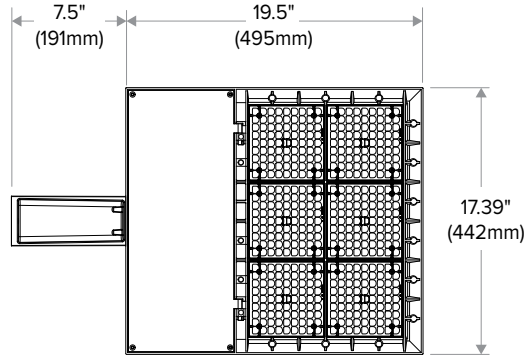
AREA/SITE LIGHTER

DIMENSIONS

RAR1

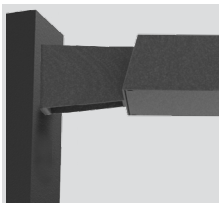


RAR2



ADDITIONAL INFORMATION

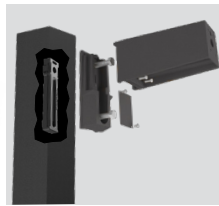
MOUNTING



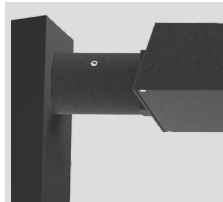
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



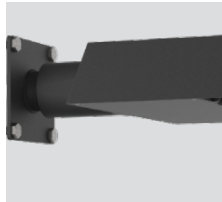
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



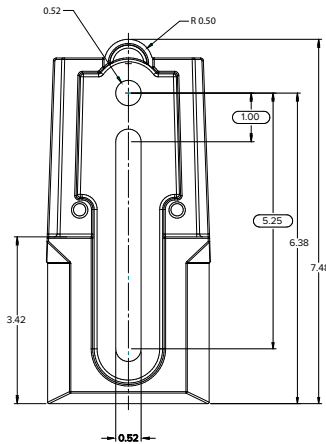
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



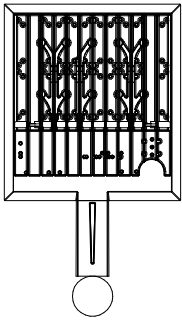
Wall Mount – Wall mount bracket designed for building mount applications.



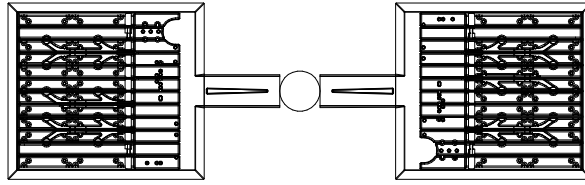
RATIO SERIES

AREA/SITE LIGHTER

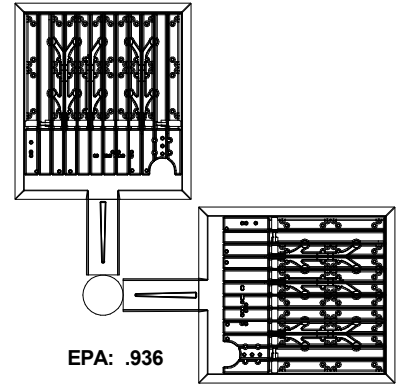
EPA



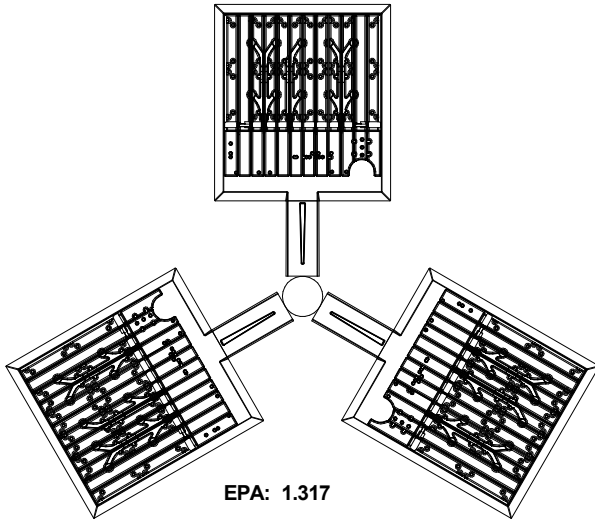
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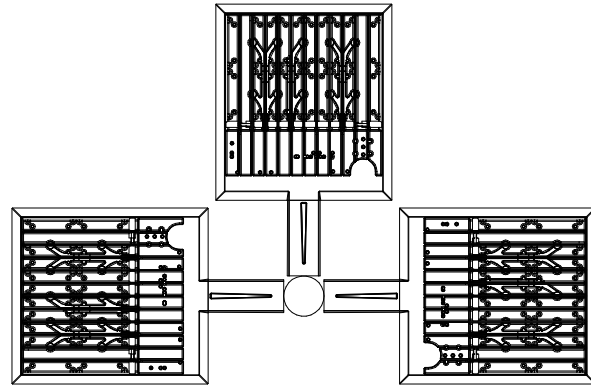
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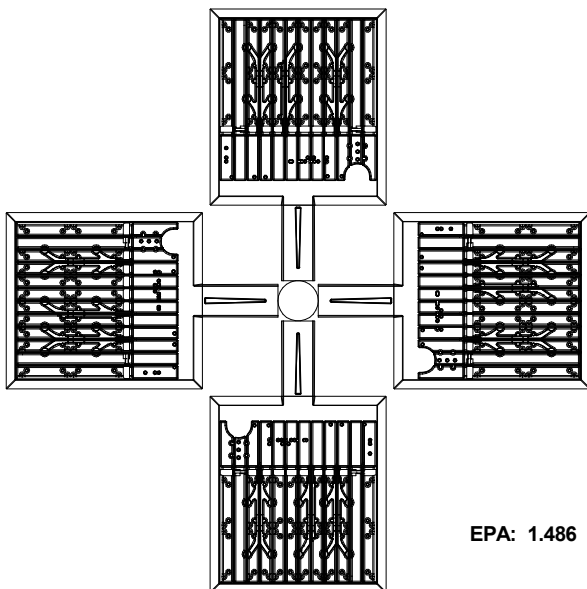
EPA: .936



EPA: 1.317



EPA: 1.486



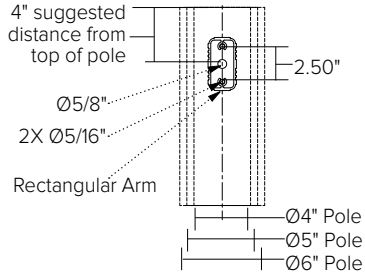
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RATIO SERIES

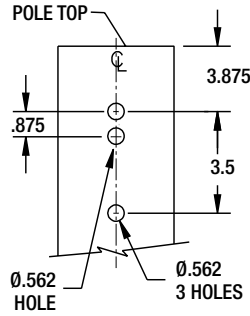
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ) Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU) Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

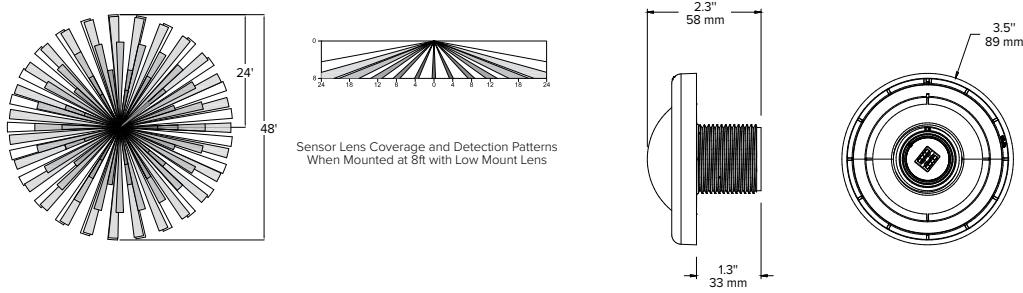
ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

RATIO SERIES

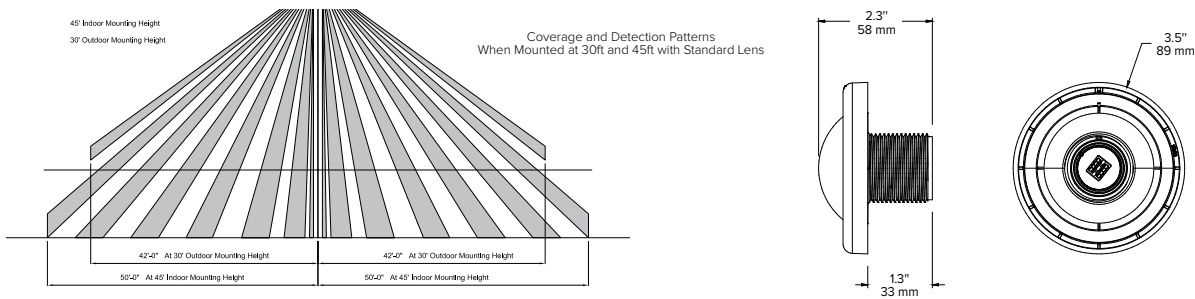
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

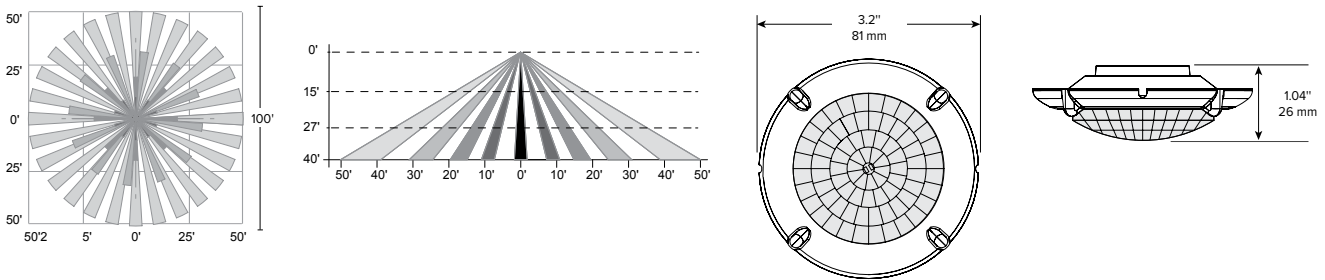
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/ CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

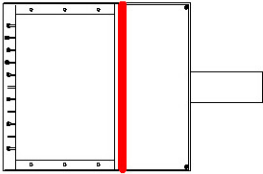
RATIO SERIES

AREA/SITE LIGHTER

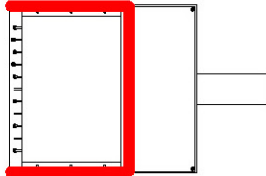
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

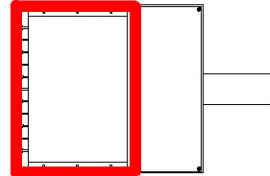
RARx HSS-90-B-xx



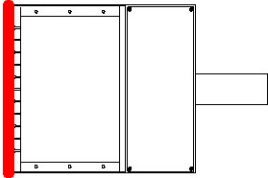
RARx HSS-270-BSS-xx



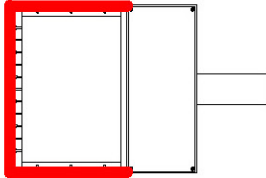
RARx HSS-360-xx



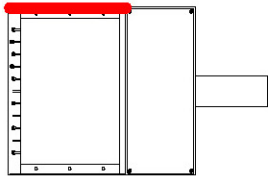
RARx HSS-90-F-xx



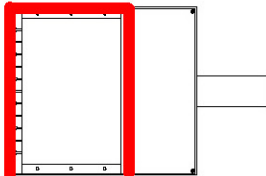
RARx HSS-270-FSS-xx



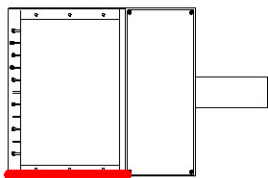
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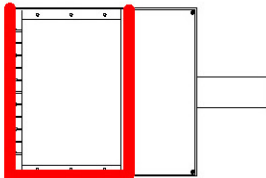
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



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DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

- ⌘ [Airo](#) ⌘ [Cimarron LED](#) ⌘ [Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ⁴	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ⁴	TB Terminal block
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	2PF 2 power feed with 2 drivers ²
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ³	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	Sensors	
	Color Option	BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ⁴	
	CC Custom Color	BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ⁵	

- Notes:
- 1 Replace " " with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
 - 2 Not available with 25, 50, 255, 295 & 340W configurations
 - 3 At least one SCPREMOTE required to program SCP motion sensor
 - 4 Replace " " with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
 - 5 Replace " " with "12" for up to 12' mounting height

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
- 2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5	
		3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4	
		4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5	
		5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5	

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
135	120	1.11	133.3	
	208	0.64		
	240	0.56		
	277	0.48		
	347	0.38		
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
277		1.25		
347		1.00		
480		0.72		

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

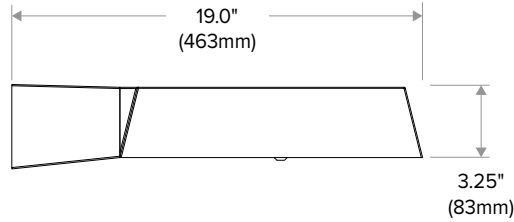
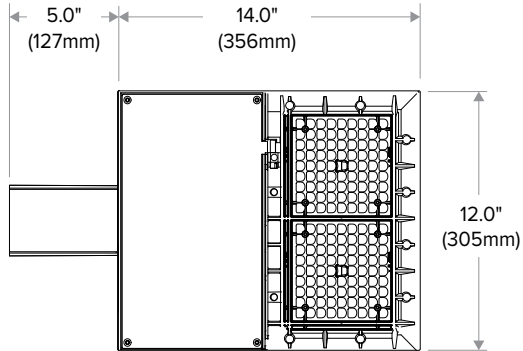
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

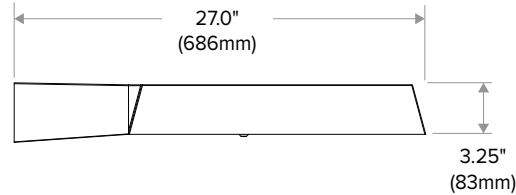
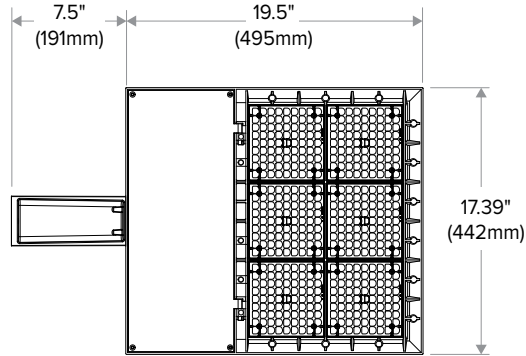
AREA/SITE LIGHTER

DIMENSIONS

RAR1

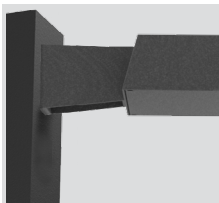


RAR2



ADDITIONAL INFORMATION

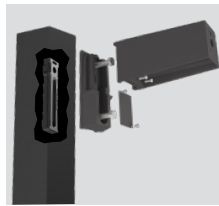
MOUNTING



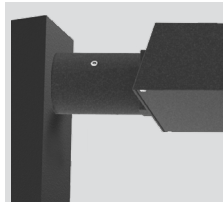
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



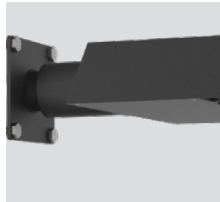
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



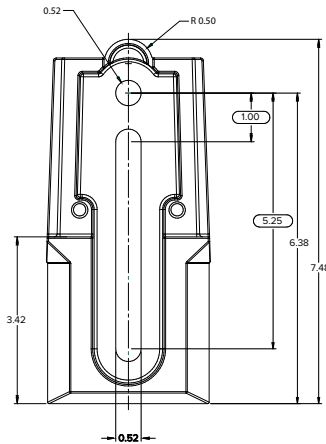
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



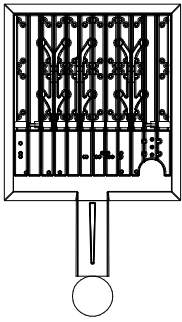
Wall Mount – Wall mount bracket designed for building mount applications.



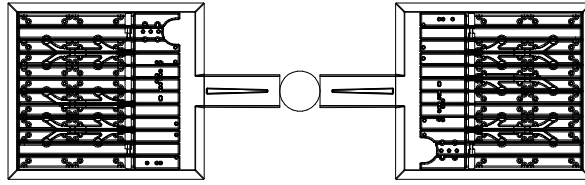
RATIO SERIES

AREA/SITE LIGHTER

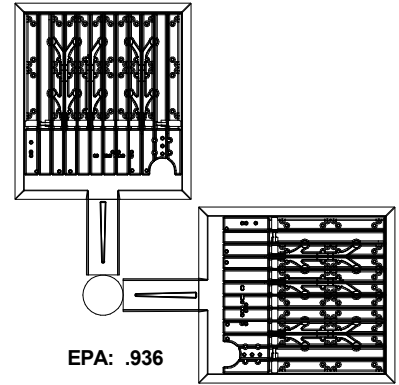
EPA



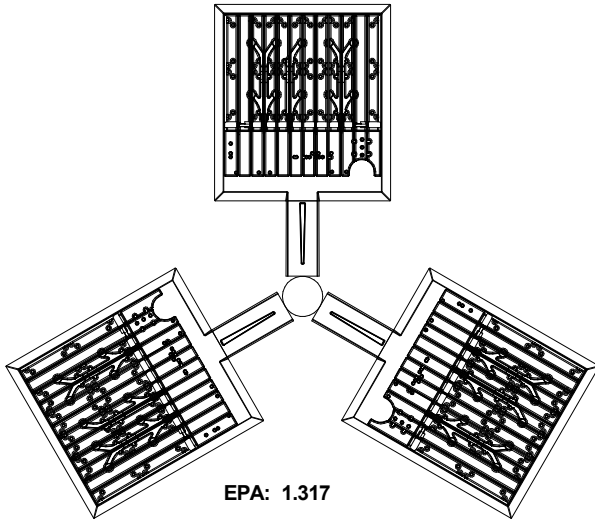
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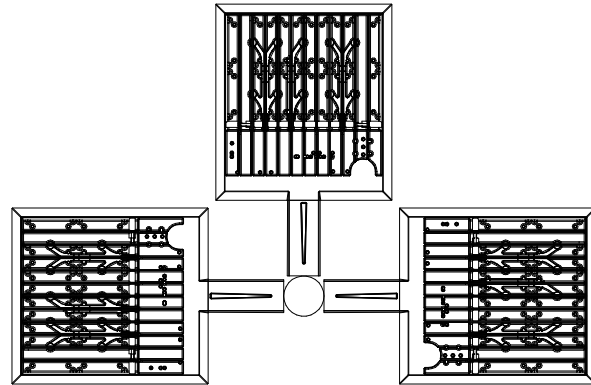
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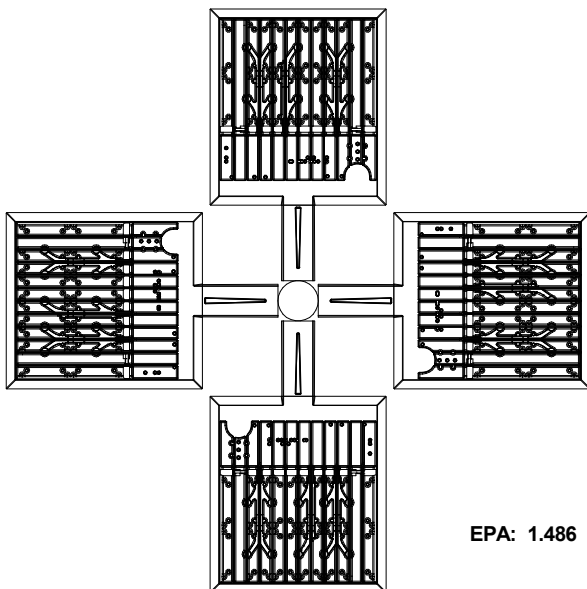
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EPA: 1.317



EPA: 1.486



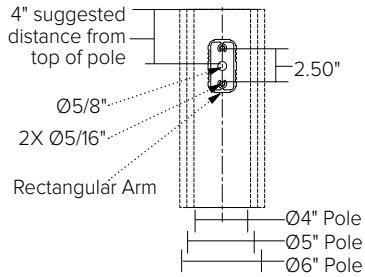
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RATIO SERIES

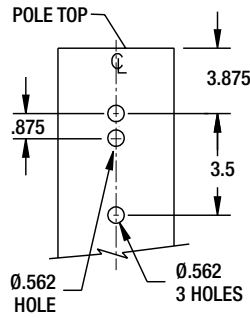
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ) Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU) Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

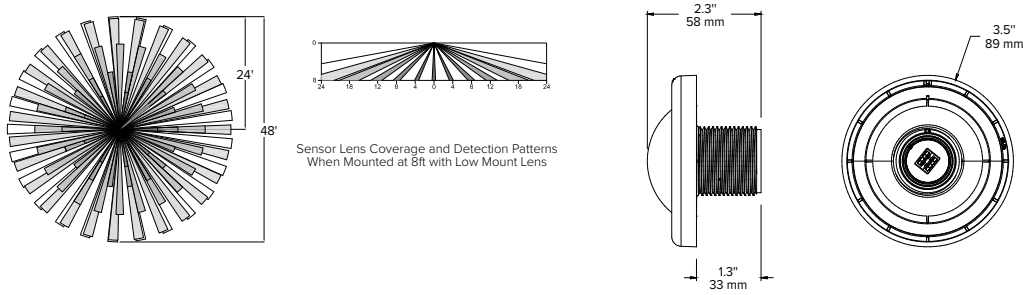
ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

RATIO SERIES

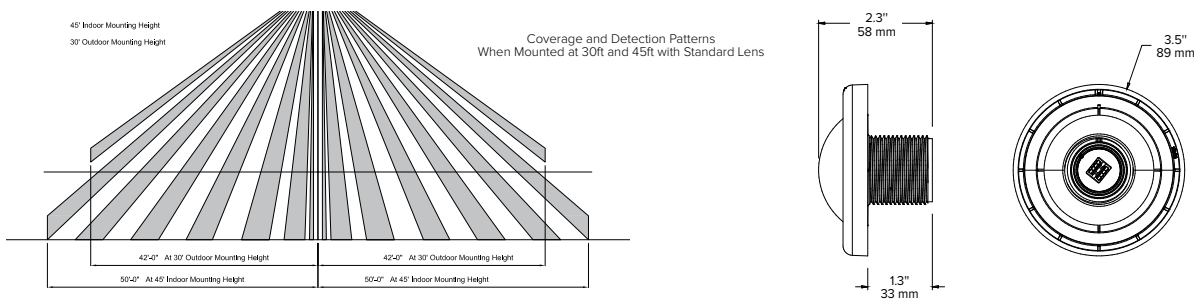
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

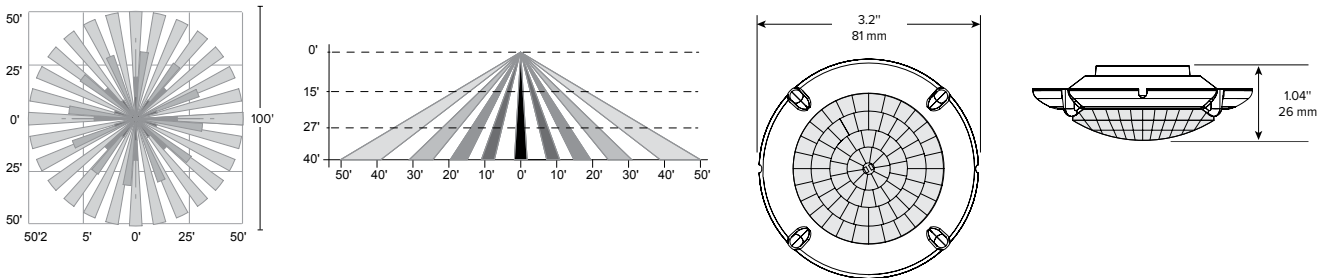
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

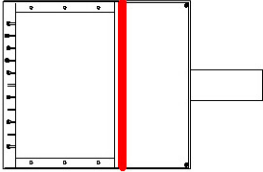
RATIO SERIES

AREA/SITE LIGHTER

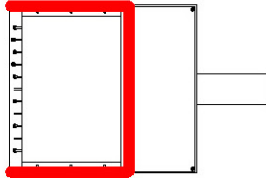
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

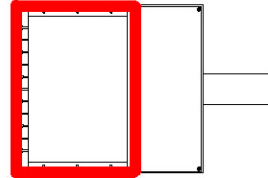
RARx HSS-90-B-xx



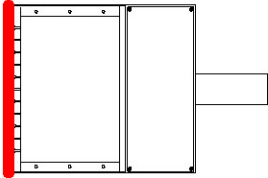
RARx HSS-270-BSS-xx



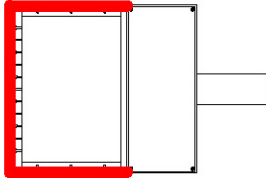
RARx HSS-360-xx



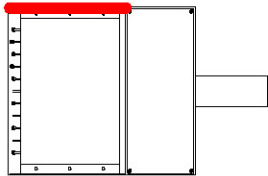
RARx HSS-90-F-xx



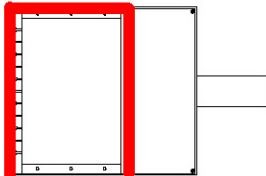
RARx HSS-270-FSS-xx



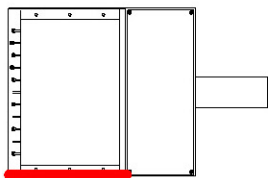
RARx HSS-90-S-xx



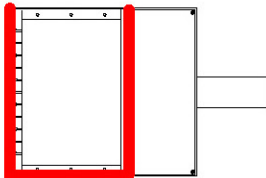
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



USE OF TRADEMARKS AND TRADE NAMES

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DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



RELATED PRODUCTS

- ⌘ [Airo](#) ⌘ [Cimarron LED](#) ⌘ [Ratio Family](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ⁴	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ⁴	TB Terminal block
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	2PF 2 power feed with 2 drivers ²
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ³	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	Sensors	
	Color Option	BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ⁴	
	CC Custom Color	BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ⁵	

Notes:

- 1 Replace " " with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Not available with 25, 50, 255, 295 & 340W configurations
- 3 At least one SCPREMOTE required to program SCP motion sensor
- 4 Replace " " with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
- 5 Replace " " with "12" for up to 12' mounting height

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole

2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
------------------	------------------------------------------------

NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
- 2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2

RAR2 Performance Data on next page

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4	
		3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4	
		4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5	
		5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4	
340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5	
		3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4	
		4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5	
		5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5	

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
135	120	1.11	133.3	
	208	0.64		
	240	0.56		
	277	0.48		
	347	0.38		
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
277		1.25		
347		1.00		
480		0.72		

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

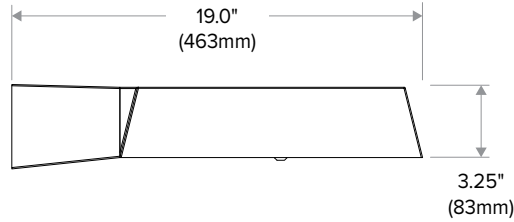
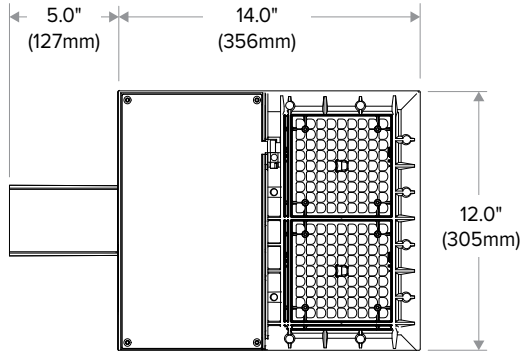
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

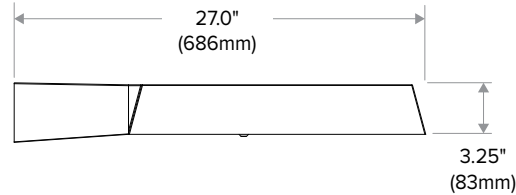
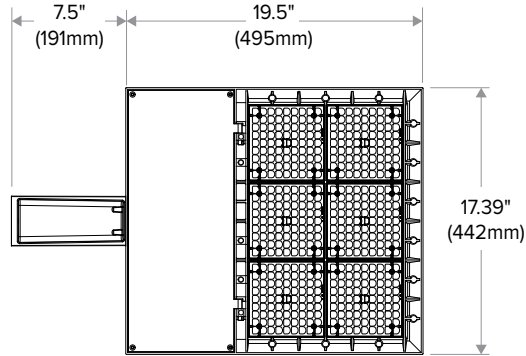
AREA/SITE LIGHTER

DIMENSIONS

RAR1

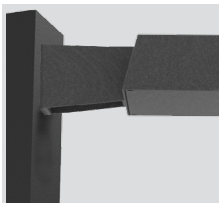


RAR2



ADDITIONAL INFORMATION

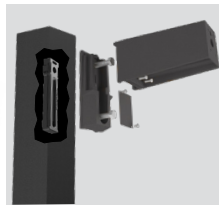
MOUNTING



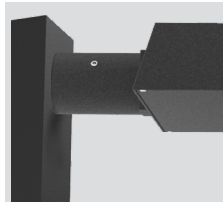
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



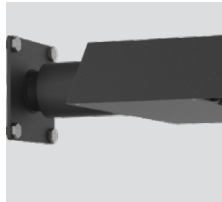
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



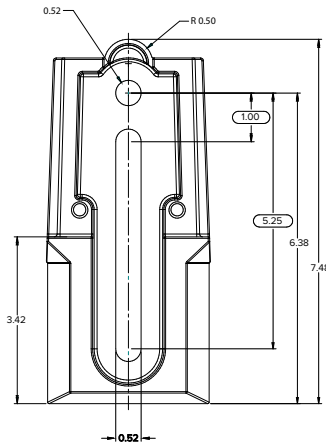
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



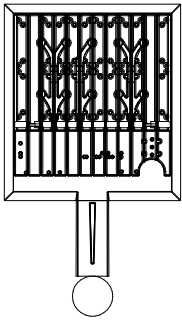
Wall Mount – Wall mount bracket designed for building mount applications.



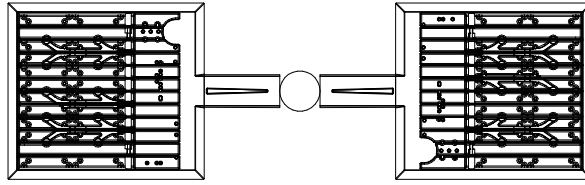
RATIO SERIES

AREA/SITE LIGHTER

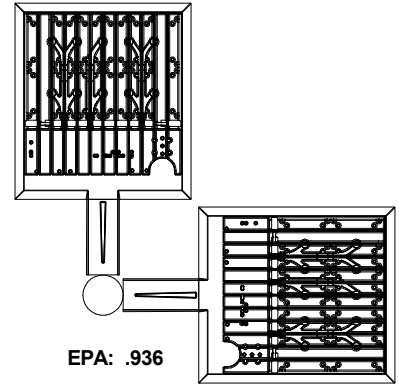
EPA



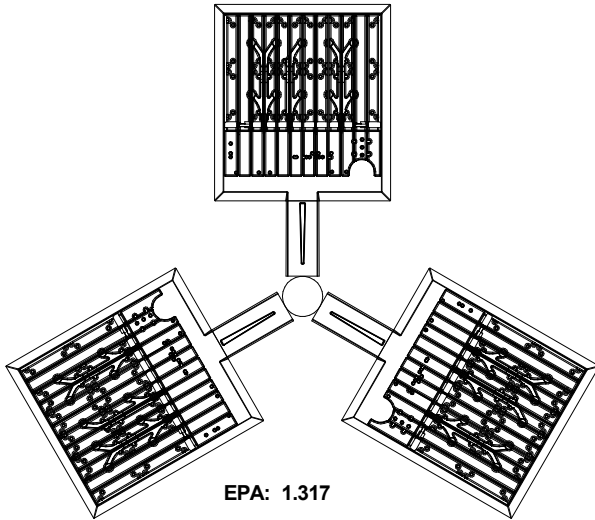
EPA: .607



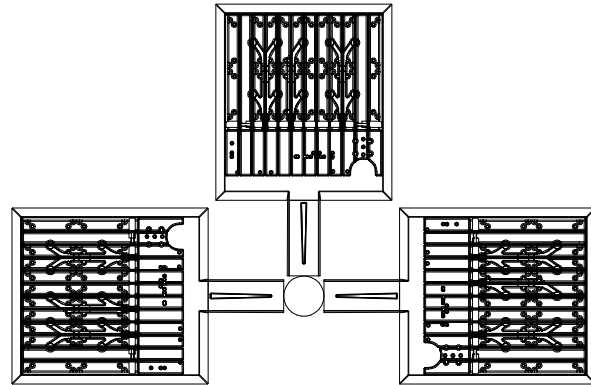
EPA: 1.214



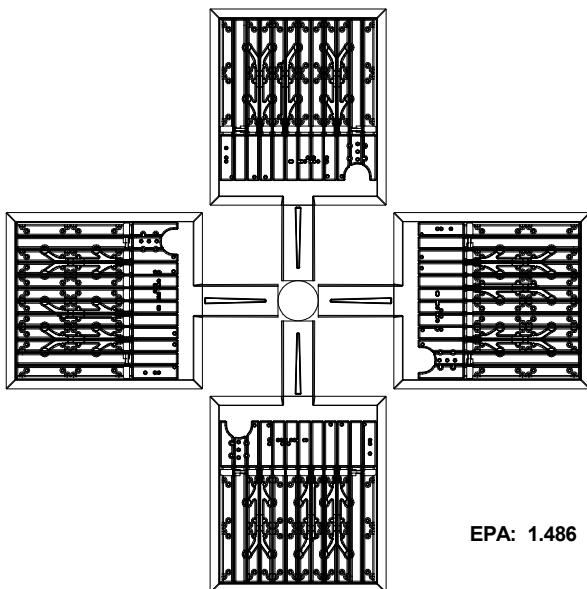
EPA: .936



EPA: 1.317



EPA: 1.486



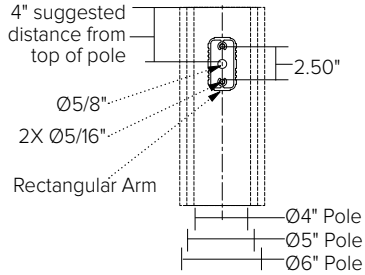
EPA: 1.486

RATIO SERIES

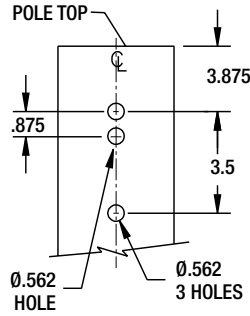
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

ARM MOUNT (ASQ) Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU) Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

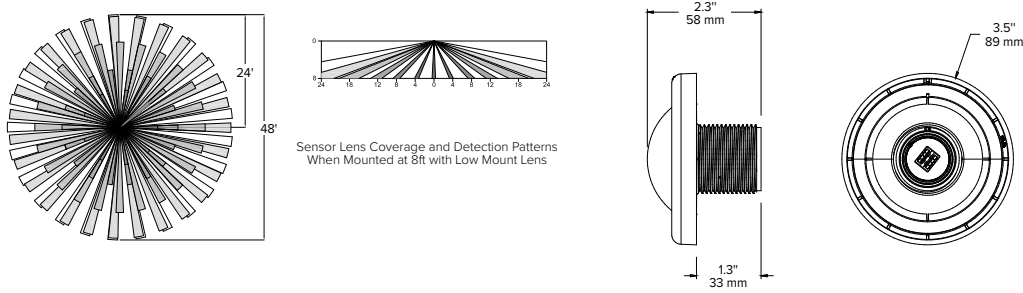
ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

RATIO SERIES

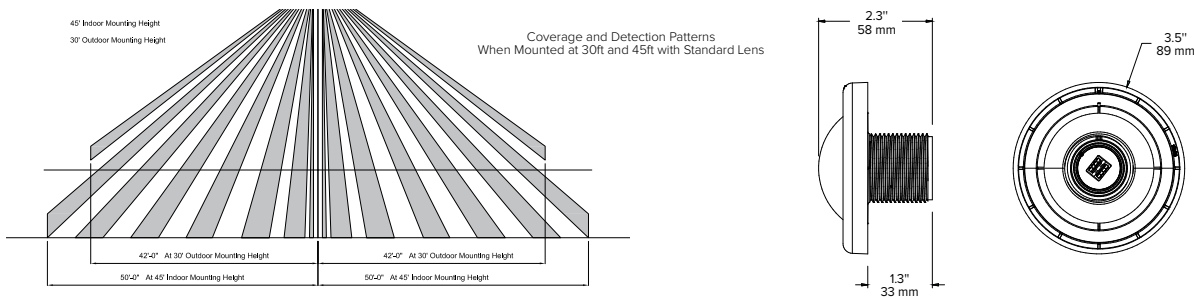
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

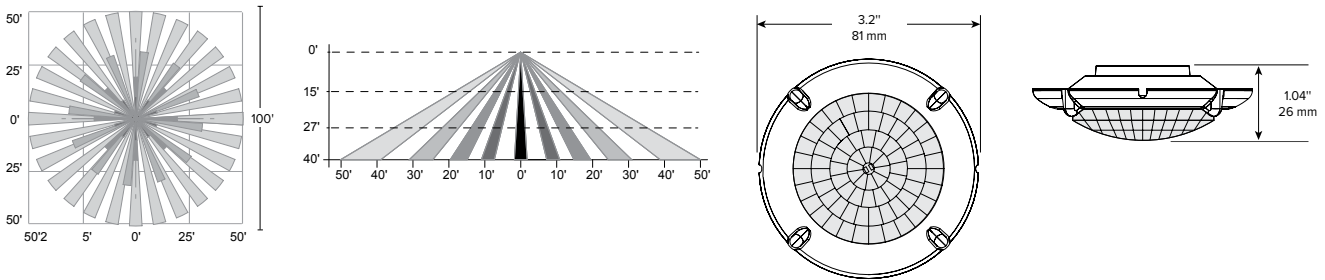
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

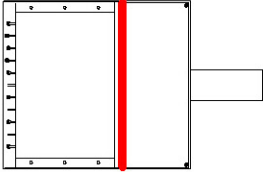
RATIO SERIES

AREA/SITE LIGHTER

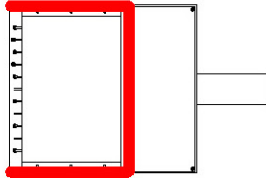
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

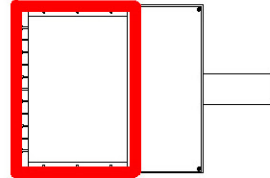
RARx HSS-90-B-xx



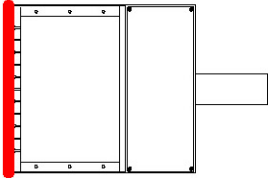
RARx HSS-270-BSS-xx



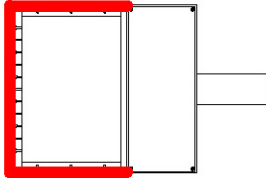
RARx HSS-360-xx



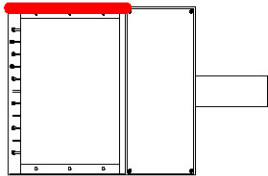
RARx HSS-90-F-xx



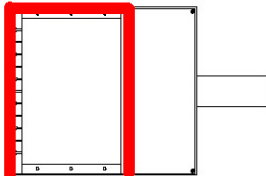
RARx HSS-270-FSS-xx



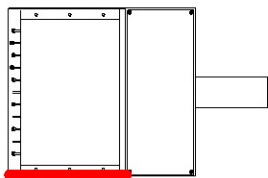
RARx HSS-90-S-xx



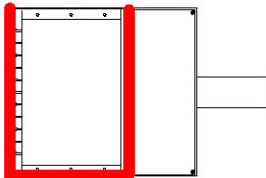
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



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DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- WISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W



RELATED PRODUCTS

- [Ratio Family](#)
[Ratio Area](#)
[Ratio Flood](#)

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color					
RWL1 Ratio Wall 1	48L-10	1,000 Lumens ⁴	3K7	3000K, 70 CRI	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT	Black Matte Textured			
	48L-15	2,000 Lumens ⁴	4K7	4000K, 70 CRI		BLS	Black Gloss Smooth			
	48L-20	2,500 Lumens ⁴	5K7	5000K, 70 CRI		DBT	Dark Bronze Matte Textured			
	48L-25	3,500 Lumens		DBS		Dark Bronze Gloss Smooth				
	48L-35	4,500 Lumens	160L-45	6,500 Lumens		GTT	Graphite Matte Textured			
	48L-45	5,500 Lumens ⁴				LGS	Light Grey Gloss Smooth			
	RWL2 Ratio Wall 2	160L-45				6,500 Lumens	160L-50	7,500 Lumens	LGT	Light Grey Matte Textured
		160L-50				7,500 Lumens		160L-65	9,500 Lumens	PSS
RWL2 Ratio Wall 2	160L-65	9,500 Lumens	160L-80	11,000 Lumens	WHT	White Matte Textured				
	160L-80	11,000 Lumens		160L-95	13,000 Lumens	WHS	White Gloss Smooth			
	160L-95	13,000 Lumens			160L-115	15,000 Lumens	VGT	Verde Green Textured		
	160L-115	15,000 Lumens		160L-135	17,500 Lumens	Color Option				
	160L-135	17,500 Lumens		160L-155	19,500 Lumens	CC	Custom Color			

Control Options Network	
NXWE	NX Wireless Enabled (module + radio) ^{5,7}
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7}
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7}
WIR	Wireless Controls, wiSCAPE™ ^{2,6}
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor ^{3,4}
SCP-20F	Remote control programmable line voltage sensor ^{3,4}
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ¹⁰
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ¹⁰
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ¹⁰
Control Options	
7PR_	7-Pin Receptacle ⁶

Options*	
F	Fusing ³
E	Emergency Battery Backup ^{7,8,9}
EH	Emergency Battery w/ Heater Option ^{7,8}
2DR	Dual Driver ^{4,6,11}
2PF	Dual Power Feed ^{4,6,11}
PC	Button Photocontrol ⁸

Notes:

- 1 Only available with RWL2
 - 2 wiSCAPE Gateway required for system programming
 - 3 Specific voltage selection is required
 - 4 Not available with 347/480V
 - 5 Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
 - 6 This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
 - 7 This item is located in the integral backbox for RWL1 configurations only.
 - 8 Option only available at 120 or 277V
 - 9 2DR and 2PF can't be combined with E and EH due to space limitations
 - 10 Not available in RWL1 or 2 PF
 - 11 Available only in UNV in 25, 35 and 45 Watt in RWL1; Not available in RWL1 10, 15 and 25 Watt.
- * Based on space limitations, some options may not be able to be combined

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> WP-BB-XXX	Accessory for conduit entry ¹

- Notes:
- 1 replace "xxx" with color option

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

RATIO WALL

RWL1/RWL2 LED WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
35	120	0.31	36.9	
	208	0.18		
	240	0.15		
	277	0.13		
	347	0.11		
	480	0.08		
45	120	0.39	46.5	
	208	0.22		
	240	0.19		
	277	0.17		
	347	0.13		
	480	0.10		

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
155	120	1.31	156.8	
	208	0.75		
	240	0.65		
	277	0.57		
	347	0.45		
	480	0.33		

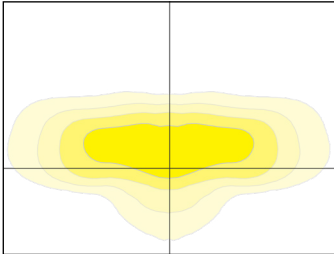
RATIO WALL

RWL1/RWL2 LED WALLPACK

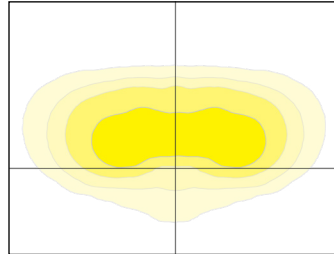
PHOTOMETRY

Mounting Height: 30ft

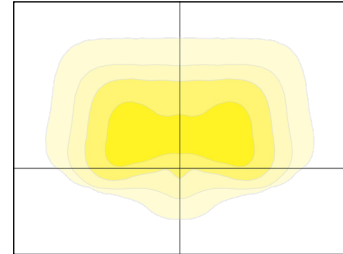
Type II



Type III



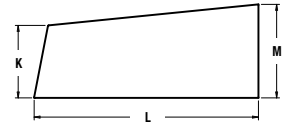
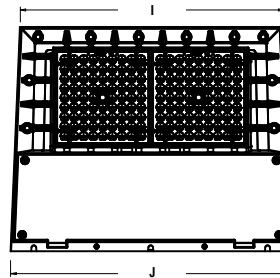
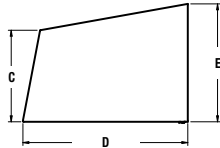
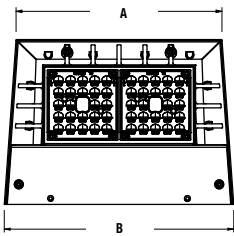
Type VI



DIMENSIONS

RWL1

RWL2

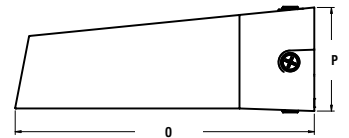
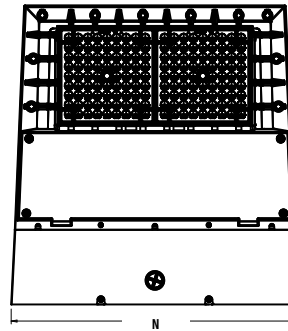
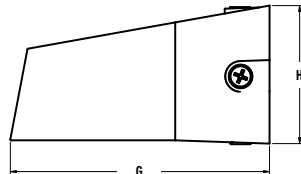
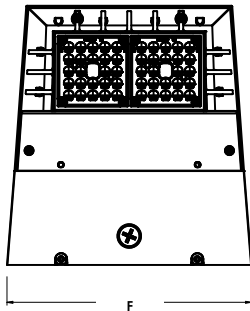


A	B	C	D	E	Weight
8.7"	9.7"	3.9"	7.0"	5.0"	6.5 lbs (2.95 kgs)
221mm	246mm	99mm	178mm	127mm	

I	J	K	L	M	Weight
14.0"	15.0"	3.9"	12.0"	5.0"	16.5 lbs (7.48 kgs)
356mm	381mm	99mm	305mm	127mm	

RWL1 with
Integral Back Box

RWL2 with
Integral Back Box



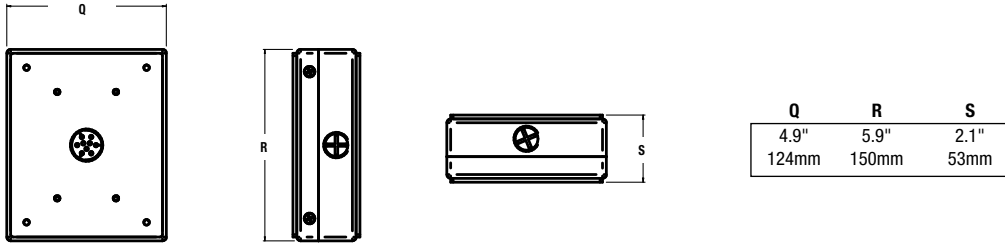
F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

RATIO WALL
RWL1/RWL2 LED WALLPACK

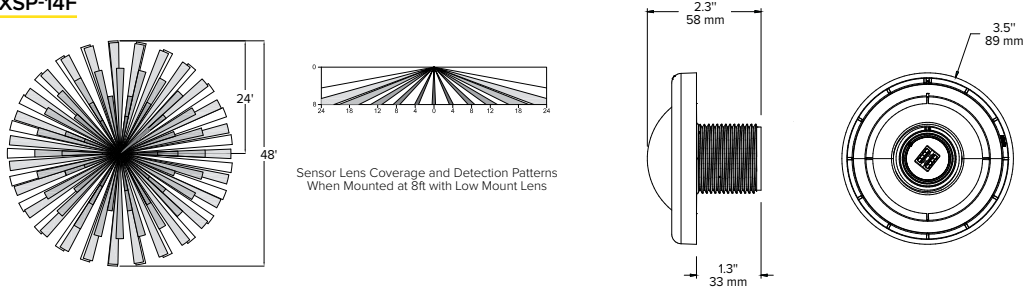
DIMENSIONS (CONTINUED)

Back Box Accessory

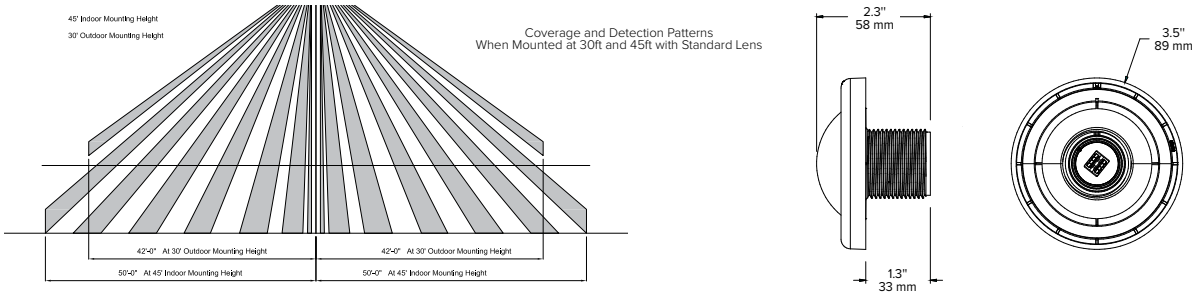


ADDITIONAL INFORMATION

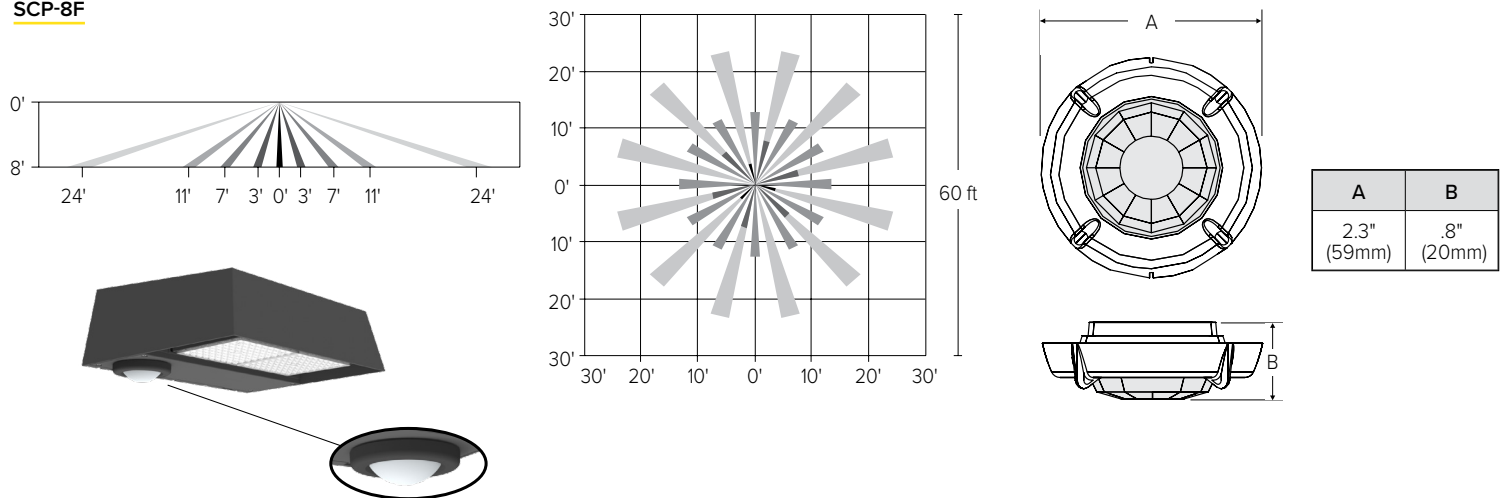
NXSP-14F



NXSP-40F



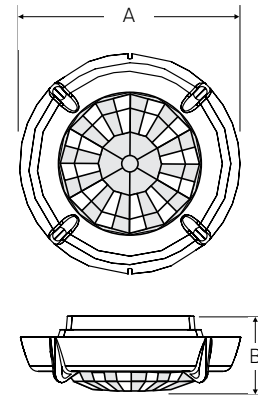
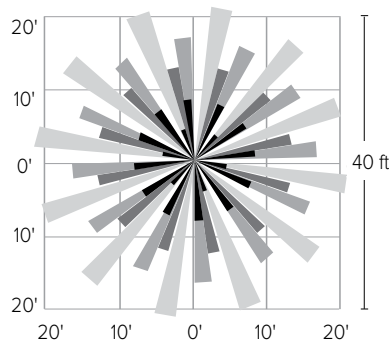
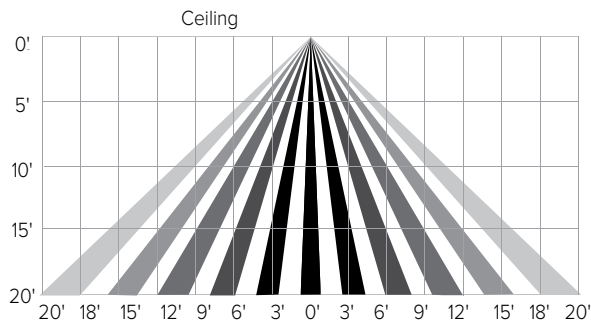
SCP-8F



RATIO WALL

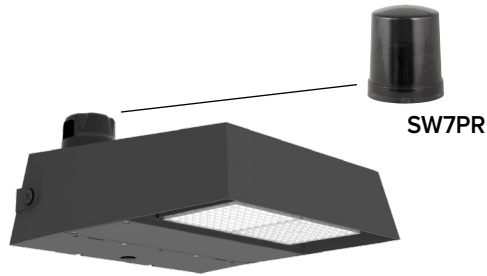
RWL1/RWL2 LED WALLPACK

SCP-20F



A	B
2.3" (59mm)	.8" (20mm)

SITESYNC 7-PIN MODULE



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available in 3500lm and 5500lm configurations at 4000K



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscap and battery versions (battery versions for RWL1 only)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W.

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- WISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W



RELATED PRODUCTS

- [Ratio Family](#) [Ratio Area](#) [Ratio Flood](#)

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	1,300–18,800
Wattage Range	10–155
Efficacy Range (LPW)	119–148
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	6.5/16.5 (2.9/7.5)

RATIO WALL

RWL1/RWL2 LED WALLPACK

ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color	
RWL1 Ratio Wall 1	48L-10	1,000 Lumens ⁴	3K7	3000K, 70 CRI	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT Black Matte Textured
	48L-15	2,000 Lumens ⁴	4K7	4000K, 70 CRI		BLS Black Gloss Smooth
	48L-20	2,500 Lumens ⁴	5K7	5000K, 70 CRI		DBT Dark Bronze Matte Textured
	48L-25	3,500 Lumens				DBS Dark Bronze Gloss Smooth
	48L-35	4,500 Lumens				GTT Graphite Matte Textured
	48L-45	5,500 Lumens ⁴				LGS Light Grey Gloss Smooth
						LGT Light Grey Matte Textured
RWL2 Ratio Wall 2	160L-45	6,500 Lumens			PSS Platinum Silver Smooth	
	160L-50	7,500 Lumens			WHT White Matte Textured	
	160L-65	9,500 Lumens			WHS White Gloss Smooth	
	160L-80	11,000 Lumens			VGT Verde Green Textured	
	160L-95	13,000 Lumens			Color Option	
	160L-115	15,000 Lumens			CC Custom Color	
	160L-135	17,500 Lumens				
	160L-155	19,500 Lumens				

Control Options Network	
NXWE	NX Wireless Enabled (module + radio) ^{5,7}
NXSPW_F	NX Wireless, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7}
NXSP_F	NX, PIR Occ. Sensor, Daylight Harvesting ^{4,5,7}
WIR	Wireless Controls, wiSCAPE™ ^{2,6}
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor ^{3,4}
SCP-20F	Remote control programmable line voltage sensor ^{3,4}
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ¹⁰
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ¹⁰
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ¹⁰
Control Options	
7PR_	7-Pin Receptacle ⁶

Options*	
F	Fusing ³
E	Emergency Battery Backup ^{7,8,9}
EH	Emergency Battery w/ Heater Option ^{7,8}
2DR	Dual Driver ^{4,6,11}
2PF	Dual Power Feed ^{4,6,11}
PC	Button Photocontrol ⁸

Notes:

- 1 Only available with RWL2
 - 2 wiSCAPE Gateway required for system programming
 - 3 Specific voltage selection is required
 - 4 Not available with 347/480V
 - 5 Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
 - 6 This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
 - 7 This item is located in the integral backbox for RWL1 configurations only.
 - 8 Option only available at 120 or 277V
 - 9 2DR and 2PF can't be combined with E and EH due to space limitations
 - 10 Not available in RWL1 or 2 PF
 - 11 Available only in UNV in 25, 35 and 45 Watt in RWL1; Not available in RWL1 10, 15 and 25 Watt.
- * Based on space limitations, some options may not be able to be combined

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Finish
RWL1-48L-25-4K-3	3500lm	25	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-25-4K-4W	3500lm	25	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured
RWL1-48L-45-4K-3	5500lm	45	48L	4000K/70CRI	120-277V	Type III	Dark Bronze Textured
RWL1-48L-45-4K-4W	5500lm	45	48L	4000K/70CRI	120-277V	Type IV Wide	Dark Bronze Textured

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> WP-BB-XXX	Accessory for conduit entry ¹

- Notes:
- 1 replace "xxx" with color option

RATIO WALL

RWL1/RWL2 LED WALLPACK

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RWL1	10	10.1	3	1362	135	0	0	1	1355	134	0	0	1	1303	129	0	0	1
			4W	1343	133	0	0	1	1336	132	0	0	1	1285	127	0	0	1
	15	14.5	3	1972	136	1	0	1	1962	135	1	0	1	1887	130	1	0	1
			4W	1945	134	0	0	1	1935	133	0	0	1	1861	128	0	0	1
	20	19.9	3	2722	137	1	0	1	2709	136	1	0	1	2605	131	1	0	1
			4W	2685	135	1	0	1	2672	134	1	0	1	2569	129	1	0	1
	25	28.0	3	3749	134	1	0	1	3732	133	1	0	1	3588	128	1	0	1
			4W	3698	132	1	0	1	3680	131	1	0	1	3538	126	1	0	1
	35	36.9	3	4751	129	1	0	2	4728	128	1	0	2	4546	123	1	0	1
			4W	4685	127	1	0	2	4663	126	1	0	2	4483	121	1	0	2
	45	46.5	3	5812	125	1	0	2	5784	124	1	0	2	5562	120	1	0	2
			4W	5731	123	1	0	2	5704	123	1	0	2	5485	118	1	0	2
RWL2	45	46.1	2	6701	145	1	0	2	6668	145	1	0	2	6412	139	1	0	2
			3	6812	148	1	0	2	6780	147	1	0	2	6519	141	1	0	2
			4W	6678	145	1	0	2	6646	144	1	0	2	6390	139	1	0	2
	50	54.0	2	7747	143	1	0	2	7710	143	1	0	2	7413	137	1	0	2
			3	7876	146	1	0	2	7838	145	1	0	2	7537	140	1	0	2
			4W	7720	143	1	0	2	7683	142	1	0	2	7388	137	1	0	2
	65	67.2	2	9539	142	1	0	2	9494	141	1	0	2	9129	136	1	0	2
			3	9699	144	2	0	2	9652	144	2	0	2	9281	138	2	0	2
			4W	9507	141	2	0	2	9461	141	2	0	2	9097	135	2	0	2
	80	80.8	2	11228	139	2	0	2	11174	138	2	0	2	10745	133	2	0	2
			3	11416	141	2	0	2	11361	141	2	0	2	10924	135	2	0	2
			4W	11190	138	2	0	2	11136	138	2	0	2	10708	133	2	0	2
	95	93.2	2	13148	141	2	0	2	13085	140	2	0	2	12582	135	2	0	2
			3	13368	143	2	0	2	13304	143	2	0	2	12792	137	2	0	2
			4W	13103	141	2	0	2	13040	140	2	0	2	12539	135	2	0	2
	115	109.8	2	15102	138	2	0	3	15030	137	2	0	3	14452	132	2	0	3
			3	15354	140	2	0	3	15281	139	2	0	3	14693	134	2	0	3
			4W	15050	137	2	0	3	14978	136	2	0	3	14402	131	2	0	3
	135	137.1	2	17533	128	2	0	3	17449	127	2	0	3	16778	122	2	0	3
			3	17826	130	2	0	3	17740	129	2	0	3	17058	124	2	0	3
			4W	17473	127	2	0	3	17389	127	2	0	3	16720	122	2	0	3
	155	156.8	2	19495	124	2	0	3	19402	124	2	0	3	18656	119	2	0	3
			3	19821	126	2	0	3	19726	126	2	0	3	18967	121	2	0	3
			4W	19542	125	2	0	3	19448	124	2	0	3	18700	119	2	0	3

RATIO WALL

RWL1/RWL2 LED WALLPACK

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL1	10	120	0.08	10.1
		208	0.05	
		240	0.04	
		277	0.04	
		347	0.03	
		480	0.02	
	15	120	0.12	14.5
		208	0.07	
		240	0.06	
		277	0.05	
		347	0.04	
		480	0.03	
	20	120	0.17	19.9
		208	0.10	
		240	0.08	
		277	0.07	
		347	0.06	
		480	0.04	
	25	120	0.23	28.0
		208	0.13	
		240	0.12	
		277	0.10	
		347	0.08	
		480	0.06	
35	120	0.31	36.9	
	208	0.18		
	240	0.15		
	277	0.13		
	347	0.11		
	480	0.08		
45	120	0.39	46.5	
	208	0.22		
	240	0.19		
	277	0.17		
	347	0.13		
	480	0.10		

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RWL2	45	120	0.38	46.1
		208	0.22	
		240	0.19	
		277	0.17	
		347	0.13	
		480	0.10	
	50	120	0.45	54.0
		208	0.26	
		240	0.23	
		277	0.19	
		347	0.16	
		480	0.11	
	65	120	0.56	67.2
		208	0.32	
		240	0.28	
		277	0.24	
		347	0.19	
		480	0.14	
	80	120	0.67	80.8
		208	0.39	
		240	0.34	
		277	0.29	
		347	0.23	
		480	0.17	
	95	120	0.78	93.2
		208	0.45	
		240	0.39	
		277	0.34	
		347	0.27	
		480	0.19	
	115	120	0.92	109.8
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.14	137.1
		208	0.66	
		240	0.57	
		277	0.49	
		347	0.40	
		480	0.29	
155	120	1.31	156.8	
	208	0.75		
	240	0.65		
	277	0.57		
	347	0.45		
	480	0.33		

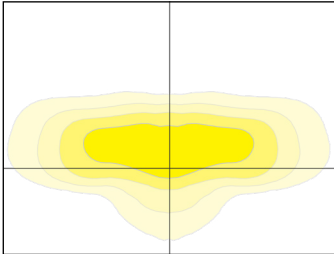
RATIO WALL

RWL1/RWL2 LED WALLPACK

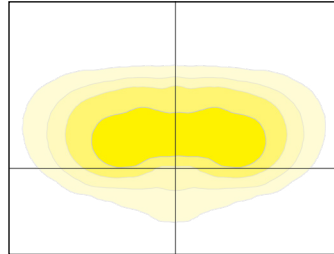
PHOTOMETRY

Mounting Height: 30ft

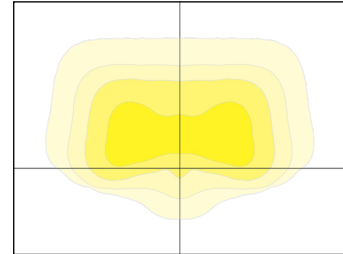
Type II



Type III



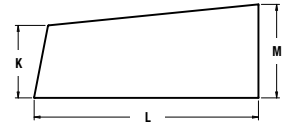
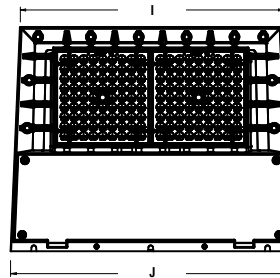
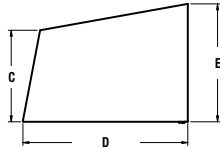
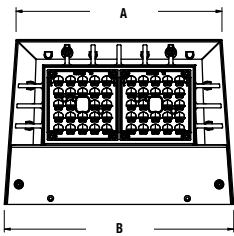
Type VI



DIMENSIONS

RWL1

RWL2

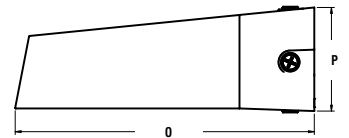
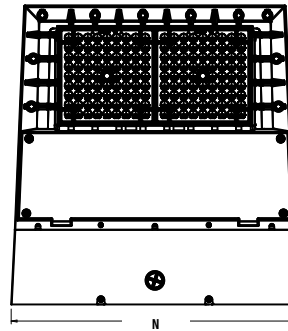
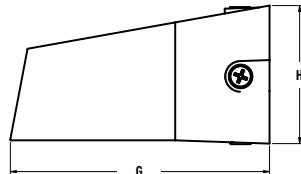
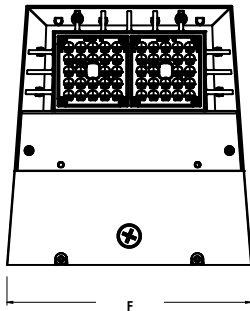


A	B	C	D	E	Weight
8.7"	9.7"	3.9"	7.0"	5.0"	6.5 lbs (2.95 kgs)
221mm	246mm	99mm	178mm	127mm	

I	J	K	L	M	Weight
14.0"	15.0"	3.9"	12.0"	5.0"	16.5 lbs (7.48 kgs)
356mm	381mm	99mm	305mm	127mm	

RWL1 with
Integral Back Box

RWL2 with
Integral Back Box



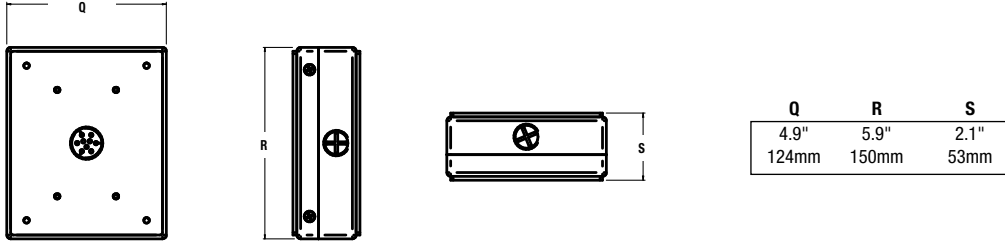
F	G	H
10.4"	11.0"	5.9"
264mm	279mm	150mm

N	O	P
15.4"	16.0"	5.5"
391mm	406mm	140mm

RATIO WALL
RWL1/RWL2 LED WALLPACK

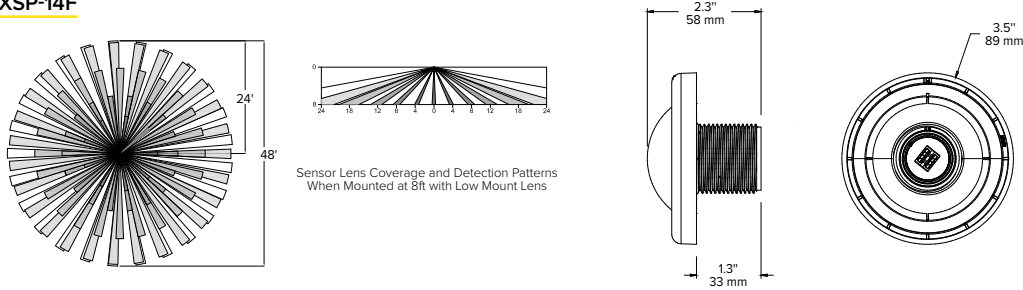
DIMENSIONS (CONTINUED)

Back Box Accessory

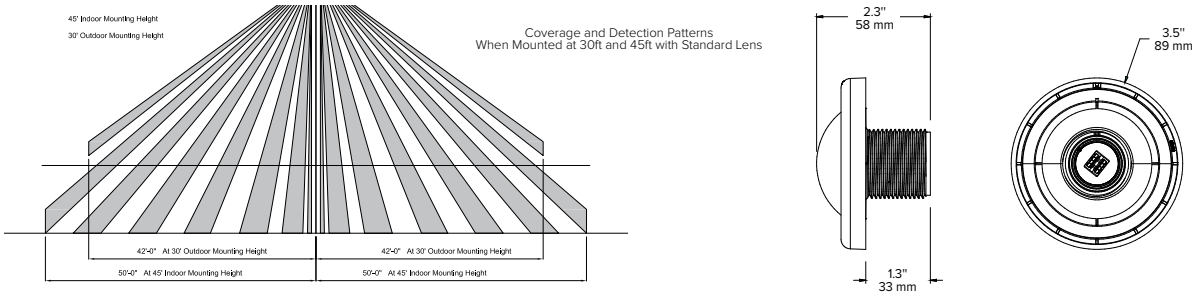


ADDITIONAL INFORMATION

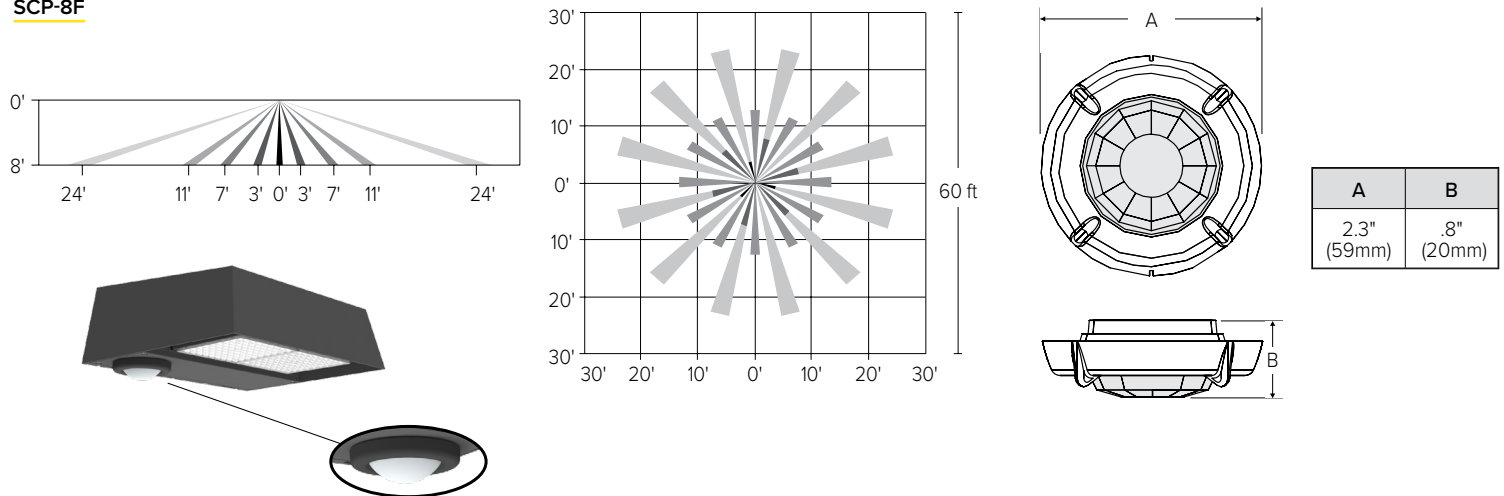
NXSP-14F



NXSP-40F



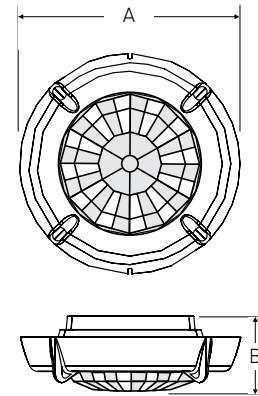
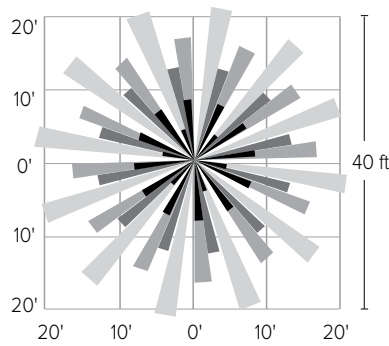
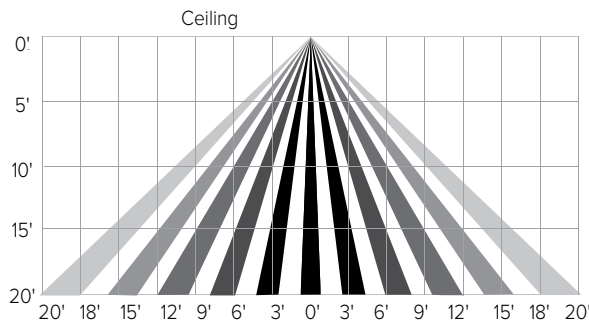
SCP-8F



RATIO WALL

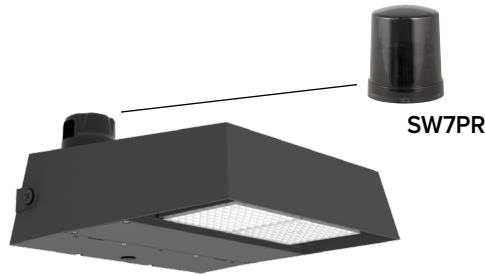
RWL1/RWL2 LED WALLPACK

SCP-20F



A	B
2.3" (59mm)	.8" (20mm)

SITESYNC 7-PIN MODULE



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)