

# AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MAY 28, 2024 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) **P2024-018 (BETHANY ROSS)**

Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

(V) ACTION ITEMS

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

(3) **SP2024-019 (HENRY LEE)**

Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Site Plan for an existing New Motor Vehicle Dealership for Cars and Light Trucks on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

(4) **SP2024-022 (HENRY LEE)**

Discuss and consider a request by Kenneth Selden on behalf of John McKinney for the approval of an Amended Site Plan for an office building on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any action necessary.

(5) **SP2024-026 (HENRY LEE)**

Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an Amended Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.



(6) **MIS2024-009 (BETHANY ROSS)**

Discuss and consider a request by Jarod Wicker of RGC's Fence & Deck, LLC on behalf of Larry Spradling for the approval of a Miscellaneous Case for an *Exception* to the *Fence Requirements* for a 0.2620-acre parcel of land identified as Lot 23, Block A, Stonebridge Meadows #5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 205 Stonebridge Drive, and take any action necessary.

(7) **MIS2024-010 (BETHANY ROSS)**

Discuss and consider a request by Cary B. Scott for the approval of a Miscellaneous Case for an *Exception* to the fence requirements to allow tennis court mesh to be affixed to an existing wrought iron fence in conjunction with an existing single-family property being a 0.5054-acre parcel of land identified as Lot 10, Block B, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 2820 Cavendish Court, and take any action necessary.

(VI) **DISCUSSION ITEMS**

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is June 11, 2024.*

(8) **Z2024-024 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

(9) **Z2024-025 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (i.e. *Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

(10) **Z2024-026 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary.

(11) **Z2024-027 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

(12) **P2024-020 (ANGELICA GUEVARA)**

Discuss and consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

(13) **SP2024-023 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan for *House of Worship* on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

(14) **SP2024-024 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for an existing *Public or Private Secondary School (i.e. Herman Utley Middle School)* on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

(15) **SP2024-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO)* on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

(16) **SP2024-027 (HENRY LEE)**

Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

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

- P2024-012: Replat for Lots 3, 4, & 5, Block A, North Alamo Addition **(APPROVED)**
- Z2024-016: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* at 605 E. Washington Street **(1<sup>ST</sup> READING; APPROVED)**
- Z2024-017: Text Amendment to the Unified Development Code (UDC) **(1<sup>ST</sup> READING; APPROVED)**
- Z2024-018: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* at 302 E. Bourn Street **(1<sup>ST</sup> READING; APPROVED)**
- Z2024-019: Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit and Agricultural Accessory Building or Barn* for 839 Cornelius Road **(1<sup>ST</sup> READING; APPROVED)**
- Z2024-020: Zoning Change (AG to SFE-1.5 & LI) for 172 Zollner Road **(1<sup>ST</sup> READING; APPROVED)**
- Z2024-021: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 302 Evans Road **(1<sup>ST</sup> READING; APPROVED)**
- Z2024-023: Specific Use Permit (SUP) for *Residence Hotel* along FitSport Life Boulevard **(1<sup>ST</sup> READING; TABLED TO THE JUNE 17, 2024 CITY COUNCIL MEETING)**

(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, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 24, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** May 28, 2024  
**APPLICANT:** Robert Howman; *Glenn Engineering*  
**CASE NUMBER:** P2024-018; *Replat for Lots 2 & 3, Block A, Rockwall-CCA Addition*

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### SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Vacating Plat and Replat for a 79.54-acre parcel of land (*i.e. Lots 2 & 3, Block A, Rockwall CCA Addition*) for the purpose of vacating the previously approved replat [*Instrument No. 20230000010727*] and replat for the purpose of realigning the right-of-way of Stableglen Drive.
- Background. On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant since annexation. On May 2, 2022, the City Council approved a zoning change through *Ordinance No. 22-25 [Case No. Z2022-015]* changing the subject property from an Agricultural (AG) District to Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat and Infrastructure Variances [Case No. P2022-028]* for the subject property. On July 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-017*] for the construction of a *Public Secondary School* on the subject property. On January 3, 2023, the City Council approved a replat for the purpose of establishing two (2) parcels of land (*i.e. Lots 2 & 3, Block A, Rockwall – CCA Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property. On April 11, 2024, staff administratively approved a site plan [*Case No. SP2024-007*] to revise the existing site plan for the purpose of reestablishment of an altered alignment of Stableglen Drive. On May 17, 2024, the applicant submitted an application requesting to vacate the previously approved plat (*i.e. P2022-059*) and submit a replat for the purpose of establishing the realignment of Stableglen Drive.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *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. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA 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 the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat 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.

# AGENDA



## ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

MAY 28, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

*This is a time for anyone to address the Architectural Review Board (ARB) on any topic. 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 Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(III) ACTION AGENDA

(1) **SP2024-019 (HENRY LEE)**

Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Site Plan for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

(2) **SP2024-022 (HENRY LEE)**

Discuss and consider a request by Kenneth Selden on behalf of John McKinney for the approval of an Amended Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any action necessary.

(3) **SP2024-023 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan for *House of Worship* on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

(4) **SP2024-024 (BETHANY ROSS)**

Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for an existing *Public or Private Secondary School (i.e. Herman Utley Middle School)* on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

(5) **SP2024-025 (ANGELICA GUEVARA)**

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO)* on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

(IV) ADJOURNMENT

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on May 24, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



# PROJECT COMMENTS



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

DATE: 5/23/2024

PROJECT NUMBER: P2024-018  
PROJECT NAME: Lots 2 & 3, Block A, Rockwall CCA Addition  
SITE ADDRESS/LOCATIONS: 2301 S JOHN KING BLVD, ROCKWALL, 75032

CASE CAPTION: Consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/23/2024	Approved w/ Comments

05/23/2024: P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Vacating Plat and Replat for Lots 2 & 3, Block A, Rockwall CCA Addition being a 79.54-acre parcel of land identified as Lots 2 & 3, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for Neighborhood Service (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 & 2727 John King Boulevard.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2024-018) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

REPLAT  
LOTS 2 & 3  
ROCKWALL CCA ADDITION  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ROCKWALL CCA ADDITION  
102.828-ACRES  
SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212,

Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.7 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: May 28, 2024

City Council: June 3, 2024

I.8 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Need to label the width. Min 24' for fire lane.  
 2. Revised grading and landscaping plans needed for work along Stableglen ROW.  
 3. Two corners must have x,y coordinates that are tied to City monuments.  
 4. Need to label the width. Min 24' for fire lane.  
 5. Cannot call out as variable width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

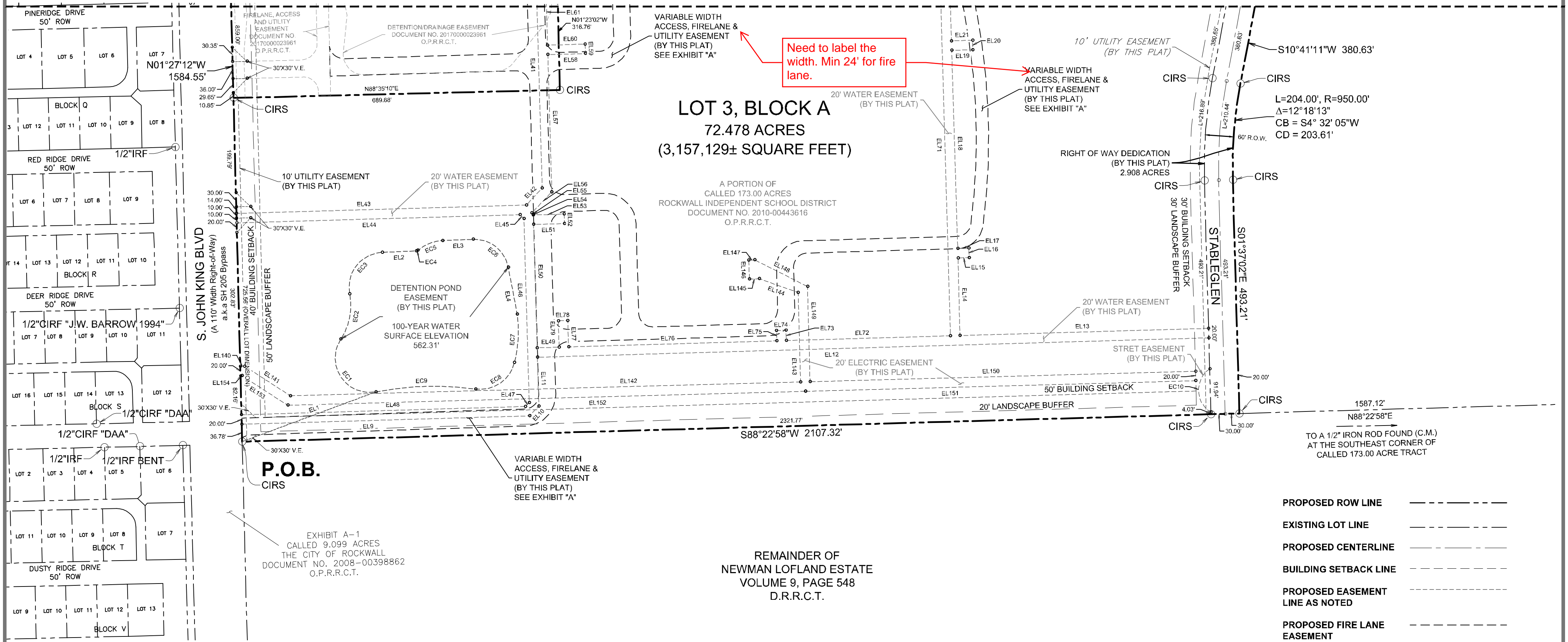
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No Comments





Match Line - See Sheet 1

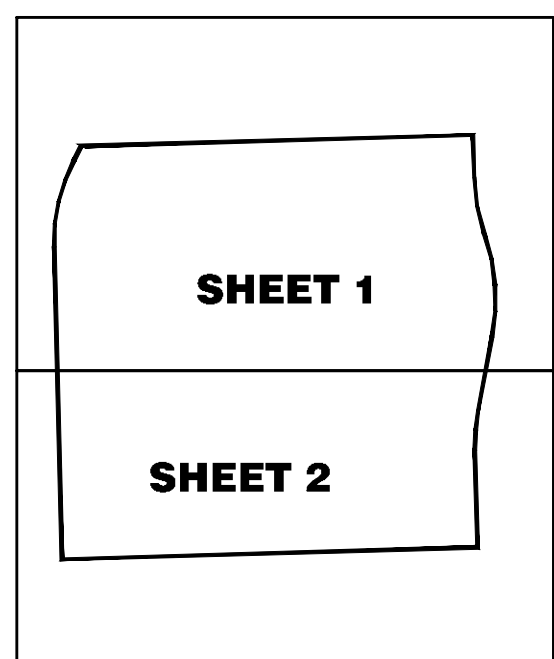
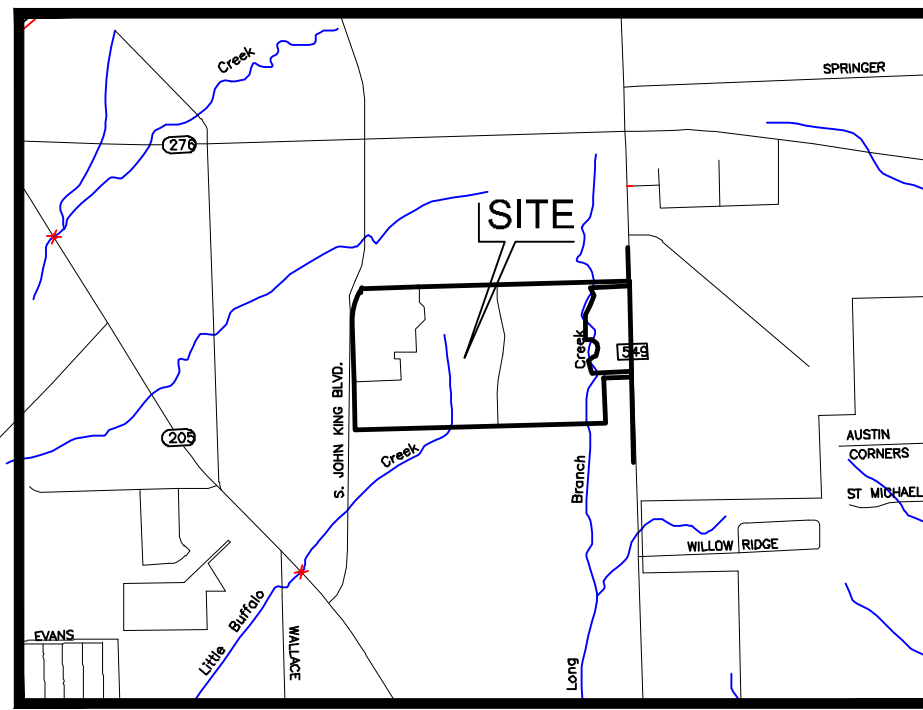


Need to label the width. Min 24' for fire lane.

EXHIBIT A-1 CALLED 9.099 ACRES THE CITY OF ROCKWALL DOCUMENT NO. 2008-00398862 O.P.R.R.C.T.

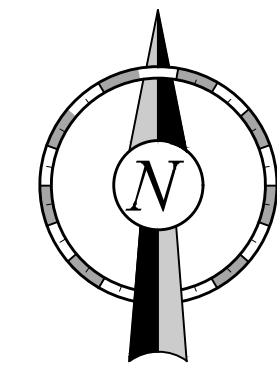
REMAINDER OF NEWMAN LOFLAND ESTATE VOLUME 9, PAGE 548 D.R.R.C.T.

- PROPOSED ROW LINE -----
- EXISTING LOT LINE -----
- PROPOSED CENTERLINE -----
- BUILDING SETBACK LINE -----
- PROPOSED EASEMENT LINE AS NOTED -----
- PROPOSED FIRE LANE EASEMENT -----
- PREVIOUS TRACT LINE -----
- BOUNDARY LINE -----



OWNER:  
Rockwall ISD  
801 East Washington St.  
Rockwall Texas, 75087  
(469) 698-7031  
Contact: William Salee

ENGINEER:  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman



SCALE: 1" = 150'

LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- XF 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- C.M. "X" CUT FOUND
- MNF CONTROLLING MONUMENT
- MNS MAG NAIL FOUND
- P.O.B. MAG NAIL SET
- V.E. POINT OF BEGINNING
- D.R.R.C.T. VISIBILITY EASEMENT (BY THIS PLAT)
- O.P.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS

SURVEYOR:  
Bowman Consulting Group, Ltd.  
Jonathan E. Cooper  
jcooper@bowman.com  
2805 Dallas Parkway, Suite 310  
Plano, Texas 75093  
(972) 497-2990

Bowman Job No.: 210146

REPLAT ROCKWALL CCA ADDITION

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A  
102.828 ACRES  
SITUATED WITHIN THE  
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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2805 Dallas Parkway, Suite 310 Phone: (972) 497-2990  
Plano, Texas 75093 www.bowman.com  
TBPELS #10120600

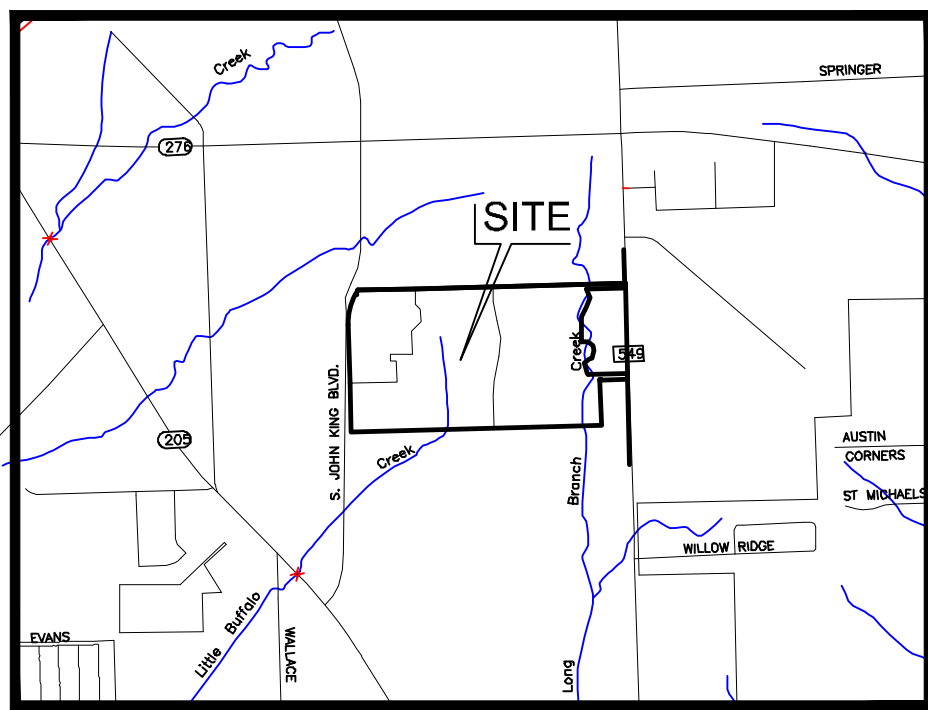


**LEGEND**

IRF IRON ROD FOUND  
 CIRF CAPPED IRON ROD FOUND AS NOTED  
 CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET  
 XF "X" CUT FOUND  
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 P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

PROPOSED ROW LINE - - - - -  
 EXISTING LOT LINE - - - - -  
 PROPOSED CENTERLINE - - - - -  
 BUILDING SETBACK LINE - - - - -  
 PROPOSED EASEMENT LINE AS NOTED - - - - -  
 PROPOSED FIRE LANE EASEMENT - - - - -  
 PREVIOUS TRACT LINE - - - - -  
 BOUNDARY LINE - - - - -

**LOCATION MAP**  
 NOT TO SCALE

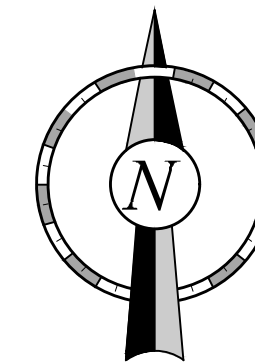
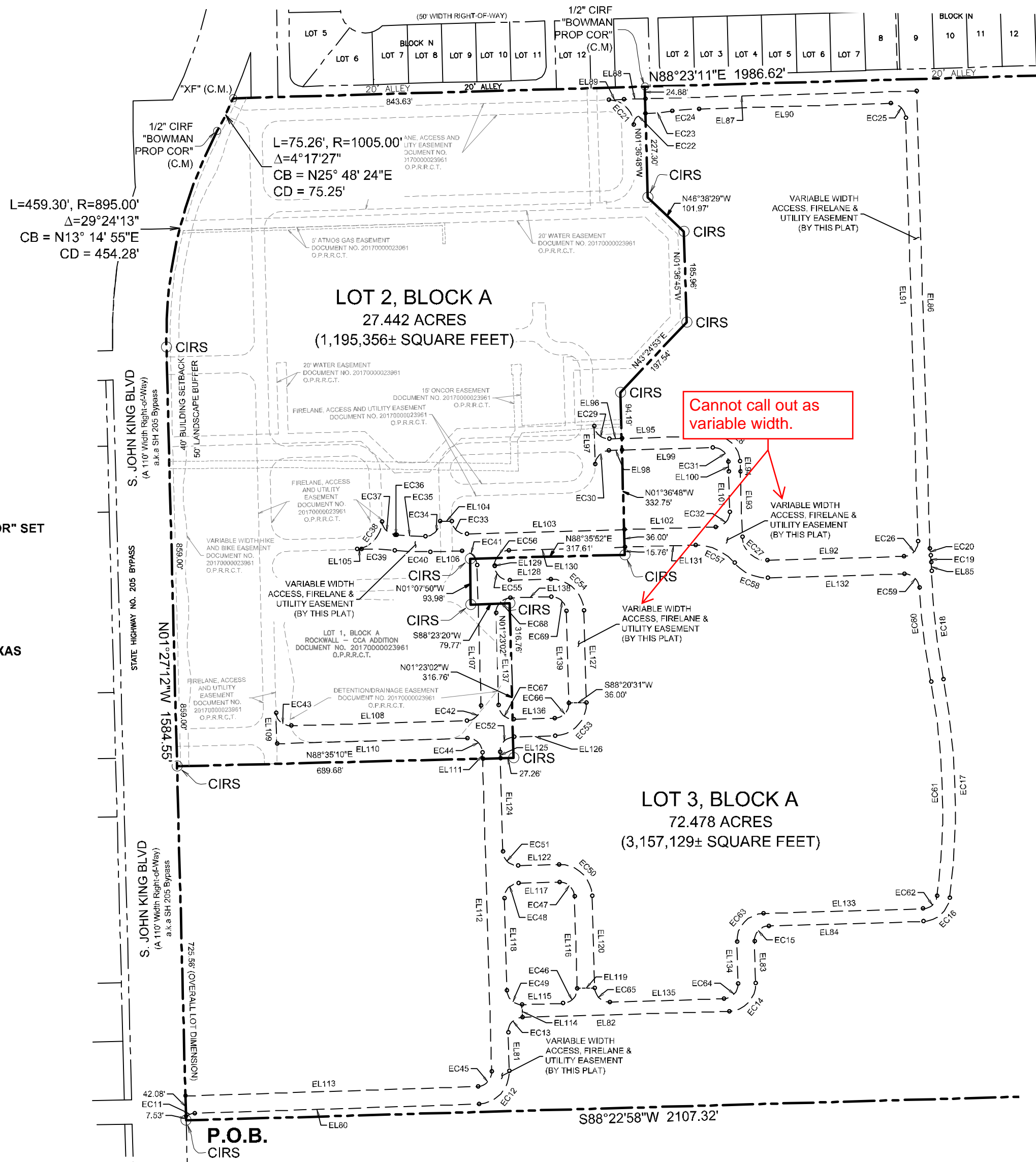


OWNER:  
 Rockwall ISD  
 801 East Washington St.  
 Rockwall Texas, 75087  
 (469) 698-7031  
 Contact: William Salee

ENGINEER:  
 Glenn Engineering Corp.  
 105 Decker Court, Suite 910  
 Irving, Texas 75062  
 TBPE FIRM NO. F-303  
 (972) 989-2174 Cell  
 (972) 717-5151 Office  
 Contact: Robert Howman

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 Bowman Job No.: 210146

**EXHIBIT "A"**



SCALE: 1" = 200'

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
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 102.828 ACRES  
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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center LOT 2 & 3 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS uses CURRENT USE Public School

PROPOSED ZONING PD for NS uses PROPOSED USE Public School

ACREAGE 79.54 acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Rockwall Independent School District  APPLICANT Rockwall Independent School District

CONTACT PERSON Tim Lyssy - Director of Project Planning and Construction CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP Irving, Texas 75038

PHONE 979-574-9497 PHONE 972.989.2174 (mobile)

E-MAIL tim.lyssy@rockwallisd.org E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

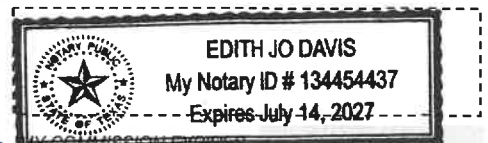
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Lyssy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1744 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF MAY, 2024. 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."

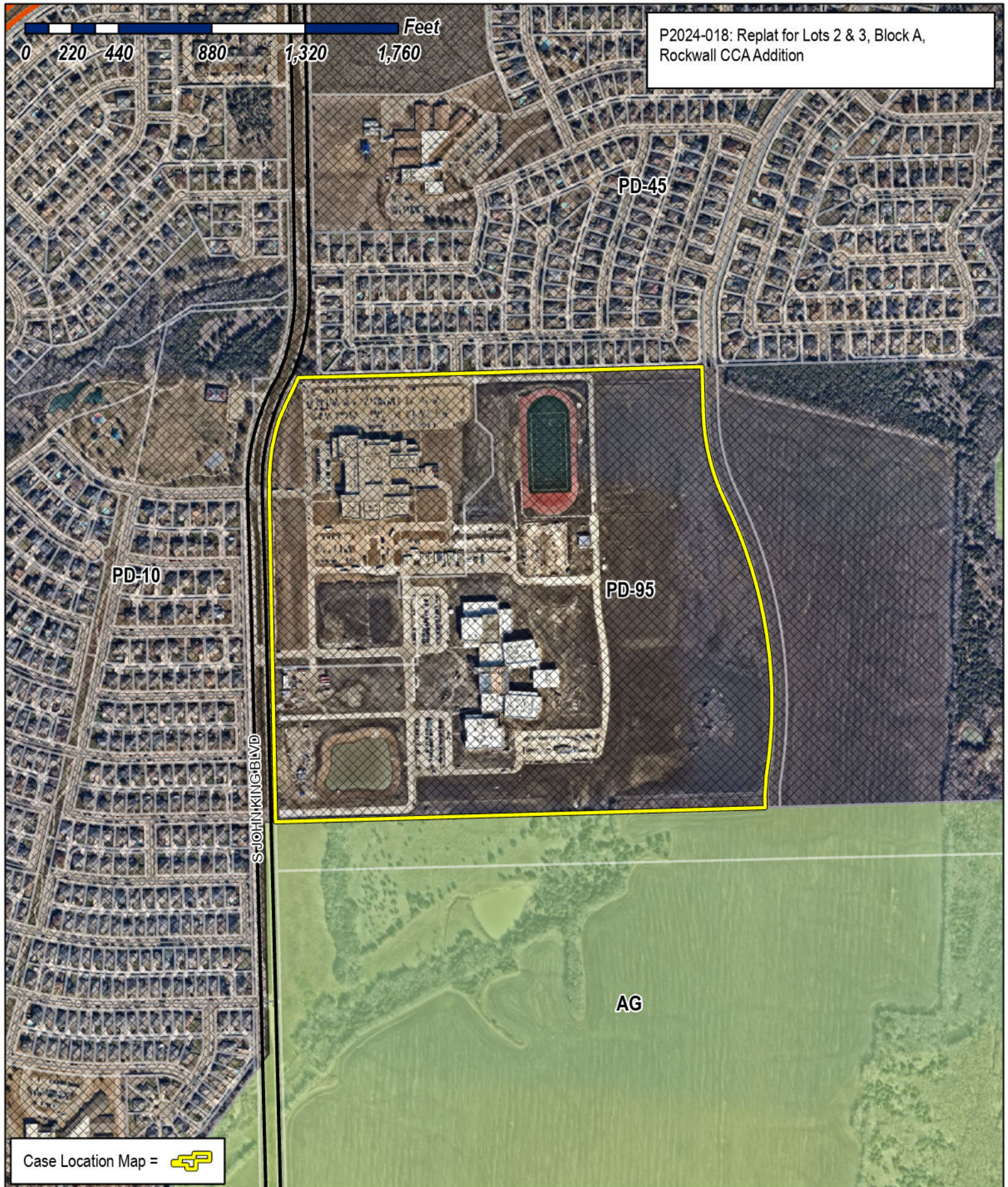
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF MAY, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







P2024-018: Replat for Lots 2 & 3, Block A, Rockwall CCA Addition

0 220 440 880 1,320 1,760 Feet

PD-10

PD-45

PD-95

S JOHN KING BLVD

AG

Case Location Map = 



# 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.







May 17, 2024

Bethany Ross  
City of Rockwall  
Planning Department  
385 S. Goliad  
Rockwall, Texas 75087

Re: Rockwall Heath 9<sup>th</sup> Grade Center SOUTH – Replat

Dear Ms. Ross:

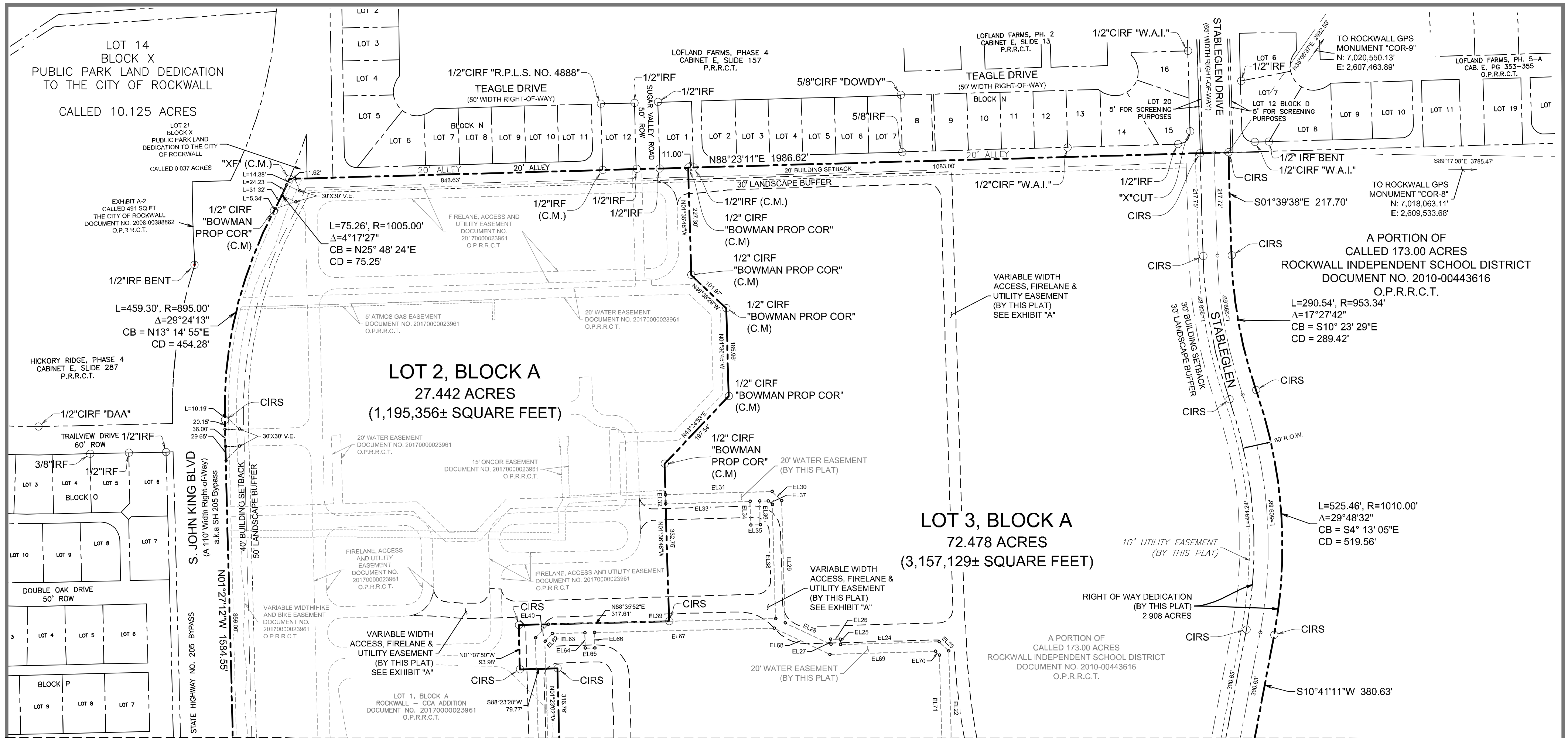
On behalf of Rockwall ISD, we are requesting that the approved Final Plat Rockwall CCA Addition Lots 2&3, Block A Case Number P2202-059 Filed and Recorded at Rockwall County of 6/30/2023 Document number 20230000010727 be vacated for the purposes of replatting the subject areas for the realignment of Stableglen.

If you have any questions or comments, please contact me.

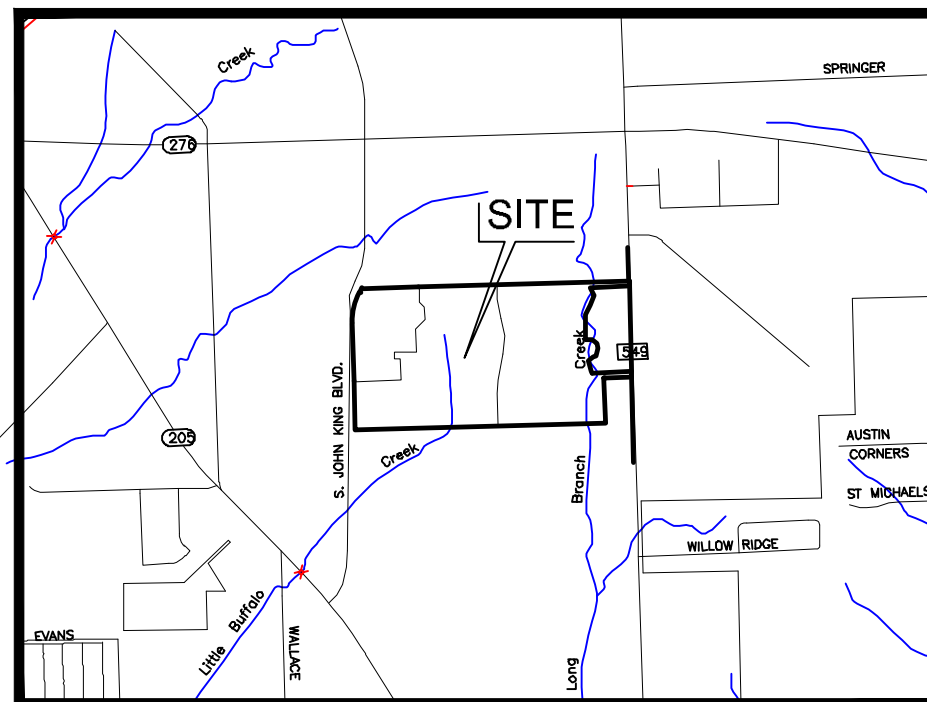
Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Lyssy', with a long horizontal flourish extending to the right.

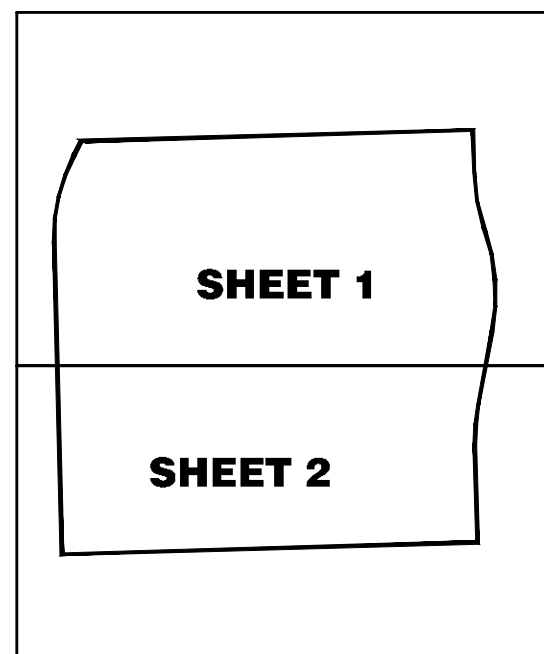
Tim Lyssy, RA  
Director of Project Planning and Construction



Match Line - See Sheet 2



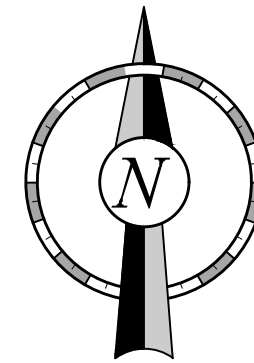
**LOCATION MAP**  
NOT TO SCALE



**SHEET KEY MAP**

**OWNER:**  
Rockwall ISD  
801 East Washington St.  
Rockwall Texas, 75087  
(469) 698-7031  
Contact: William Salee

**ENGINEER:**  
Glenn Engineering Corp.  
105 Decker Court, Suite 910  
Irving, Texas 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 Cell  
(972) 717-5151 Office  
Contact: Robert Howman



SCALE: 1" = 150'

**LEGEND**

- IRF IRON ROD FOUND
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jcooper@bowman.com  
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Bowman Job No.: 210146

REPLAT  
**ROCKWALL CCA ADDITION**

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Plano, Texas 75093 www.bowman.com  
TBPELS #10120600

Sheet: 1 of 5

Drawn By: RAH

Case No:



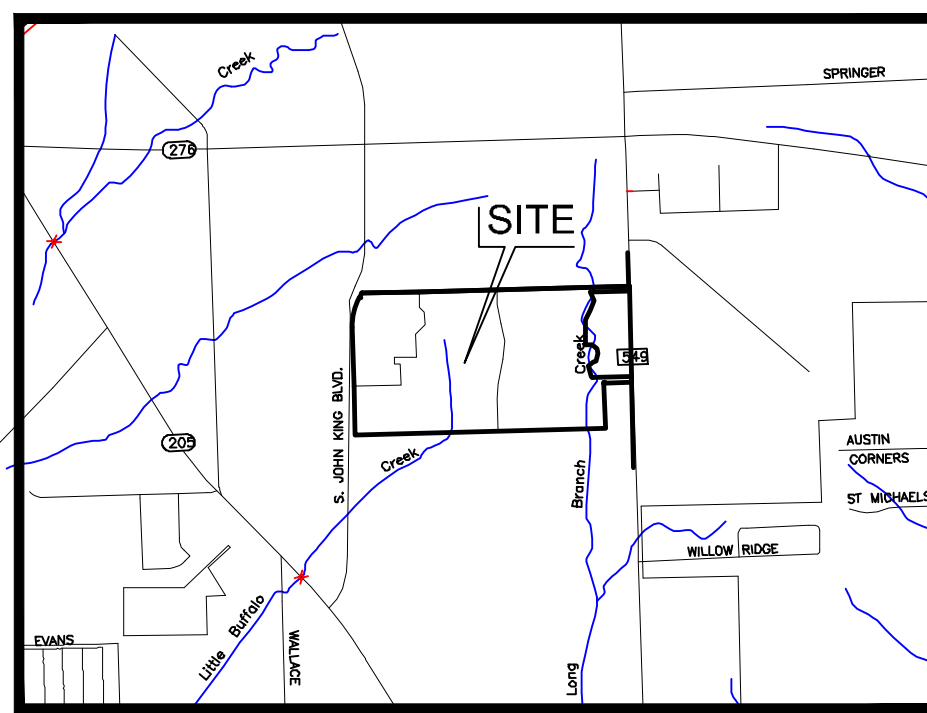


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**LOCATION MAP**  
 NOT TO SCALE

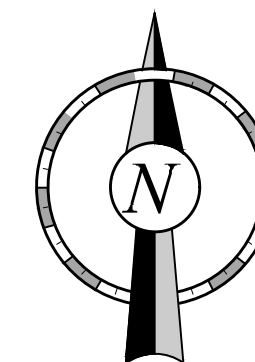
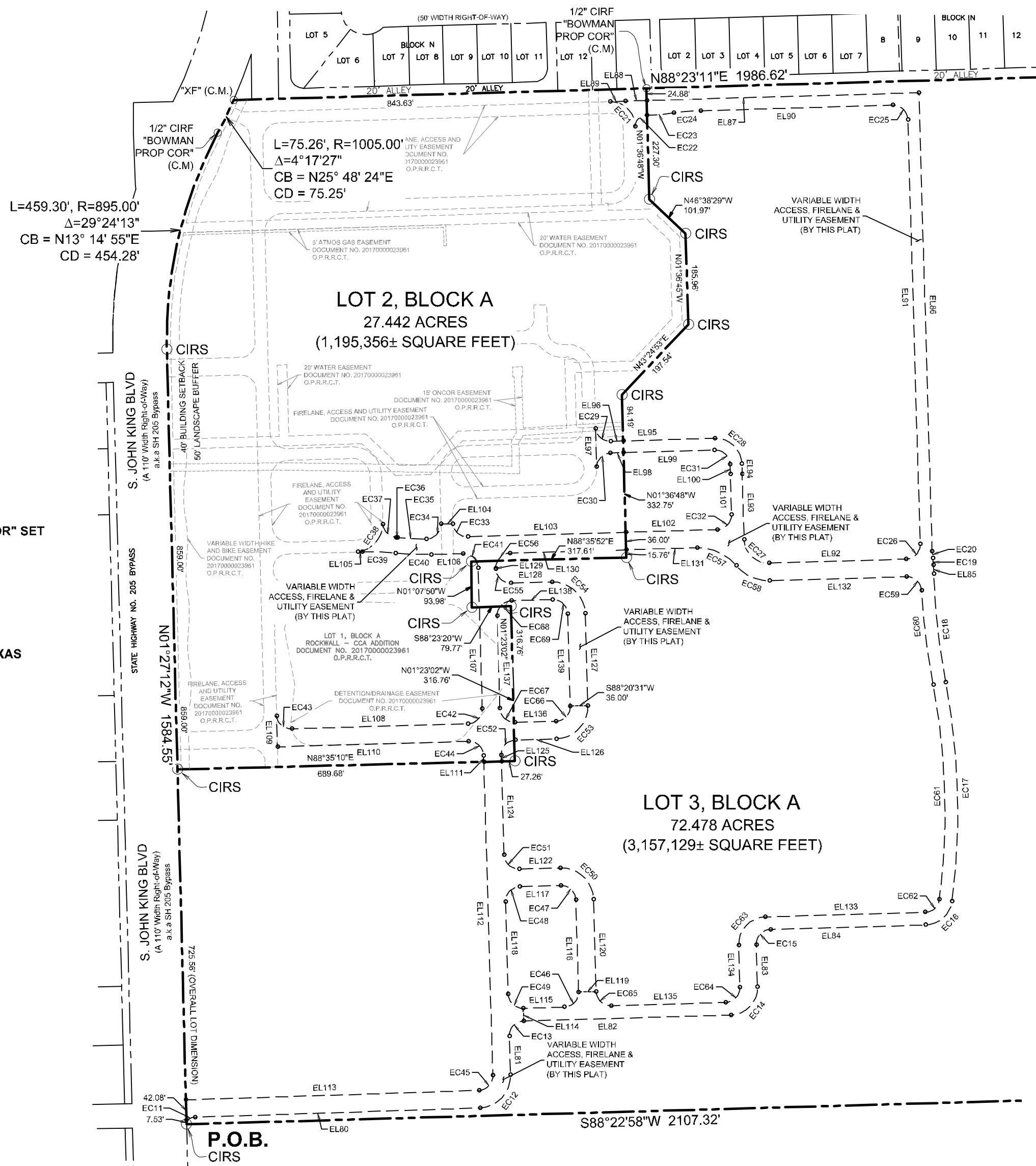


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**EXHIBIT "A"**



SCALE: 1" = 200'

REPLAT  
**ROCKWALL CCA ADDITION**

LOTS 2 & 3, BLOCK A  
 BEING A REPLAT OF LOT 1, BLOCK A  
 102.828 ACRES  
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Line Table		
Line #	Length	Direction
EL1	301.76'	N69°35'45"E
EL2	71.64'	N87°37'10"E
EL3	64.94'	N87°45'49"E
EL4	101.03'	S10°53'26"E
EL9	608.38'	S88°20'04"W
EL10	28.28'	S43°20'18"W
EL11	103.11'	S1°39'29"E
EL12	1418.92'	S88°20'31"W
EL13	525.42'	S88°20'31"W
EL14	163.80'	N1°23'35"W
EL15	23.34'	N88°20'31"E
EL16	20.00'	N1°39'29"W
EL17	23.46'	S88°20'31"W
EL18	418.42'	N1°44'46"W
EL19	44.66'	N88°20'31"E
EL20	20.00'	N1°39'29"W
EL21	44.66'	S88°20'31"W
EL22	250.05'	N1°39'29"W
EL23	28.28'	N46°39'29"W
EL24	208.90'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL25	11.60'	N1°39'29"W
EL26	20.00'	S88°20'31"W
EL27	10.41'	S1°39'29"E
EL28	106.60'	N64°56'45"W
EL29	258.92'	N1°39'29"W
EL30	27.95'	N46°39'29"W
EL31	225.44'	S88°20'31"W
EL32	19.77'	N1°36'48"W
EL33	178.37'	N88°20'31"E
EL34	49.78'	S1°39'29"E
EL35	20.00'	N88°20'31"E
EL36	49.78'	N1°39'29"W
EL37	11.71'	S46°39'29"E
EL38	240.99'	S1°39'29"E
EL39	481.22'	S88°35'52"W
EL40	39.15'	S43°20'31"W
EL41	589.05'	S1°39'29"E
EL42	48.99'	S43°20'31"W
EL43	612.64'	S88°20'31"W
EL44	598.57'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL45	11.72'	N46°39'29"W
EL46	388.34'	N1°39'29"W
EL47	11.72'	N43°20'18"E
EL48	600.02'	N88°20'04"E
EL49	46.41'	S88°20'31"W
EL50	260.40'	N1°39'29"W
EL51	65.24'	N88°20'31"E
EL52	20.00'	N1°39'29"W
EL53	65.24'	S88°20'31"W
EL54	1.40'	N1°39'29"W
EL55	4.14'	N46°39'29"W
EL56	61.42'	N43°20'31"E
EL57	289.59'	N1°39'29"W
EL58	79.49'	N88°20'31"E
EL59	20.00'	N1°39'29"W
EL60	79.49'	S88°20'31"W
EL61	279.46'	N1°39'29"W
EL62	22.53'	N43°20'31"E
EL63	68.84'	N88°35'52"E
EL64	32.73'	S1°39'29"E

Line Table		
Line #	Length	Direction
EL128	84.00'	S88°20'31"W
EL129	1.20'	N1°39'29"W
EL130	237.49'	N88°20'31"E
EL131	144.80'	N88°20'31"E
EL132	280.09'	N88°20'31"E
EL133	327.35'	S88°20'31"W
EL134	86.41'	S1°39'29"E
EL135	233.87'	S88°20'31"W
EL136	84.00'	S88°20'31"W
EL137	188.80'	N1°39'29"W
EL138	84.00'	N88°20'31"E
EL139	188.80'	S1°39'29"E
EL140	9.16'	N88°27'21"E
EL141	115.00'	S57°15'29"E
EL142	1078.11'	N88°27'21"E
EL143	188.84'	N1°32'12"W
EL144	87.04'	N70°32'40"W
EL145	21.00'	S88°20'31"W
EL146	40.00'	N1°39'29"W
EL147	12.69'	N88°20'31"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N33°45'28"W	133.91'	170.39'	72.62'	134°25'49"
EC2	N11°05'40"E	97.17'	99.68'	127.69'	44°43'34"
EC3	N38°10'31"E	111.51'	126.65'	73.38'	98°53'17"
EC4	N69°23'21"E	3.90'	3.98'	5.62'	40°34'04"
EC5	N68°26'04"E	55.86'	56.93'	84.38'	38°39'30"
EC6	S51°33'48"E	94.35'	102.76'	72.38'	81°20'44"
EC7	S3°16'40"W	102.48'	103.09'	273.78'	21°34'28"
EC8	S55°53'58"W	99.22'	108.62'	74.38'	83°40'08"
EC9	S88°22'49"W	210.32'	211.26'	647.04'	18°42'24"
EC10	N1°37'02"W	91.94'	108.85'	55.00'	113°23'42"
EC11	N68°54'17"E	18.47'	18.77'	30.00'	35°51'19"
EC12	N42°35'14"E	92.10'	101.93'	66.00'	88°29'25"
EC13	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC14	N43°20'31"E	79.20'	87.96'	56.00'	90°00'00"
EC15	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N47°52'49"E	72.68'	79.09'	56.00'	80°55'23"
EC17	N1°40'36"W	447.29'	449.17'	1414.73'	18°11'28"
EC18	N6°14'19"W	223.07'	223.30'	1410.06'	9°04'25"
EC19	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"
EC20	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S44°31'56"E	71.96'	80.69'	49.23'	93°54'20"
EC22	N46°20'04"E	34.34'	37.67'	25.50'	84°37'50"
EC23	N85°12'53"E	54.65'	54.68'	500.00'	6°15'57"
EC24	N85°13'18"E	54.77'	54.80'	500.00'	6°16'46"
EC25	S46°38'54"E	42.42'	47.11'	30.00'	89°58'50"
EC26	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N46°39'29"W	70.71'	78.54'	50.00'	90°00'00"
EC28	N46°39'29"W	76.37'	84.82'	54.00'	90°00'00"
EC29	N49°30'25"W	40.27'	44.14'	30.00'	84°18'08"
EC30	N44°49'33"E	38.96'	42.40'	30.00'	80°58'38"
EC31	S48°03'19"E	43.50'	48.63'	30.06'	92°42'04"
EC32	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC33	N49°32'27"W	40.24'	44.11'	30.00'	84°14'04"
EC34	S44°00'44"W	42.90'	47.68'	30.27'	90°15'34"
EC35	N87°13'38"W	59.65'	59.69'	500.00'	6°50'23"
EC36	N83°56'52"W	2.61'	2.61'	532.00'	0°16'52"
EC37	N44°47'59"W	37.99'	41.14'	30.00'	78°34'39"
EC38	S42°04'52"W	76.23'	82.88'	59.00'	80°29'23"
EC39	S87°42'33"E	68.05'	68.10'	500.00'	7°48'14"
EC40	S87°43'57"E	72.84'	72.90'	532.00'	7°51'03"

Line Table		
Line #	Length	Direction
EL65	20.00'	N88°20'31"E
EL66	32.64'	N1°39'29"W
EL67	380.17'	N88°35'52"E
EL68	130.76'	S64°56'45"E
EL69	222.99'	N88°20'31"E
EL70	11.72'	S46°39'29"E
EL71	863.98'	S1°39'29"E
EL72	346.81'	S88°20'31"W
EL73	21.90'	N2°07'12"W
EL74	20.00'	S88°20'31"W
EL75	21.90'	S2°07'12"E
EL76	440.30'	S88°20'31"W
EL77	55.78'	N1°39'29"W
EL78	20.00'	S88°20'31"W
EL79	55.78'	S1°39'29"E
EL80	583.31'	N88°08'03"E
EL81	79.19'	N1°39'29"W
EL82	423.87'	N88°20'31"E
EL83	86.41'	N1°39'29"W
EL84	317.36'	N88°20'31"E

Line Table		
Line #	Length	Direction
EL85	17.94'	N1°39'29"W
EL86	938.24'	N1°39'29"W
EL87	556.75'	S88°21'41"W
EL88	43.98'	S88°23'15"W
EL89	30.51'	S87°48'53"W
EL90	393.52'	N88°21'41"E
EL91	868.36'	S1°39'29"E
EL92	279.68'	S88°20'31"W
EL93	133.82'	N1°39'29"W
EL94	20.51'	N1°39'29"W
EL95	187.23'	S88°20'31"W
EL97	77.89'	S1°34'37"E
EL98	27.25'	N88°19'51"E
EL99	185.75'	N88°19'51"E
EL100	20.51'	S1°39'29"E
EL101	82.28'	S1°39'29"E
EL102	187.37'	S88°20'31"W
EL103	322.99'	S88°20'31"W
EL104	24.02'	N89°06'21"W
EL105	9.02'	N88°23'20"E

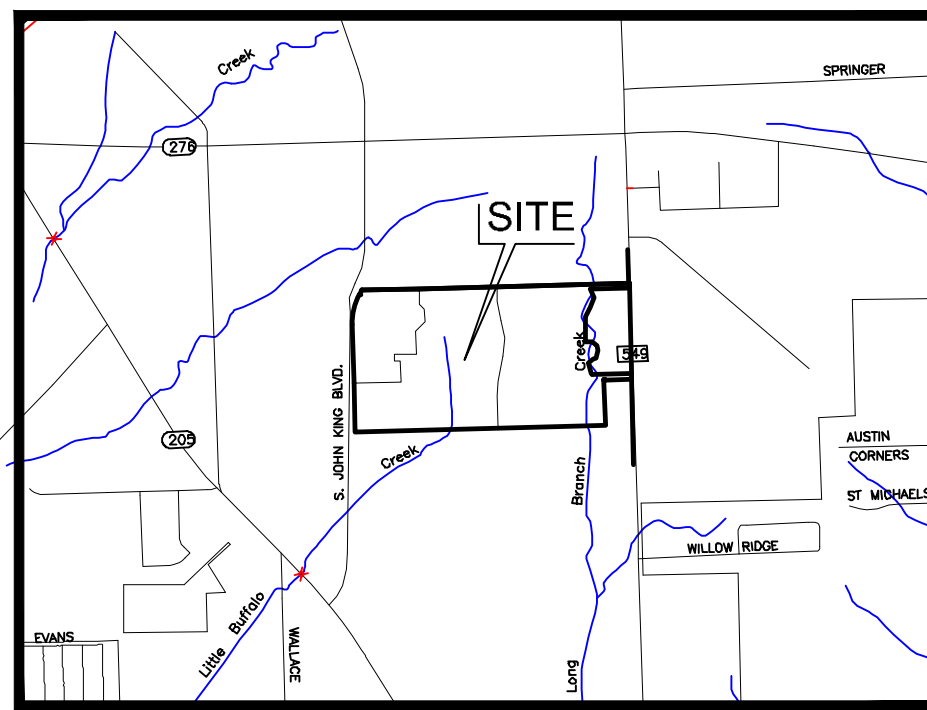
Line Table		
Line #	Length	Direction
EL106	65.18'	N88°20'31"E
EL107	288.00'	S1°39'29"E
EL108	360.70'	S88°20'31"W
EL109	62.91'	S1°22'51"E
EL110	390.85'	N88°20'31"E
EL111	12.88'	S1°39'29"E
EL112	641.11'	S1°39'29"E
EL113	599.62'	S88°08'06"W
EL114	26.00'	N1°39'29"W
EL115	84.00'	N88°20'31"E
EL116	188.80'	N1°39'29"W
EL117	84.00'	S88°20'31"W
EL118	188.80'	S1°39'29"E
EL119	36.00'	N88°20'31"E
EL120	188.80'	N1°39'29"W
EL122	84.00'	S88°20'31"W
EL124	190.97'	N1°39'29"W
EL125	13.03'	N1°39'29"W
EL126	84.00'	N88°20'31"E
EL127	188.80'	N1°39'29"W

Line Table		
Line #	Length	Direction
EL148	124.47'	S63°17'46"E
EL149	201.11'	S1°32'12"E
EL150	814.66'	N88°27'21"E
EL151	824.69'	S88°27'21"W
EL152	1094.28'	S88°27'21"W
EL153	115.00'	N57°15'29"W
EL154	3.02'	S88°27'21"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC42	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N49°37'04"W	40.18'	44.02'	30.00'	84°04'49"
EC44	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC45	S42°35'14"W	41.86'	46.33'	30.00'	88°29'25"
EC46	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC47	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC48	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC49	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC50	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC51	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC52	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC53	N43°20'31"E	93.34'	103.67'	66.00'	90°00'00"
EC54	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC55	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC56	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC57	S65°38'58"E	87.70'	90.79'	100.00'	52°01'02"
EC58	S65°38'58"E	75.42'	78.08'	86.00'	52°01'02"
EC59	S47°20'33"E	41.92'	46.41'	30.00'	88°37'51"
EC60	S6°54'05"E	194.05'	194.20'	1436.00'	7°44'55"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC61	S1°40'31"E	439.07'	440.92'	1388.00'	18°12'03"
EC62	S47°53'01"W	38.93'	42.37'	30.00'	80°55'00"
EC63	S43°20'31"W	79.20'	87.96'	56.00'	90°00'00"
EC64	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC65	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC66	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC67	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC68	N43°20'31"E	42.43'	47.12'	30.00'	89°59'59"
EC69	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"

**LOCATION MAP  
NOT TO SCALE**



**LEGEND**

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" SET
- XF "X" CUT FOUND
- C.M. CONTROLLING MONUMENT
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- V.E. VISIBILITY EASEMENT (BY THIS PLAT)
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

- PROPOSED ROW LINE -----
- EXISTING LOT LINE -----
- PROPOSED CENTERLINE -----
- BUILDING SETBACK LINE -----
- PROPOSED EASEMENT LINE AS NOTED -----
- PROPOSED FIRE LANE EASEMENT -----
- PREVIOUS TRACT LINE -----
- BOUNDARY LINE -----

OWNER:  
Rockwall ISD  
801 East Washington St.  
Rockwall Texas, 75087  
(469) 698-7031  
Contact: William Salee

ENGINEER:

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 102.828 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 2017000023961 of said Official Public Records. Said 102.828 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:
1. NORTH 01 degree 27 minutes 12 seconds WEST, 1,584.55 feet to a CIRS at the beginning of a tangent curve;
2. northerly, coincident with said tangent curve, concave to the east, having a central angle of 29 degrees 24 minutes 13 seconds, a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" found (hereafter referred to as CIRF) at the beginning of a non-tangent curve;
3. northerly, coincident with said non-tangent curve, concave to the west, having a central angle of 04 degrees 17 minutes 27 seconds, a radius of 1,005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a "X" cut set found at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1,986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS

THENCE the following six (6) calls through the interior of said ISD Tract:
1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.70 feet to a CIRS for the beginning of a tangent curve;
2. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 17 degrees 27 minutes 42 seconds, a radius of 953.34 feet and a chord bearing and distance of SOUTH 10 degrees 23 minutes 29 seconds EAST, 289.42 feet, an arc length of 290.54 feet to a CIRS for a point of reverse curve;
3. southerly, coincident with said reverse curve, concave to the west, having a central angle of 29 degrees 48 minutes 32 seconds, a radius of 1,010.00 feet and a chord bearing and distance of SOUTH 04 degrees 13 minutes 05 seconds EAST, 519.56 feet, an arc length of 525.46 feet to a CIRS at the end of said curve;
4. SOUTH 10 degree 41 minutes 11 seconds WEST, 380.63 feet to a CIRS set at the beginning of a tangent curve;
5. southerly, coincident with said tangent curve, concave to the EAST, having a central angle of 12 degrees 18 minutes 13 seconds, a radius of 950.00 and a chord bearing and distance of SOUTH 4 degrees 32 minutes 05 seconds WEST, 203.61 feet, an arc length of 204.00 feet to a CIRS at the end of said curve;
6. SOUTH 01 degree 37 minutes 02 seconds EAST, 493.21 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2,107.32 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 102.828 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT OF ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, BLOCK A, a 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 ROCKWALL - CCA ADDITION, LOT 2 & LOT 3, BLOCK A subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

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

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.

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Dr. John Villarreal 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas My Commission Expires

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
Jonathan E. Cooper
jcooper@bowman.com
2805 Dallas Parkway, Suite 310
Plano, Texas 75093
(972) 497-2990

PLAT NOTES:

- 1. The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.

GENERAL NOTES:

- 1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
2. Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements." (Subsection 7.d.9, of Chapter 38, of the Municipal Code of Ordinances)

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RELEASED FOR REVIEW PURPOSES ONLY. 2024-05
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JONATHAN E. COOPER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 5369
JCOOPER@BOWMAN.COM
DATE:

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Robert A. Hansen 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas My Commission Expires

RECOMMENDED FOR FINAL APPROVAL:
Planning & Zoning Commission, Chairman Date
APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.
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 \_\_\_\_\_, 2024.
Mayor, City of Rockwall City Secretary City Engineer

REPLAT
ROCKWALL CCA ADDITION

LOTS 2 & 3, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A
102.828 ACRES

SITUATED WITHIN THE
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Bowman

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2805 Dallas Parkway, Suite 310 Phone: (972) 497-2990
Plano, Texas 75093 www.bowman.com
TBPELS #10120600





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** May 28, 2024  
**APPLICANT:** Mark Fernandez; *Lithia C/O Golden Property Development, LLC*  
**CASE NUMBER:** SP2024-019; *Site Plan for Rockwall KIA*

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### SUMMARY

Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a *Site Plan* for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

### BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 5, 2006 when the City Council approved *Ordinance No. 06-19 (Case No. Z2006-007)* changing the zoning to a Light Industrial (LI) District. On June 12, 2007, the Planning and Zoning Commission approved a site plan and preliminary plat (*Case No. SP2007-013; Case No. P2007-014*) to allow the construction of a *New Motor Vehicle Dealership for Cars and Light Trucks*, and on June 18, 2007, the City Council approved the preliminary plat and denied a variance to the cross-access requirements of the IH-30 Overlay District. On February 18, 2008, the City Council approved a final plat (*Case No P2008-005*) that establish the subject property as Lot 1, Block 1, Rockwall KIA Addition. On May 6, 2024, the City Council approved a Specific Use Permit (SUP) for the existing *New Motor Vehicle Dealership for Cars and Light Trucks* and *Major Auto Repair Garage* as an accessory land use in order to bring the subject property into conformance with the Unified Development Code (UDC).

### PURPOSE

On April 19, 2024, the applicant -- *Mark Fernandez of Lithia C/O Golden Property Development, LLC* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1790 E. IH-30 and is currently being used as a *Motor Vehicle Dealership (i.e. Southwest Kia of Rockwall)*, with a *Major Automotive Repair Garage* as an accessory use. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the intersection of Conveyor Street and the westbound frontage road. On the west side of Conveyor Street are two (2) parcels of land (*i.e. part of Lot 1, Block C, Rockwall Commercial Park Addition; Tract 5-1 of the J. Lockhart Survey, Abstract No. 134*) developed with a *Pawn Shop (i.e. Rockwall Pawn)* and an *Office/Warehouse (i.e. Firehouse Heating and Air)*. Both properties are zoned Light Industrial (LI) District. East of Conveyor Street are two (2) parcels of land (*i.e. two (2) parts of Lot 1, Block D, Rockwall Commercial Park Addition*) zoned Commercial (C) District. One (1) property is developed with a *Building and Landscape Material Supply Company (i.e. A-1)* followed by a vacant parcel.



South: Directly south of the subject property is a 43.237-acre parcel of land (i.e. Lot 1, Block A, Stream 549 Addition) developed with a ~301,120 SF Warehouse/Distribution Center. Beyond this is an 8.482-acre parcel of land (i.e. Lot 8, Block C, Rockwall Technology Park Addition) developed with a Warehouse/Distribution Center. Both properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property are two (2) tracts of land (i.e. Tracts 9-01 & 9-10 of the J. Lockhart Survey, Abstract No. 134) developed with Light Industrial (LI) land uses (i.e. Auto Auction; Mini-Warehouse) and are zoned Agricultural (AG) District. Beyond this are several tracts of land (i.e. Tract 9-02 & 9-5 of the J. Lockhart Survey, Abstract No. 134; Lots 1 & 2, DBK Addition; Lot 1, Block A, K. H. D. Inc. Subdivision; Lot 1, Block 1, Cavender's Addition) zoned Light Industrial (LI) District.

West: Directly west of the subject property are three (3) parcels of land (i.e. Lot 1, Block A, Service King IH-30 Addition; Lots 1 & 2, Block A, McKeown-Belaustegui Addition) developed with industrial land uses (i.e. Auto Repair, Mini-Warehouse, and Recreational Vehicle Repair) and are zoned Light Industrial (LI) District. Beyond this is a 14.7506-acre parcel of land (i.e. Lot 1, Block A, Nissan of Rockwall Addition) developed with a New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Cavender Nissan Rockwall) zoned Light Industrial (LI) District and Commercial (C) District.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a New Motor Vehicle Dealership for Cars and Light Trucks and Major Auto Repair Garage are permitted by Specific Use Permit (SUP) in a Light Industrial (LI) District. In this case, the applicant received approval of a Specific Use Permit (SUP) for the New Motor Vehicle Dealership for Cars and Light Trucks and Major Auto Repair Garage as an accessory land use from the City Council on May 6, 2024 [Case No. Z2024-010]. 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>	<i>12,500 SF</i>	<i>X=5.99-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>100-Feet</i>	<i>X= 300-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>X=813.68-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X&gt;25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet</i>	<i>X&gt;15-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=29-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=11.50%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>Retail 1 Parking Space/250SF Office 1 Parking Space/300SF 45 Required Spaces</i>	<i>X=46; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>X&gt;15%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>90-95%</i>	<i>X&lt;90%; In Conformance</i>

**TREESCAPE PLAN**

The landscape plan provided by the applicant indicates that no trees are to be removed. Given this, the applicant was not required to provide a treescape plan.

**CONFORMANCE WITH THE CITY'S CODES**

The subject property is zoned Light Industrial (LI) 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 *New Motor Vehicle Dealership for Cars and Light Trucks* and *Major Auto Repair Garage* land uses are permitted by Specific Use Permit (SUP). In this case, the *New Motor Vehicle Dealership for Cars and Light Trucks* was established before 2008, when the Unified Development Code (UDC) did not require *New Motor Vehicle Dealership for Cars and Light Trucks* to obtain a SUP. Given that the *New Motor Vehicle Dealership for Cars and Light Trucks* on the subject property began the development process before the Unified Development Code (UDC) changed, the land use was considered to be vested or legally conforming after the change was made to require the SUP. Recently, the applicant approached staff about increasing the size of the *New Motor Vehicle Dealership*. According to Section 04, *Board of Adjustments*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), to expand a non-conforming land use the applicant could either [1] submit a request to the Board of Adjustments (BOA) requesting approval of the expansion, or [2] submit a development application for a Specific Use Permit (SUP) in order to bring the land use into conformance with the current Unified Development Code (UDC). In this case, the applicant received approval of a Specific Use Permit (SUP) for these uses from the City Council on May 6, 2024 [Case No. Z2024-010].

When reviewing the parking requirements, the Unified Development Code (UDC) breaks down the land uses for this site plan into the following, *Retail* (i.e. one [1] parking space per 250 SF), *Office* (i.e. one [1] parking space per 300 SF), and *Auto Garage* (i.e. two [2] parking spaces per bay). Based on the floor plan and parking table provided by the applicant, a total of 45 parking spaces are required. The site plan provided by the applicant indicates 50 parking spaces for customers, 46 parking spaces for the auto repair, 33 parking spaces for employees, and 249 parking spaces for inventory, for a total of 378 parking spaces. Given this, the applicant meets the required parking.

According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the permitted fence material are "...wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." Based on the provided site plan, the subject property has an existing non-conforming pipe front yard fence, see Figure 1.



Figure 1: A photo taken from the IH-30 Frontage Road that depicts the existing pipe front yard fence.

The applicant is proposing to replace the portion spanning across the concrete drive with a gate to match the existing fence. In this case, the existing fence is located in the front yard and the material is not permitted; however, the applicant intends on matching the material to minimize the impact of the change. Given this, the proposed change does not appear to bring the property further out of conformance with the Unified Development Code (UDC). With that being said, the Planning and Zoning Commission should consider this front yard fence as part of the applicant's site plan request.

The proposed site plan conforms to the *Conditional Land Use Standards*, stipulated by Article 04, *Permissible Uses*, and generally conforms to the requirements of the *General Industrial District Standards* and *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) 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 variance(s) and exception(s):

(1) *Architectural Standards*.

- (a) *Masonry Materials*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, 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..." Primary materials include brick, stone, and cementitious

materials. In this case, each façade of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.

- (b) Cementitious Material. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is carrying stucco to the base of the proposed building. This will require a variance from the Planning and Zoning Commission.
- (c) Stone. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *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, each façade of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.
- (d) Primary Articulation. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Given this, each building façade is required to meet the primary articulation standards outlined in the *General Commercial District Standards*. In this case, each façade of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] replacing the dumpster enclosure gates, [2] landscaping in front of service drive, [3] removal of elevated display structure, [4] repaint security fence and fire lane striping, [5] new light fixtures that meet current UDC standards, [6] improve the IH-30 landscape buffer to current UDC standards, and [7] remove display vehicles from right-of-way. Compensatory items 5 and 6 are not truly compensatory as these are required per the Unified Development Code (UDC) when completing an Amended Site Plan; and item 7 is not a compensatory measure as vehicles are not allowed to be stored within public right-of-way. With that being said, requests for exceptions and variances 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**

Since the applicant's project deals with the expansion of an existing land use and does not involve changes to the Future Land Use Map, the proposed project does not change the properties conformance with the OURHometown Vision 2040 Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On April 30, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations and had the following comment: swap out the Dryvit for three (3) part stucco. The ARB will review the updated building elevations on May 28, 2024.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

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



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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	1790 I-30 Frontage Rd		
SUBDIVISION	Rockwall Kia	LOT	1
		BLOCK	1
GENERAL LOCATION	South side of East I-30, 1785'+- from John King Blvd.		

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Existing Southwest KIA Car Dealership
PROPOSED ZONING	SUP (New & Used Motor Vehicle Dealership)	PROPOSED USE	Existing Southwest KIA Car Dealership to remain
ACREAGE	5.9915	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

<input type="checkbox"/> OWNER	Zohreh Malek	<input checked="" type="checkbox"/> APPLICANT	Lithia c/o Golden Property Development, LLC
CONTACT PERSON		CONTACT PERSON	Mark Fernandez
ADDRESS	3845 Oak Lawn Ave	ADDRESS	20025 E Country Hollow Dr
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Walnut, CA 91789
PHONE	214-727-7422	PHONE	909-573-2765
E-MAIL	zohreh7@gmail.com	E-MAIL	mark@goldenpropertydevelopment.com

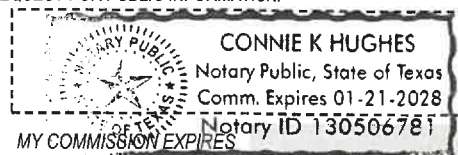
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19<sup>TH</sup> DAY OF APRIL, 2024. 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 April, 2024  
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 65 130 260 390 520 Feet

SP2024-019: Site Plan for Rockwall KIA

LI

AG



LI

Case Location Map = 

PD-83



# 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.





**CIVIL ENGINEER**  
CIVIL-CON CONSULTANTS, LLC  
448 W. 19TH ST.  
HOUSTON, TEXAS 77008  
713.992.4148

**STRUCTURAL ENGINEER**  
DALLY + ASSOCIATES, INC.  
9800 RICHMOND AVE., SUITE 460  
HOUSTON, TEXAS 77042  
713.337.8881

**MEP ENGINEER**  
SPECTRUM DESIGN ENGINEERS  
19 SIERRA OAKS DR.  
SUGAR LAND, TEXAS 77479  
832.766.6076

**PROJECT:**  
SOUTHWEST KIA OF  
ROCKWALL

**PROJECT ADDRESS:**  
1790 I-30 FRONTAGE RD.  
ROCKWALL, TX 75087

**SEAL/SIGNATURE:**

**ISSUE HISTORY:**

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

**PROJECT NUMBER:** LA2204

**ISSUE DATE:** 05.21.2024

**SHEET NAME:**

**NOTED SITE PLAN**

**SHEET:**

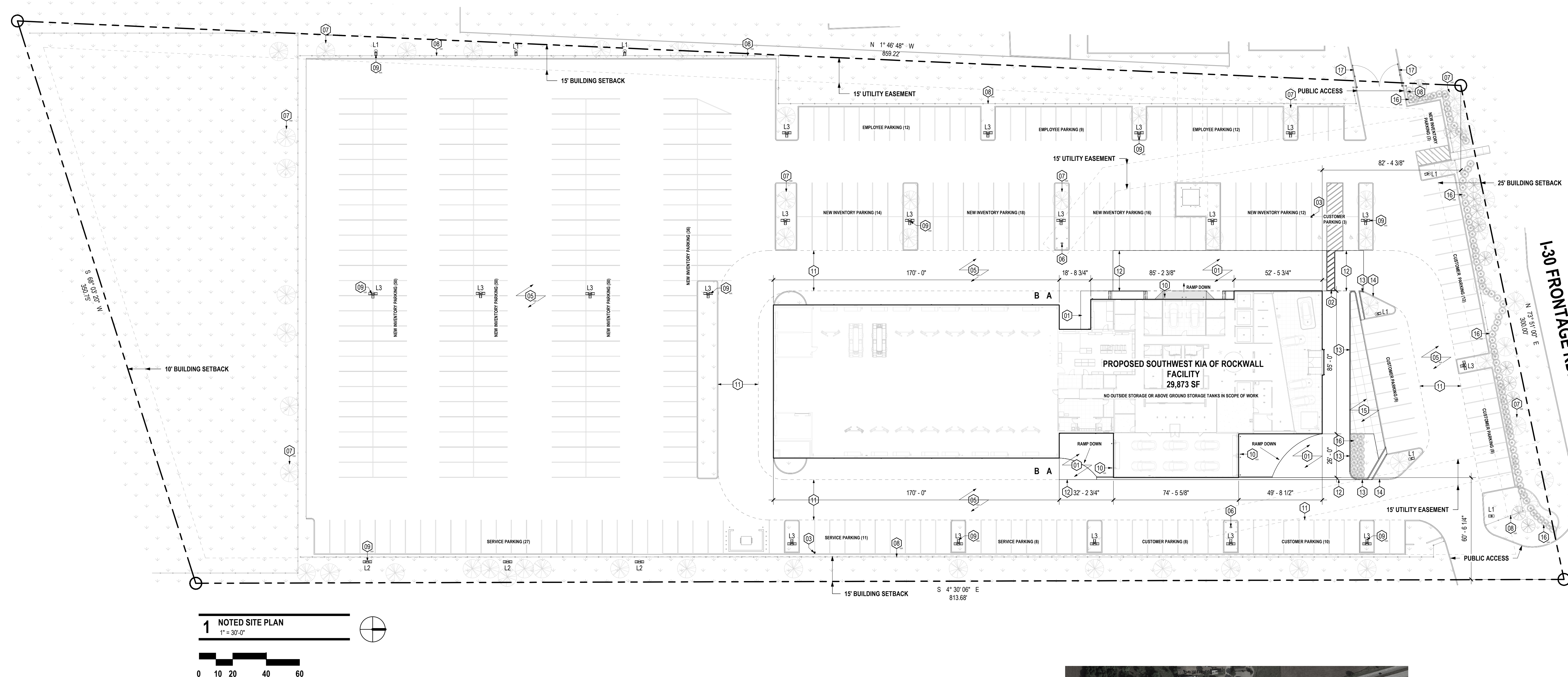
# A102

TOTAL PARKING COUNT	
CUSTOMER PARKING	50 PARKING SPACES
NEW INVENTORY PARKING	249 PARKING SPACES
SERVICE PARKING	46 PARKING SPACES
EMPLOYEE PARKING	33 PARKING SPACES
<b>TOTAL PARKING</b>	<b>378 PARKING SPACES</b>

TOTAL SITE AREA	
TOTAL SITE ACREAGE	5.99 AC
TOTAL SITE SQUARE FOOTAGE	260,989 SF

BUILDING USE SQUARE FOOTAGE	
SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES	
#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	SITE LIGHT POLE. REF: LIGHTING SITE PLAN, SITE DETAILS, AND ELECTRICAL
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	SWINGING PIPE RAIL GATE TO MATCH EXISTING PIPE RAIL FENCE HEIGHT. PRIME AND PAINT, EP-1. REF: SITE DETAILS



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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 \_\_\_\_ OF \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_.

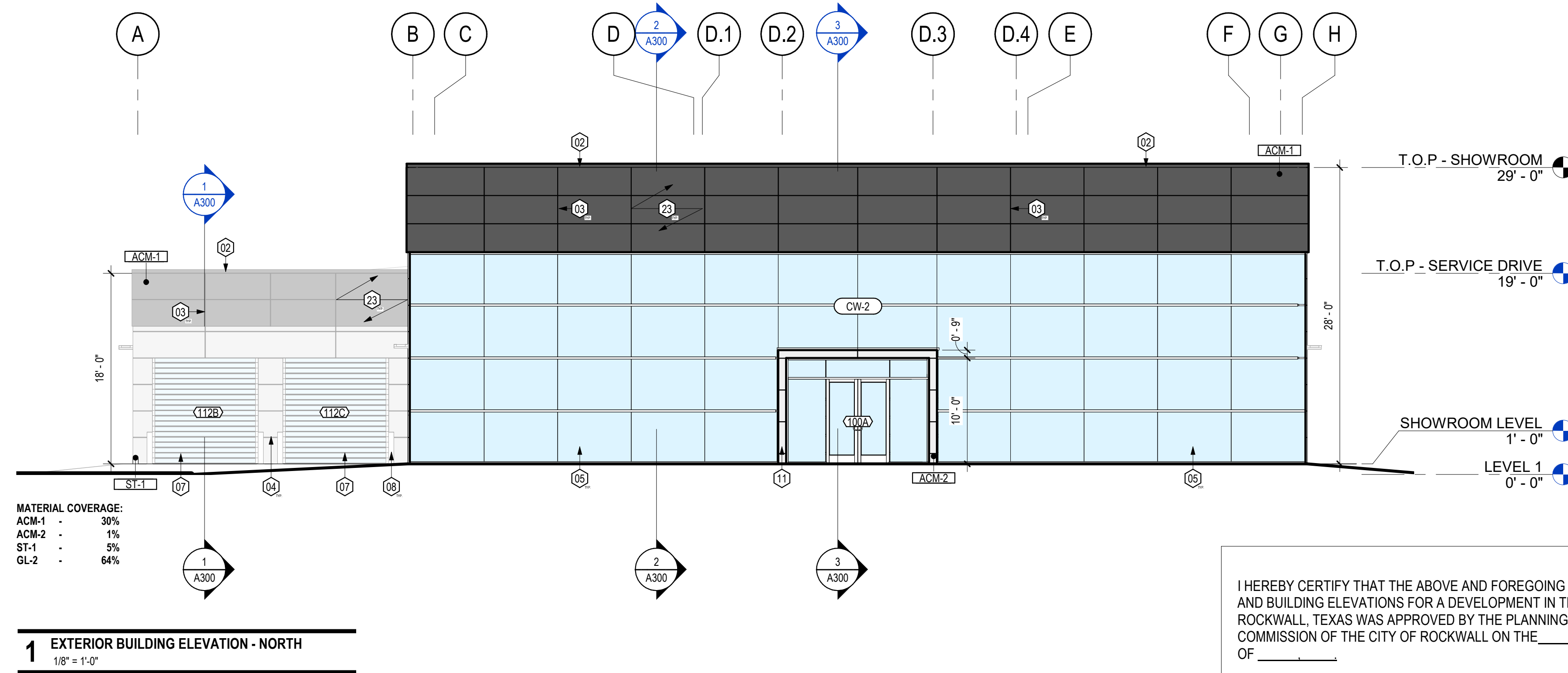
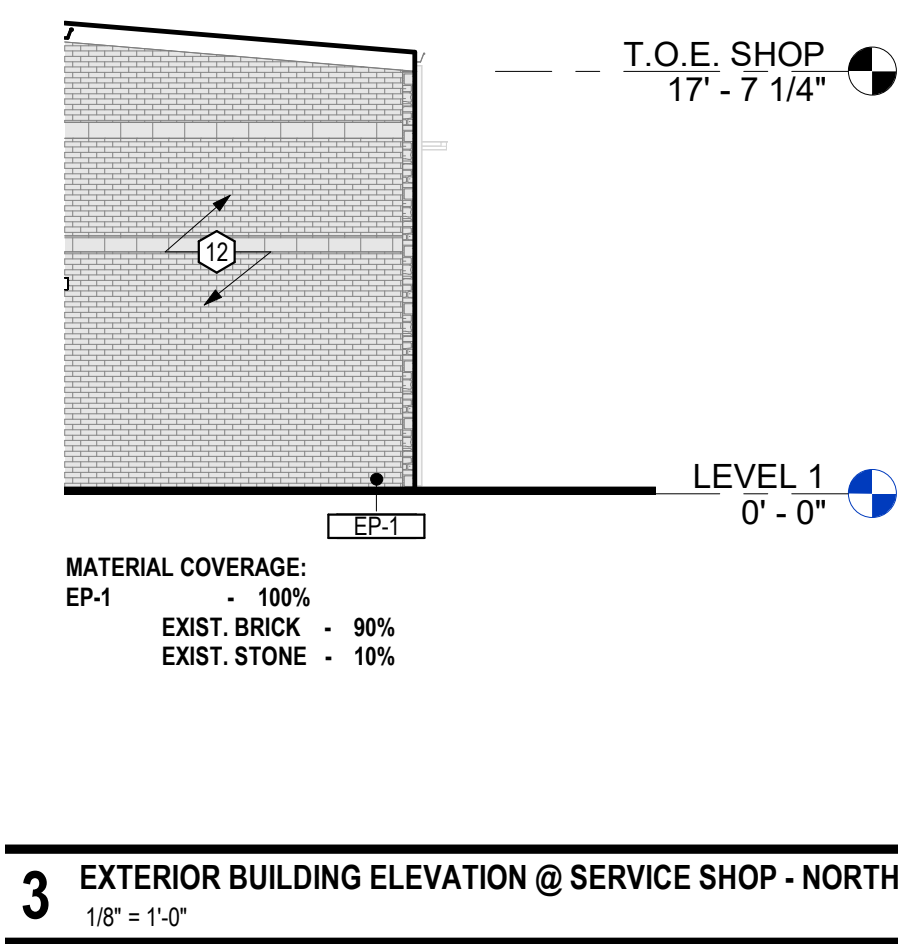
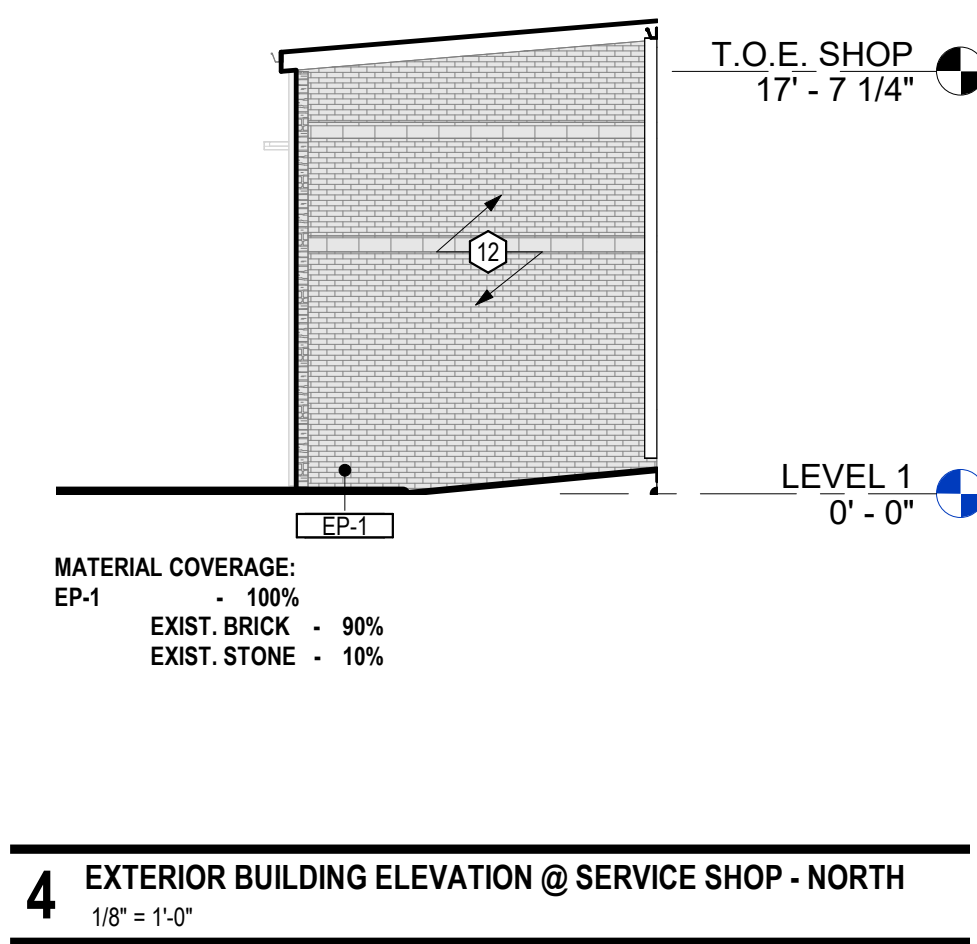
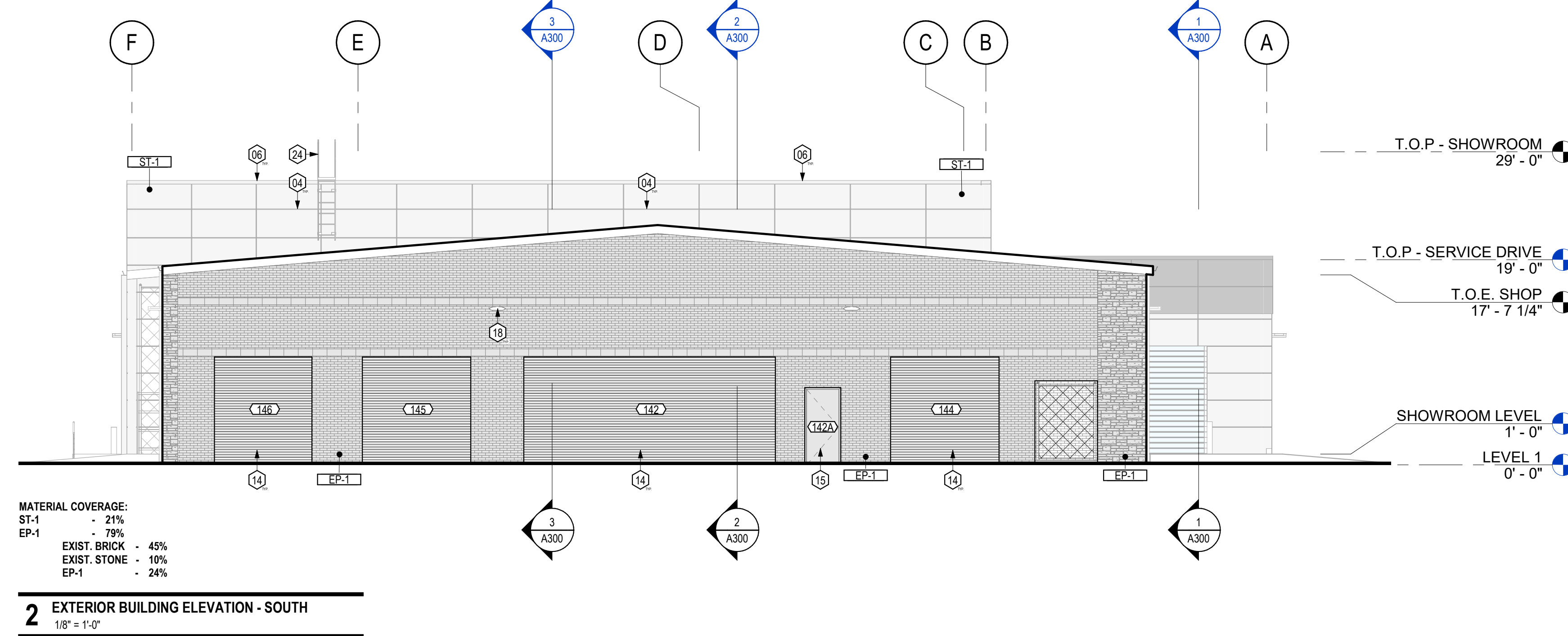
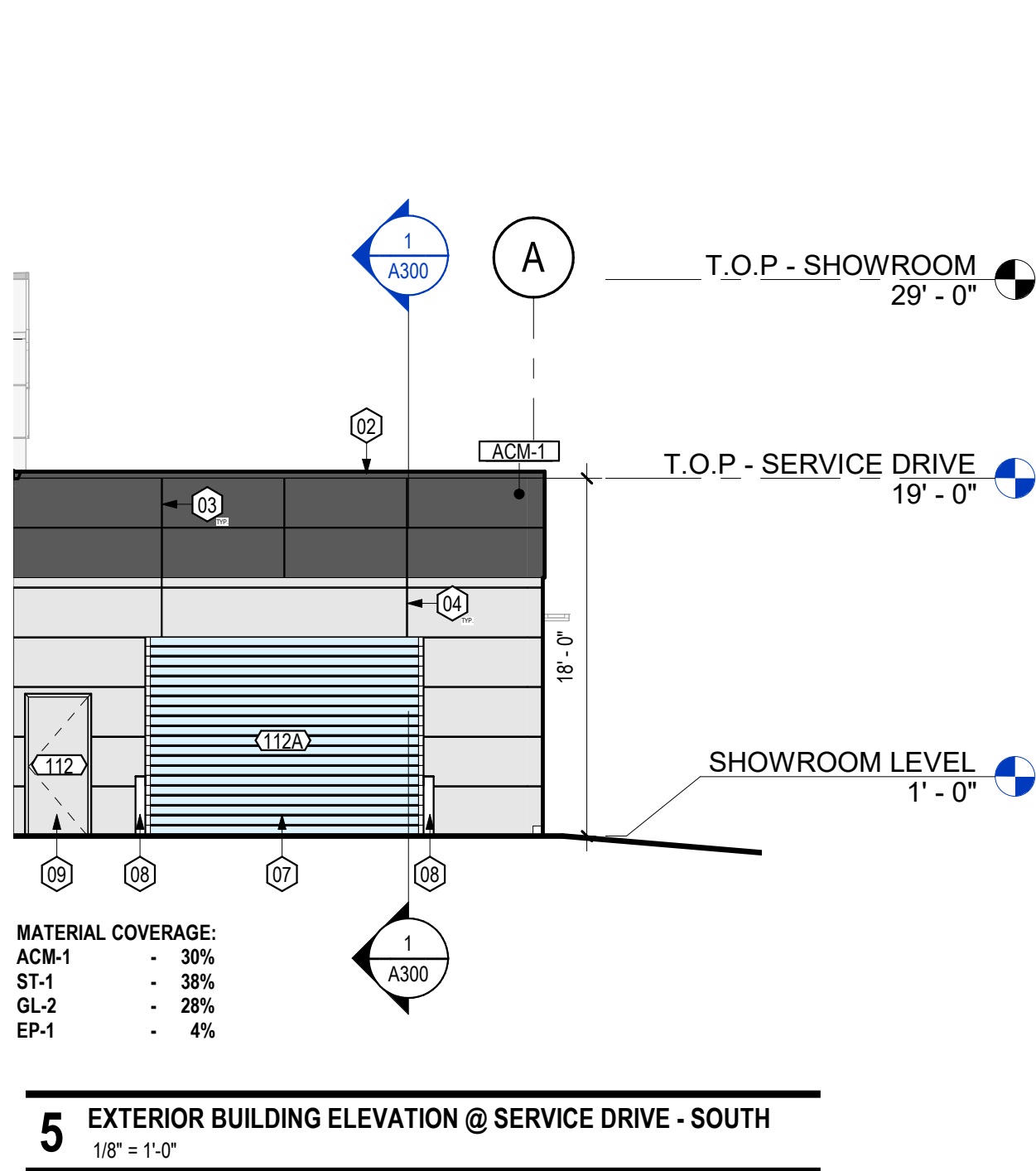
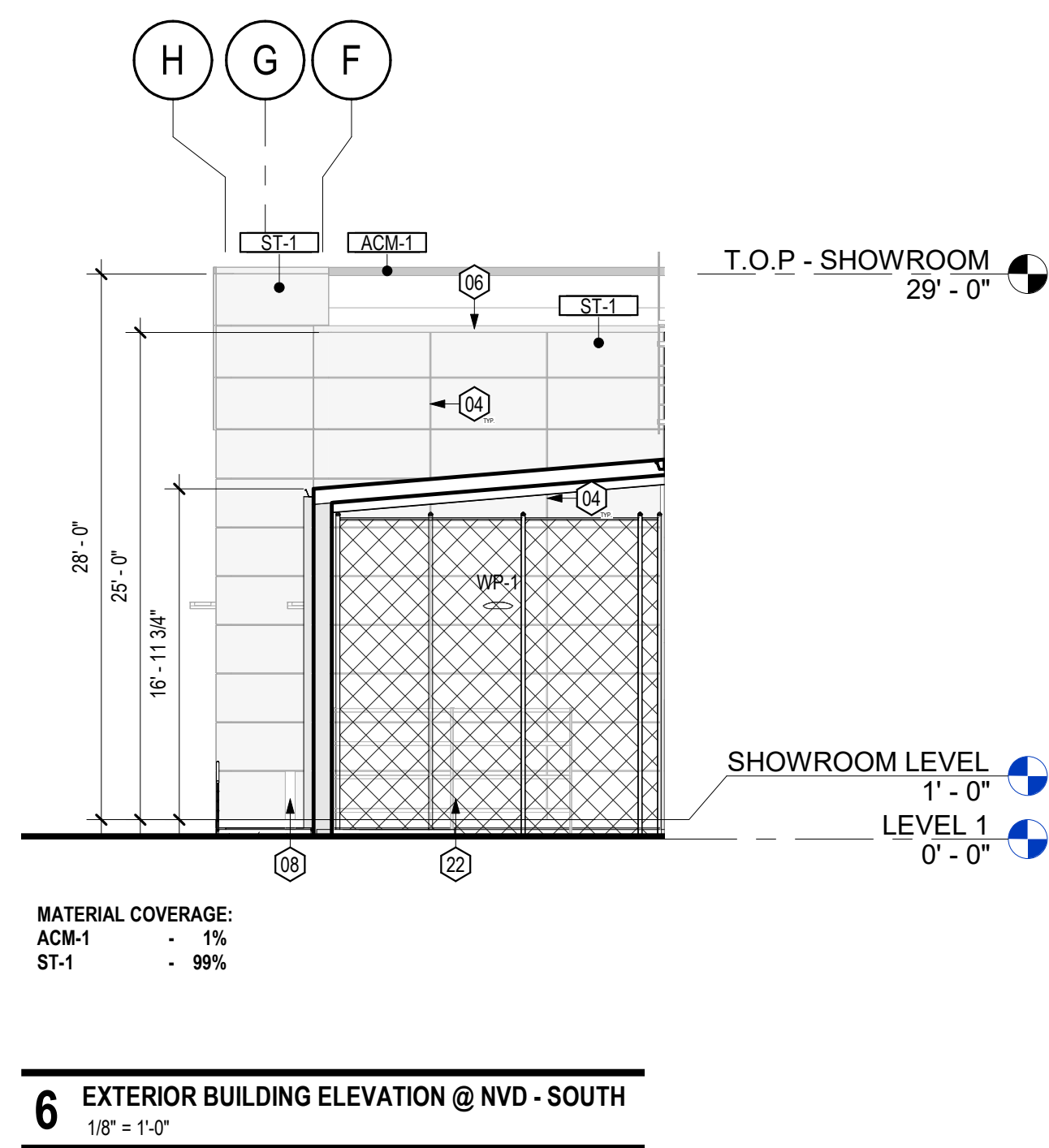
\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING



EXTERIOR MATERIAL SCHEDULE				
MARK	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT
<b>ACM</b>				
ACM-1	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: TOB BLACK INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
ACM-2	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: BSX SILVER METALLIC INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
<b>GLAZING</b>				
GL-2	VITRO	-	1" INSULATED GLAZING UNIT EXTERIOR LITE: 1/4" STARPHIRE GLAZING WITH SOLARBAN 90 AIRSPACE: 1/2" AIR INTERIOR LITE: 1/4" CLEAR GLAZING	-
<b>PAINT</b>				
EP-1	BENJAMIN MOORE	REGAL SELECT EXTERIOR LATEX PAINT	COLOR: COVENTRY GRAY FINISH: EGG SHELL	DOROTHY HAZINSKI P: 866.708.9181 M: 330.353.3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM
<b>STUCCO</b>				
ST-1	SIKA	FINESTONE PLATINUM CI STUCCO ULTRA	COLOR: TO MATCH BM COVENTRY GRAY THICKNESS: 2"	-

EXTERIOR ELEVATION KEYNOTES	
#	NOTE
02	ACM TOPCAP BY PATTISON SIGN GROUP
03	ACM REVEAL, REF: WALL DETAILS
04	STUCCO REVEAL, REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM, REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP, COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR, REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED, REF: SITE DETAILS
09	MAN DOOR, REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT, COLOR TO MATCH HOST WALL
11	KIA ENTRY PORTAL BY PATTISON SIGN GROUP
12	EXISTING EXTERIOR WALL TO REMAIN, G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN, PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN, PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN, COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
21	LED LIGHT FIXTURE, REF: ELECTRICAL
22	BLACK VINYL COATED CHAINLINK FENCE AND GATE, REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	ROOF ACCESS LADDER WITH PARAPET PLATFORM, REF: ROOF DETAILS



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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

**ISSUE HISTORY:**

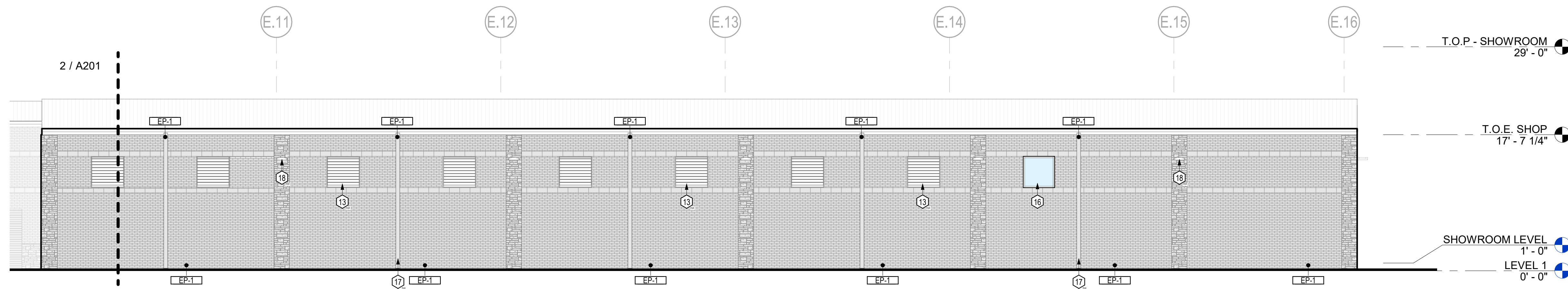
DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT



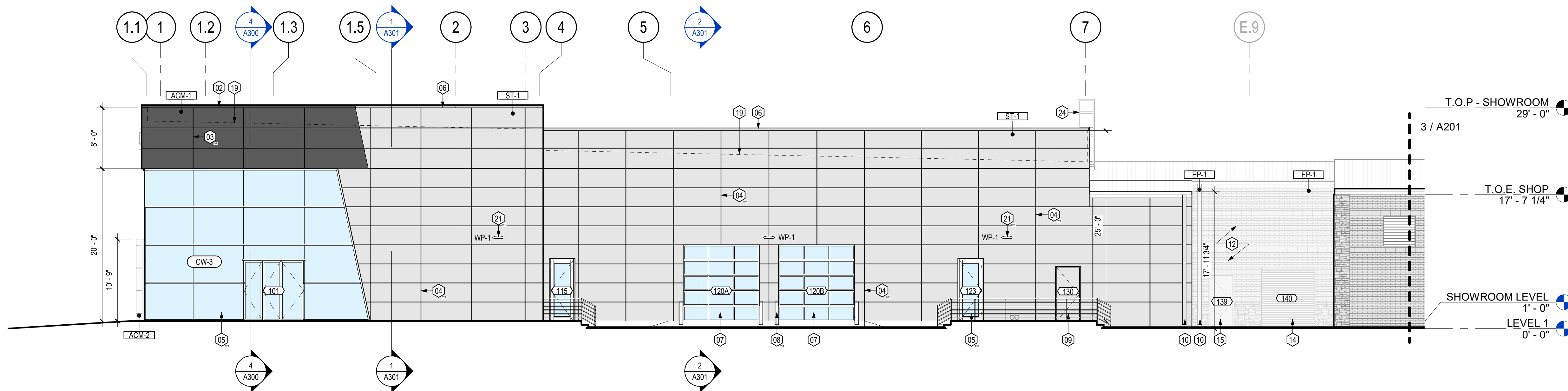
DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

EXTERIOR ELEVATION KEYNOTES	
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23	ACM BY PATTISON SIGN GROUP
24	ROOF ACCESS LADDER WITH PARAPET PLATFORM, REF: ROOF DETAILS

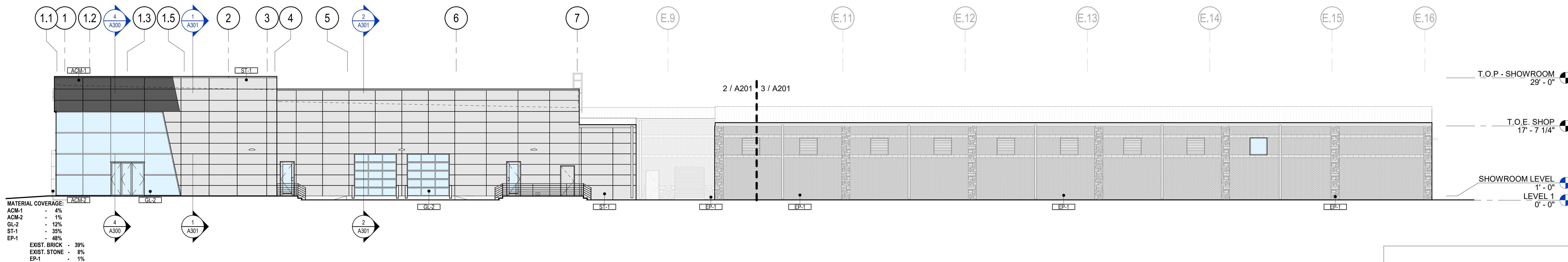
EXTERIOR MATERIAL INFORMATION				
MARK	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT
<b>ACM</b>				
ACM-1	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: TOB BLACK INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
ACM-2	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: BSX SILVER METALLIC INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
<b>GLAZING</b>				
GL-2	VITRO	-	1" INSULATED GLAZING UNIT EXTERIOR LITE: 1/4" STARPHERE GLAZING WITH SOLARBAN 90 AIRSPACE: 1/2" AIR INTERIOR LITE: 1/4" CLEAR GLAZING	-
<b>PAINT</b>				
EP-1	BENJAMIN MOORE	REGAL SELECT EXTERIOR LATEX PAINT	COLOR: COVENTRY GRAY FINISH: EGGSHELL	DOROTHY HAZINSKI P: 866.708.9181 M: 330.353.3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM
<b>STUCCO</b>				
ST-1	SIKA	FINESTONE PLATINUM CI STUCCO ULTRA	COLOR: TO MATCH BM COVENTRY GRAY THICKNESS: 2"	-



**3 EXTERIOR BUILDING ELEVATION - WEST - AREA B**  
1/8" = 1'-0"



**2 EXTERIOR BUILDING ELEVATION - WEST - AREA A**  
1/8" = 1'-0"



**MATERIAL COVERAGE:**

ACM-1	-	4%
ACM-2	-	1%
GL-2	-	12%
ST-1	-	35%
EP-1	-	48%
EXIST. BRICK	-	39%
EXIST. STONE	-	8%
EP-1	-	1%

**1 EXTERIOR BUILDING ELEVATION - WEST**  
3/32" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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

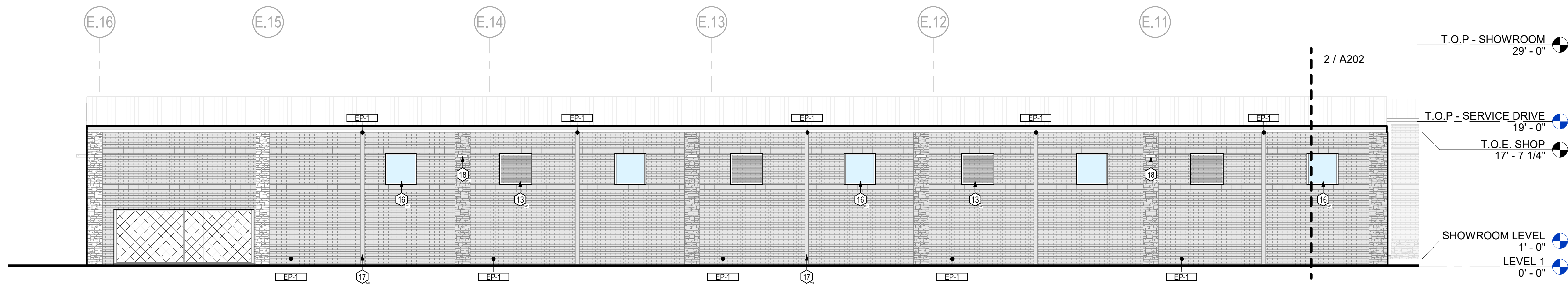
DIRECTOR OF PLANNING AND ZONING



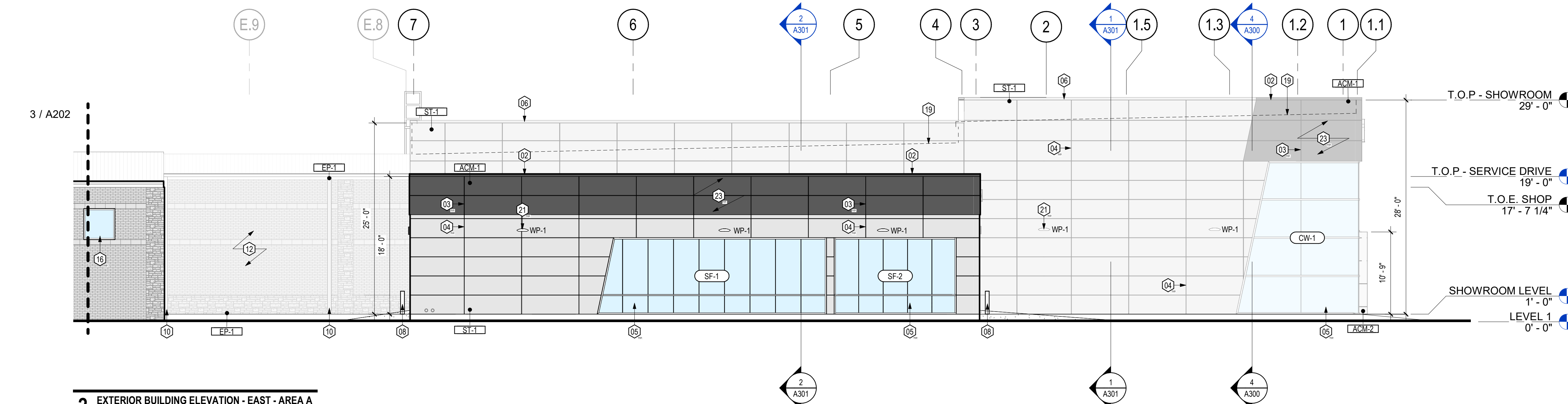
DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

EXTERIOR ELEVATION KEYNOTES	
#	NOTE
02	ACM TOPCAP BY PATTISON SIGN GROUP
03	ACM REVEAL, REF: WALL DETAILS
04	STUCCO REVEAL, REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM, REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP, COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR, REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED, REF: SITE DETAILS
09	MAN DOOR, REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT, COLOR TO MATCH HOST WALL
11	KIA ENTRY PORTAL BY PATTISON SIGN GROUP
12	EXISTING EXTERIOR WALL TO REMAIN, G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN, PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN, PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN, COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
21	LED LIGHT FIXTURE, REF: ELECTRICAL
22	BLACK VINYL COATED CHAINLINK FENCE AND GATE, REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	ROOF ACCESS LADDER WITH PARAPET PLATFORM, REF: ROOF DETAILS

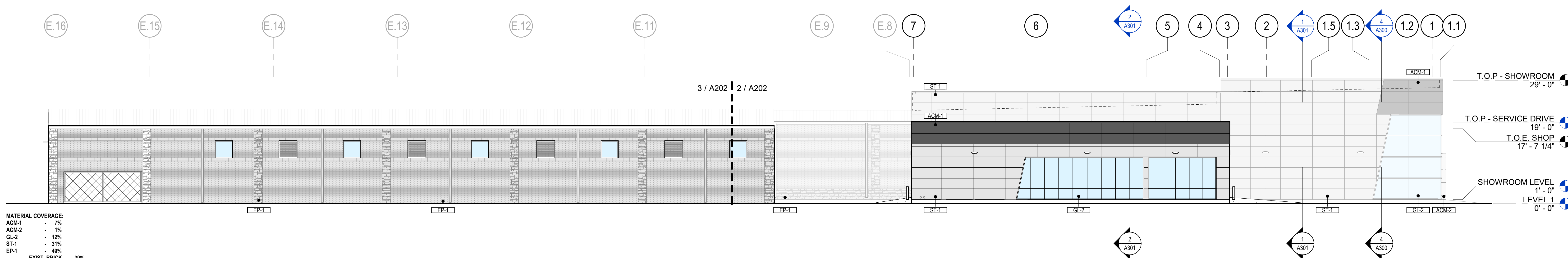
EXTERIOR MATERIAL INFORMATION				
MARK	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT
<b>ACM</b>				
ACM-1	PATTISON SIGN GROUP / ALPOLIC		COLOR: TOB BLACK INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
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EP-1	BENJAMIN MOORE	REGAL SELECT EXTERIOR LATEX PAINT	COLOR: COVENTRY GRAY FINISH: EGGSHELL	DOROTHY HAZINSKI P: 866.708.9181 M: 330.353.3850 E: DOROTHYHAZINSKI@BENJAMINMOORE.COM
<b>STUCCO</b>				
ST-1	SIKA	FINESTONE PLATINUM CI STUCCO ULTRA	COLOR: TO MATCH BM COVENTRY GRAY THICKNESS: 2"	



**3 EXTERIOR BUILDING ELEVATION - EAST - AREA B**  
1/8" = 1'-0"



**2 EXTERIOR BUILDING ELEVATION - EAST - AREA A**  
1/8" = 1'-0"



**MATERIAL COVERAGE:**

ACM-1	- 7%
ACM-2	- 1%
GL-2	- 12%
ST-1	- 31%
EP-1	- 49%
EXIST. BRICK	- 39%
EXIST. STONE	- 9%
EP-1	- 1%

**1 EXTERIOR BUILDING ELEVATION - EAST**  
3/32" = 1'-0"

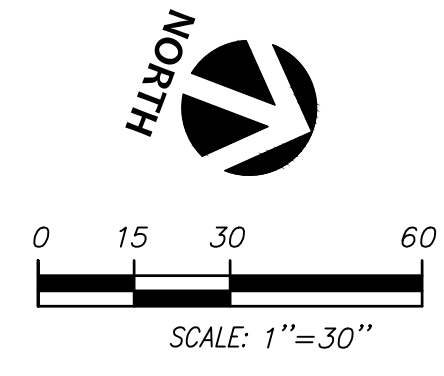
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WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING





**ISSUE HISTORY:**

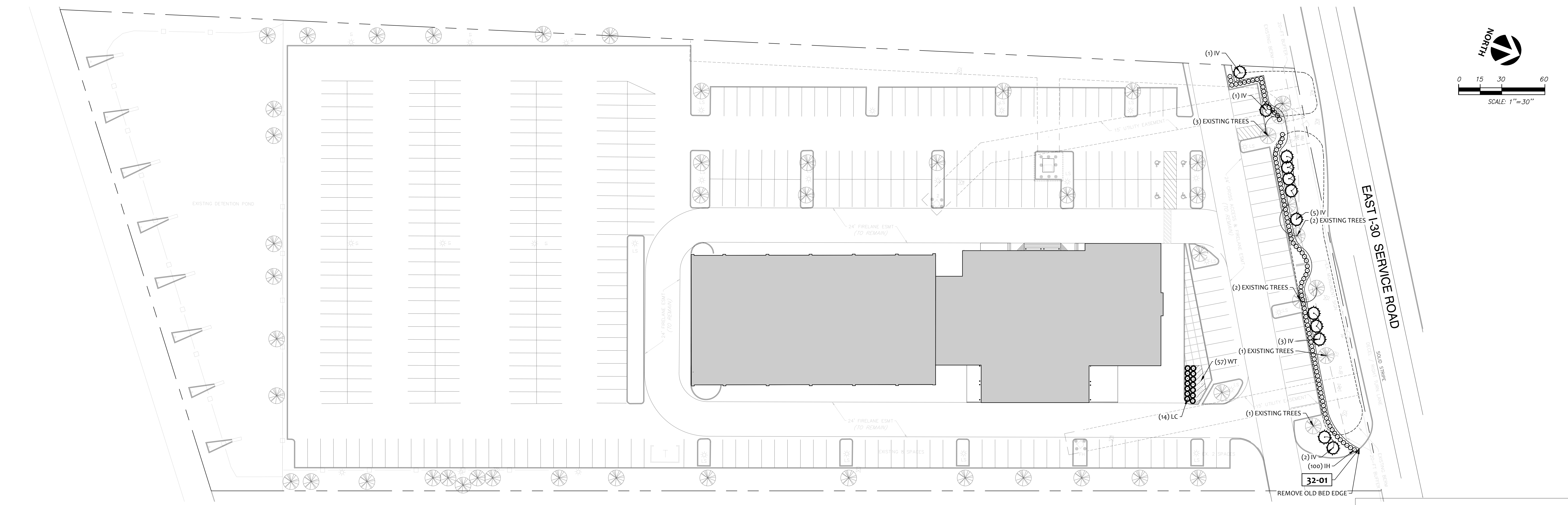
DATE	DELTA	DESCRIPTION
02.19.2024		ISSUE FOR PERMIT

**PROJECT NUMBER:** LA2204  
**ISSUE DATE:** 05/07/24  
**SHEET NAME:**

**PLANTING PLAN**

**SHEET:**

# L1.10



**CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE**

**ARTICLE 06 DISTRICT DEVELOPMENT STANDARDS**  
SECTION 06.02: GENERAL OVERLAY DISTRICT STANDARDS  
(E1) ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE A MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION, TWO (2) CANOPY TREES AND FOUR (4) ACCENT TREES SHALL BE PLANTED PER 100-FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.

STREET	FEET	FORMULA	CANOPY TREES REQ.	CANOPY TREES PROV.
IH-30	300	+100 x 2	6	7*

\* PROVIDED TREES ARE FROM EXISTING TREES CLAIMED FOR CREDIT.

STREET	FEET	FORMULA	ACCENT TREES REQ.	ACCENT TREES PROV.
IH-30	300	+100 x 4	12	12

STREET	FEET	FORMULA	SHRUBS REQ.	SHRUBS PROV.
IH-30	300	+ 3	100	100

**ARTICLE 08 LANDSCAPE STANDARDS**  
SECTION 04 | APPROVED LANDSCAPE MATERIALS  
(A2a). MIN. 4" CALIPER CANOPY TREES  
(A2b). MIN. 4" HEIGHT ACCENT TREES  
(A2c). MIN. 3 GAL. SHRUBS

**SUBSECTION 05.03: LANDSCAPE REQUIREMENTS**  
(A). AMOUNT OF LANDSCAPING, LIGHT INDUSTRIAL DISTRICTS REQUIRE 15%LANDSCAPING FROM THE TOTAL SITE AREA.

SITE AREA (SF)	MULTIPLIER	LANDSC. REQ. (SF)	LANDSC. PROV. (SF)
231,281 SF	15%	34,692	71,884

(E4). NO REQUIRED PARKING SPACES FURTHER THAN 80' AWAY FROM THE TRUNK OF A CANOPY TREE.  
(G). IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO DESIGN THE IRRIGATION SYSTEM WITHIN THE LOT TO ENSURE THAT THE GRASS PLACED IN PUBLIC RIGHT-OF-WAY IS WATERED AND MAINTAINED, AND TO ENSURE THAT MINIMAL WATER WILL BE SHED ON TO THE STREET. THE DESIGNER OF THE IRRIGATION SYSTEM SHALL BASE THE SYSTEMS DESIGN ON THE ULTIMATE PROPOSED WIDTH OF THE STREET. THE PLANS FOR DESIGN OF THE IRRIGATION SYSTEM SHALL BE APPROVED BY THE BUILDING INSPECTIONS DEPARTMENT PRIOR TO INSTALLATION AND ACCEPTANCE OF THE PROJECT.

**SUBSECTION 05.04: IRRIGATION REQUIREMENTS**  
(A1). PROVIDE A MOISTURE LEVEL IN AN AMOUNT AND FREQUENCY ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS.  
(A2). PROVIDE IRRIGATION IN PLACE AND OPERATIONAL AT THE TIME OF THE LANDSCAPE INSPECTION CERTIFICATE OF OCCUPANCY (CO).  
(A3). MAINTAIN IRRIGATION AND KEEP IT OPERATIONAL AT ALL TIMES TO PROVIDE FOR EFFICIENT WATER DISTRIBUTION.

IRRIGATION PLANS SHALL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CAL	HT	SPR	BR HT
<b>TREES</b>								
	IV	12	Yaupon Holly Multi-Trunk / Ilex vomitoria	30 gal	2" Cal	4' MIN	4'-5'	3' MIN
<b>SHRUBS</b>								
	IH	100	Snow White Indian Hawthorn / Rhaphiolepis indica 'Snow White'	5 GAL	18"	24"		
	LC	14	Texas Sage / Leucophyllum candidum	15 GAL	48"	48"		
<b>GROUND COVERS</b>								
	WT	57	Creeping Oxeye / Wedelia trilobata	4" pot	6"	18"		

**LEGEND**

SYMBOL	QTY	NAME
	7	EXISTING TREE CLAIMED FOR CREDIT

**PLANTING NOTES**

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

NO TREES ARE TO BE REMOVED

**PLANTING NOTES**

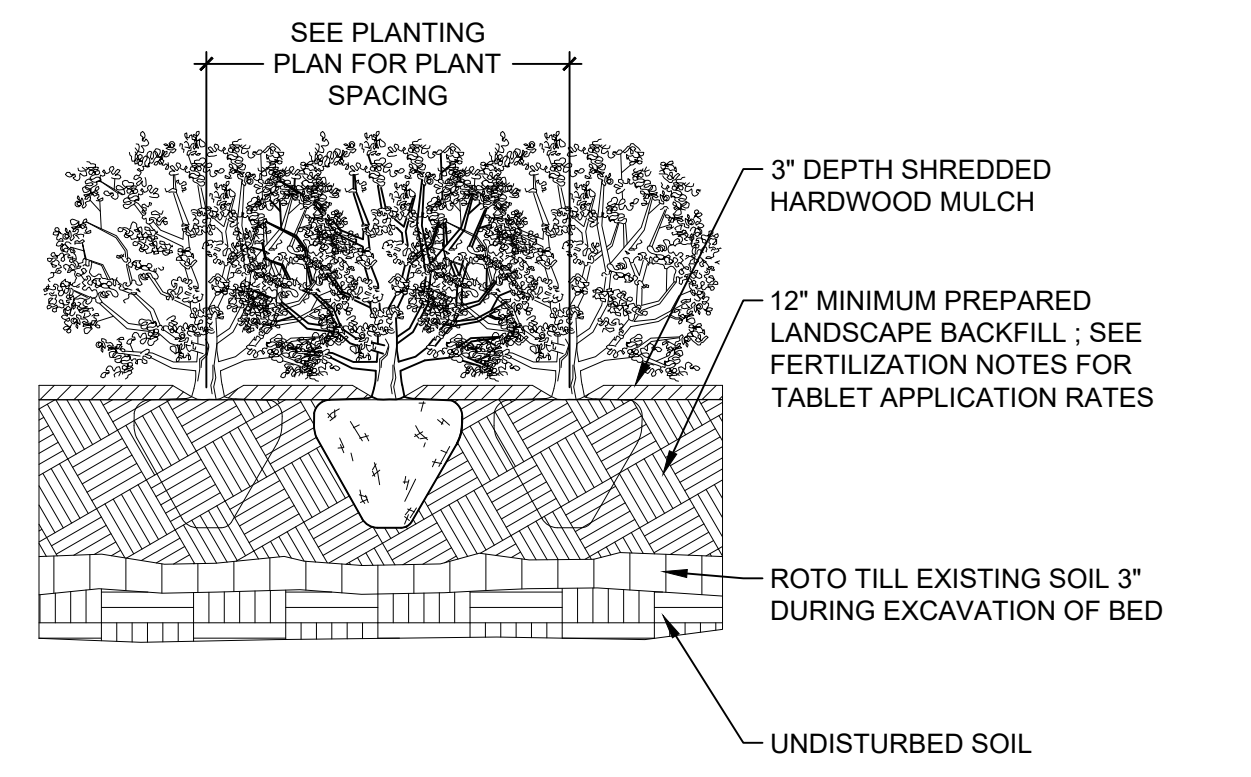
**SHRUBS AND TREES**  
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

- APPLICATION RATE:**
- 1 GALLON CONTAINER: 1 - 21 GRAM TABLET
  - 3 GALLON CONTAINER: 2 - 21 GRAM TABLETS
  - 5 GALLON CONTAINER: 3 - 21 GRAM TABLETS
  - 7 GALLON CONTAINER: 4 - 21 GRAM TABLETS
- TREES:** 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER  
**PALMS:** 7 - 21 GRAM TABLETS

**GROUND COVER AREAS**  
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.

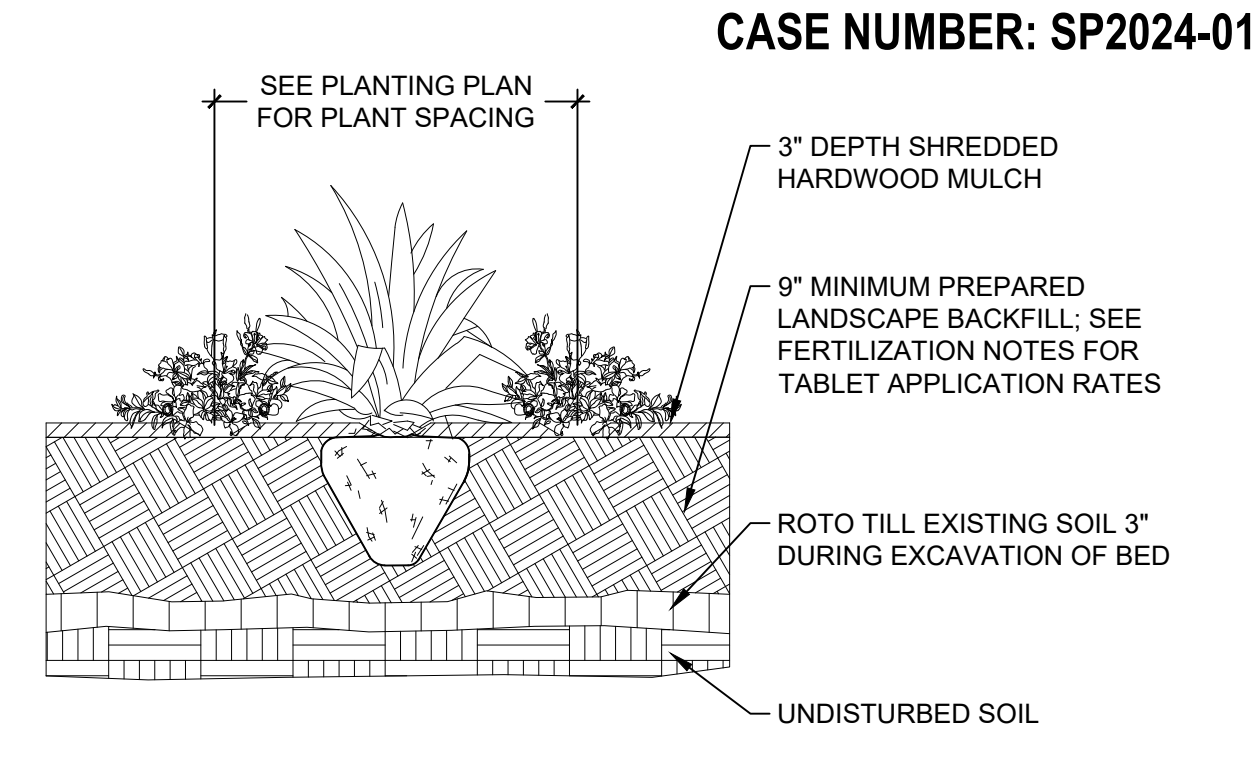
APPLY PRE-EMERGENT TO ALL BED AREAS.  
**SOIL NOTES**

- PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
  - 1/3 COMPOST
  - 1/3 TOPSOIL
  - 1/3 ANGULAR SAND
- SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.



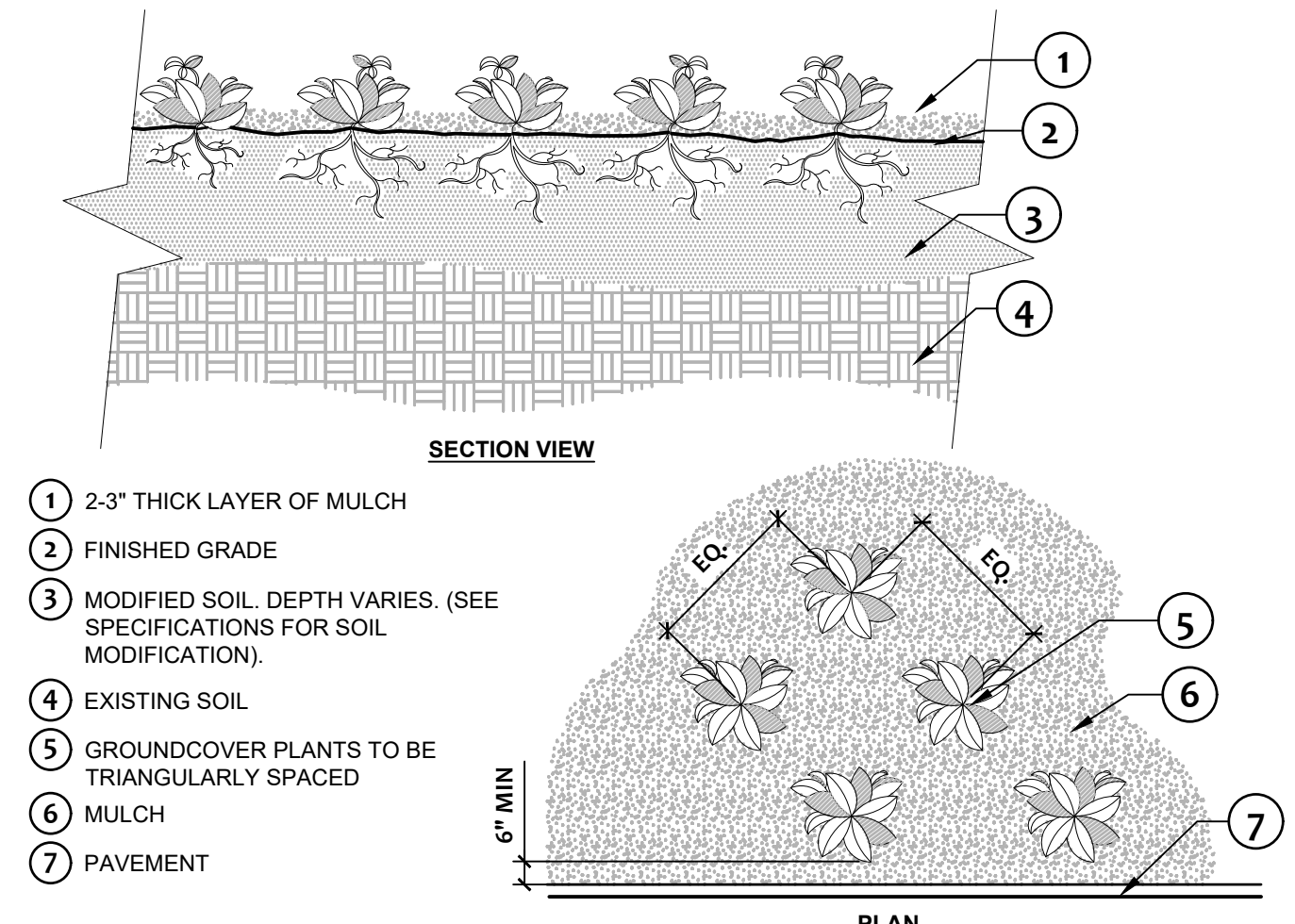
- NOTES:**
- PLANT SHRUBS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
  - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

**1 SHRUB BED PLANTING**  
NTS 00-04



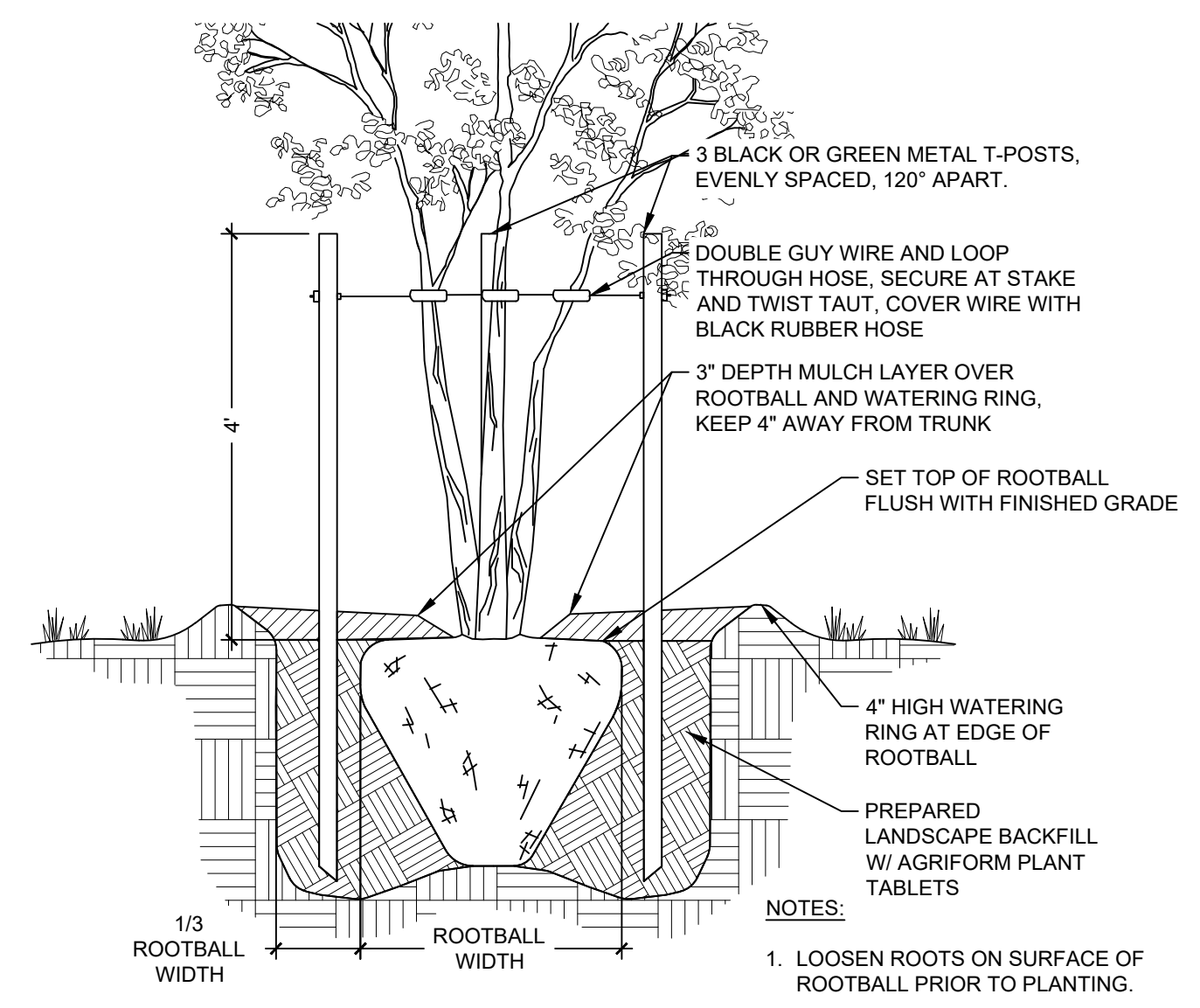
- NOTES:**
- PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
  - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

**2 PERENNIAL ANNUAL PLANTING**  
NTS 00-05

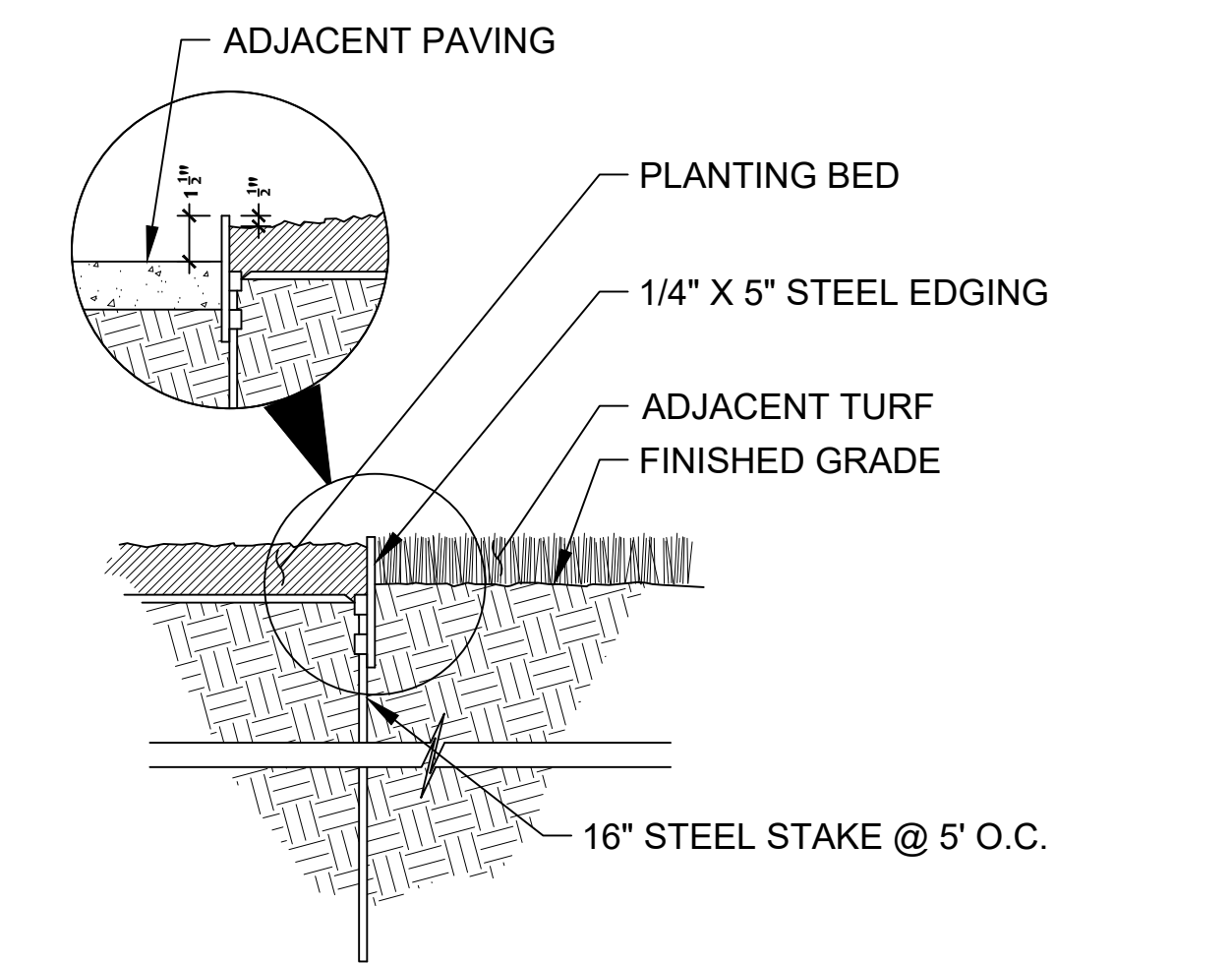


- NOTES:**
- SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING DIMENSION.
  - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
  - SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

**3 GROUND COVER**  
3/4" = 1'-0" URBAN TREE FOUNDATION © 2014 OPEN SOURCE TREE TO USE. FX-PL-FX-GROU-01



**4 MULTI TRUNK PLANTING**  
NTS 00-03

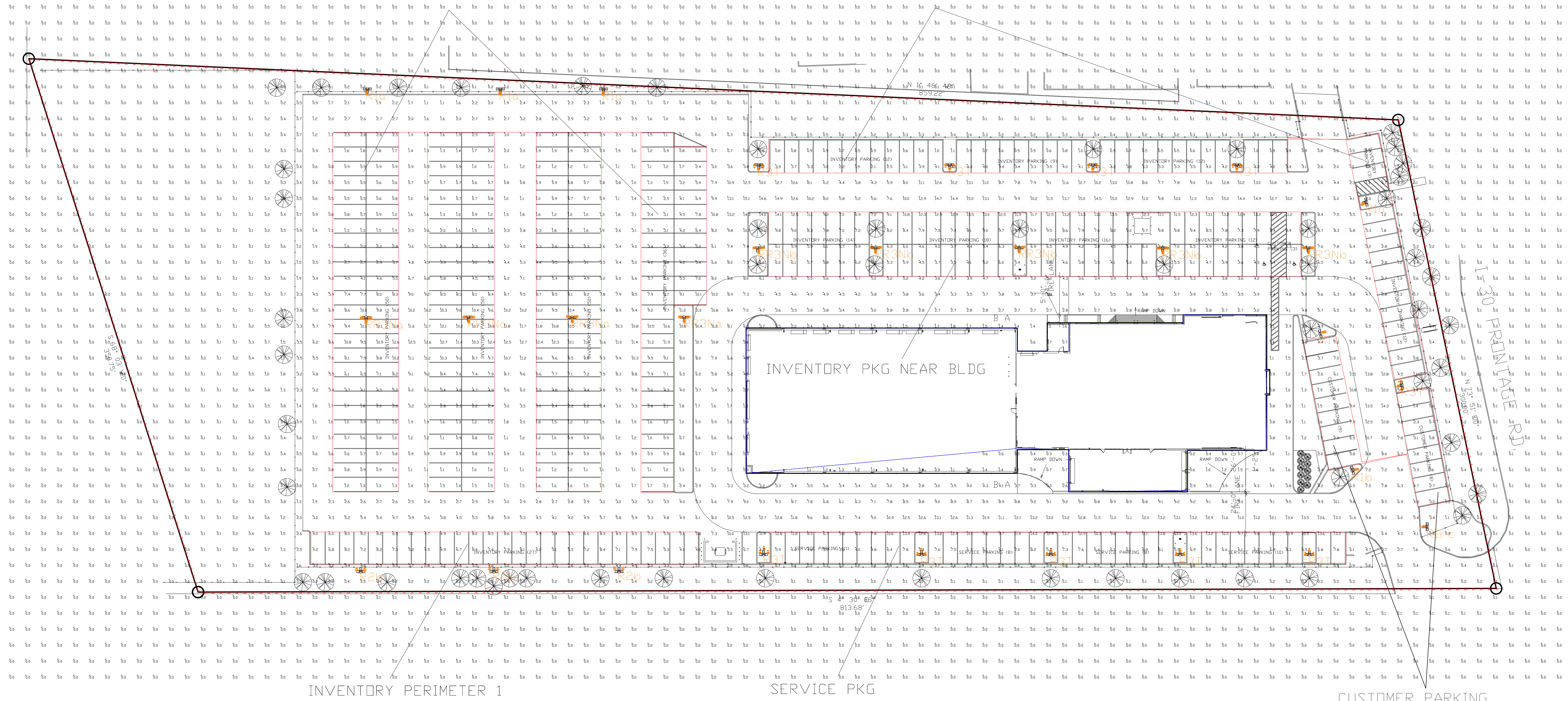


**5 BED EDGE - METAL**  
NTS 00-07



INVENTORY PKG INTERIOR

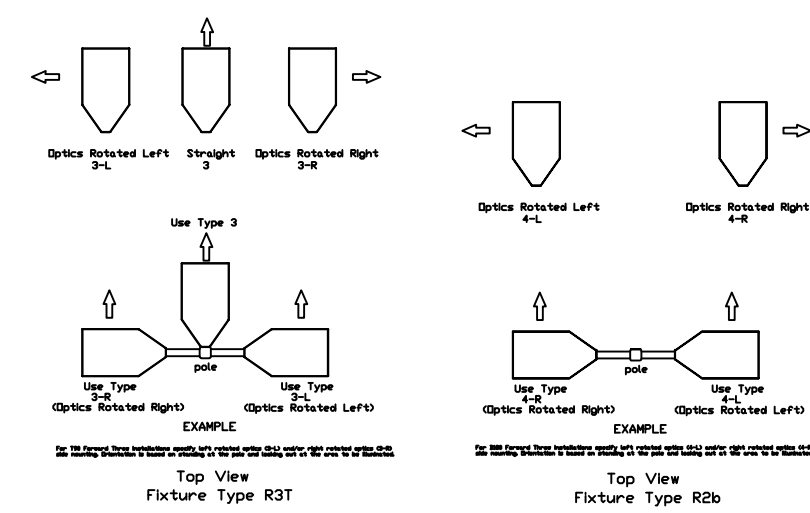
INVENTORY PERIMETER 2



INVENTORY PERIMETER 1

SERVICE PKG

CUSTOMER PARKING



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	2.19	15.1	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
CUSTOMER PARKING	Illuminance	Fc	3.38	7.9	0.6	5.63	13.17
INVENTORY PERIMETER 1	Illuminance	Fc	5.39	8.4	1.0	5.39	8.40
INVENTORY PERIMETER 2	Illuminance	Fc	2.00	5.3	0.5	4.00	10.60
INVENTORY PKG INTERIOR	Illuminance	Fc	3.99	12.7	0.5	7.98	25.40
INVENTORY PKG NEAR BLDG	Illuminance	Fc	7.15	14.1	3.4	2.10	4.15
SERVICE PKG	Illuminance	Fc	6.43	8.3	3.6	1.79	2.31

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol]	4	R1a	Single	SLM-LED-12L-SIL-4-50-IL-70CRI-SINGLE	24'	1.000	1.000	8142	85
[Symbol]	2	R1b	Single	SLM-LED-09L-SIL-5W-50-70CRI-SINGLE	24'	1.000	1.000	9450	63
[Symbol]	1	R1c	Single	SLM-LED-09L-SIL-RC-50-70CRI-SINGLE	24'	1.000	1.000	9313	62
[Symbol]	3	R2b	D180° 2RTD	SLM-LED-18L-SIL-(1)4-L;(1)-R-50-IL-70CRI-D180ROT	24'	1.000	1.000	24022	270
[Symbol]	10	R3T	3 @ 90 DEGREES ROTATED	SLM-LED-18L-SIL-3-50-70CRI-T90R	24'	1.000	1.000	37656	405
[Symbol]	4	RR3Na	3 @ 90	SLM-LED-18L-SIL-3-50-70CRI-T90	24'	1.000	1.000	57216	405
[Symbol]	5	RR3Nb	3 @ 90	SLM-LED-09L-SIL-3-50-70CRI-T90	24'	1.000	1.000	29229	189

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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 \_\_\_.

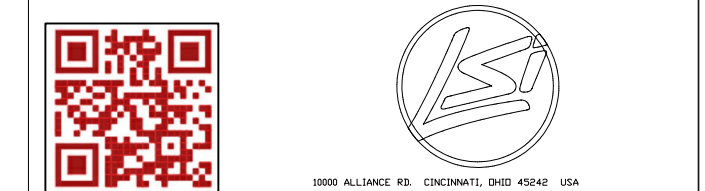
WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2024-019

Total Project Watts  
Total Watts = 7953



LIGHTING PROPOSAL LD-159737-1

SOUTHWEST KIA OF ROCKWALL  
1790 I-30 FRONTAGE RD  
ROCKWALL, TX

DATE: 05/24 REV: 06/24 SHEET 1 OF 1

SCALE: 1"=30'

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



DATE: 05.21.2024

PROJECT NUMBER: SP2024-019

PROJECT NAME: SOUTHWEST KIA OF ROCKWALL

## **VARIANCE REQUEST**

Please find below a list of variances requested and the compensatory measures we are proposing:

- (1) Parking Lot Landscaping. "No required parking spaces may be located more than 80-feet from the trunk of a canopy tree." (Subsection 05.03, of Article 08, UDC)

Comment not applicable. All public parking spaces are located within 80'-0" from trees. Only Vehicle Inventory Spaces do not comply.

- (2) Masonry Materials. "Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Improve Dumpster Enclosure with gates.

Compensatory Measure #2 – Add Landscape screening in front of Service Drive.

- (3) Cementitious. "...stucco shall not be used within the first four (4) feet from grade on a building's façade." (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Replacement of Existing light poles and fixtures to meet current light ordinance.

Compensatory Measure #2 – Removal of Elevated Display Structures.

- (4) Stone. "A minimum of 20% natural or quarried stone is required on all building façades..." (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Repaint Existing pipe rail security fence and gates.

Compensatory Measure #2 – Repaint Fire Lane and Site striping.

- (5) Articulation. The *General Overlay District Standards* require that each façade meets the primary articulation requirement. In this case, the requirements for Wall Projections (*i.e. North, East, and West facades*), Entry Element Length (*i.e. North facade*), Projection Height (*i.e. North, East, and West facades*), and Entry Element Depth (*i.e. West facade*) are not met. When reviewing these requirements, each articulation variable is required to meet on each side. (Subsection 05.01. C. 2, of Article 05, UDC)

Compensatory Measure #1 – Improve Landscape to current requirements adjacent to East I-30 Service Road.

Compensatory Measure #2 – Removal of Display Vehicles from Row.



# 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

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**TO:** Planning and Zoning Commission  
**DATE:** May 28, 2024  
**APPLICANT:** Kenneth Seldon  
**CASE NUMBER:** SP2024-022; *Amended Site Plan for 365 Ranch Trail*

---

On March 14, 2023, the Planning and Zoning Commission approved a site plan [Case No. SP2023-007] and an exception to the articulation requirements to allow the construction of an *Office Building* on the subject property. In April 2024, the applicant approached staff indicating that the property owner had intended on utilizing R-Panel roofing on the building instead of the approved standing seam roofing. Staff informed the applicant that they would need to go through the Amended Site Plan process as R-Panel roofing requires an exception from the Planning and Zoning Commission.

On May 17, 2024, the applicant -- *Kenneth Seldon on behalf of John McKinney* -- submitted a development application requesting approval of an Amended Site Plan for the proposed *Office Building* on the subject property. As directed by staff, the applicant submitted a letter and updated building elevations with their request. Based on the letter provided by the applicant, they are requesting approval of an R-Panel metal roof in lieu of the standing seam metal roof that was approved with the original site plan [Case No. SP2023-007]. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(m)etal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent properties or public right-of-way shall be prohibited." In this case, the applicant is requesting an exception to change the conforming green standing seam metal roof to the non-conforming gray R-Panel. In addition to this, the applicant is changing the red brick to a white brick, and changing the metal siding from green to gray.

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 (UDC) would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is not proposing any compensatory measures for the requested exception, but is proposing to change the main entrance, the building corners, and the entry columns from a red brick to a gray Lueders stone. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also 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. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 28, 2024 Planning and Zoning Commission meeting.



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 365 RANCH TRAIL

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION RANCH TRAIL / COUNTYLINE RD, NORTH OF HORIZON RD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C COMMERCIAL

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE 1.78

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 JOHN MCKINNEY

APPLICANT KENNETH SELDER

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS 632 RUSTIC RIDGE

ADDRESS 5 SHEPHERDS WAY

CITY, STATE & ZIP HEATH TX 75032

CITY, STATE & ZIP HEATH TX 75032

PHONE 214-669-2336

PHONE 214-274-2327

E-MAIL JMCKINNEY@SNAPMGA.COM

E-MAIL SELDERCONSTRUCTION@GMAIL.COM

## NOTARY VERIFICATION [REQUIRED]

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

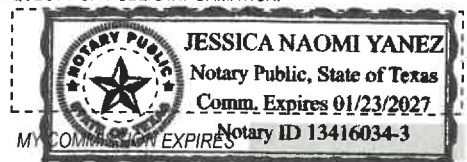
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 1 DAY OF May 2024.

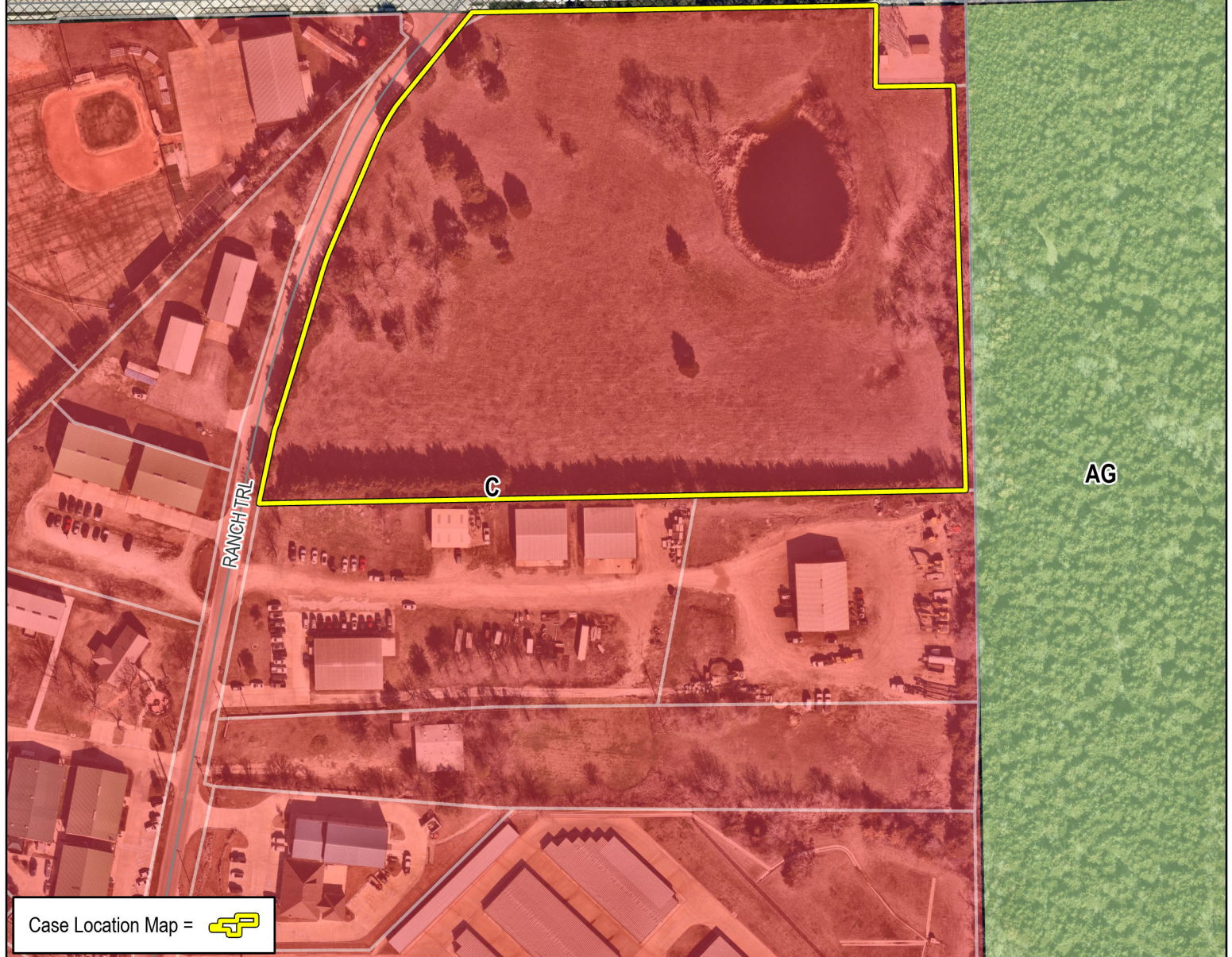
OWNER'S SIGNATURE


John C. McKinney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Case Location Map = 



# City of Rockwall

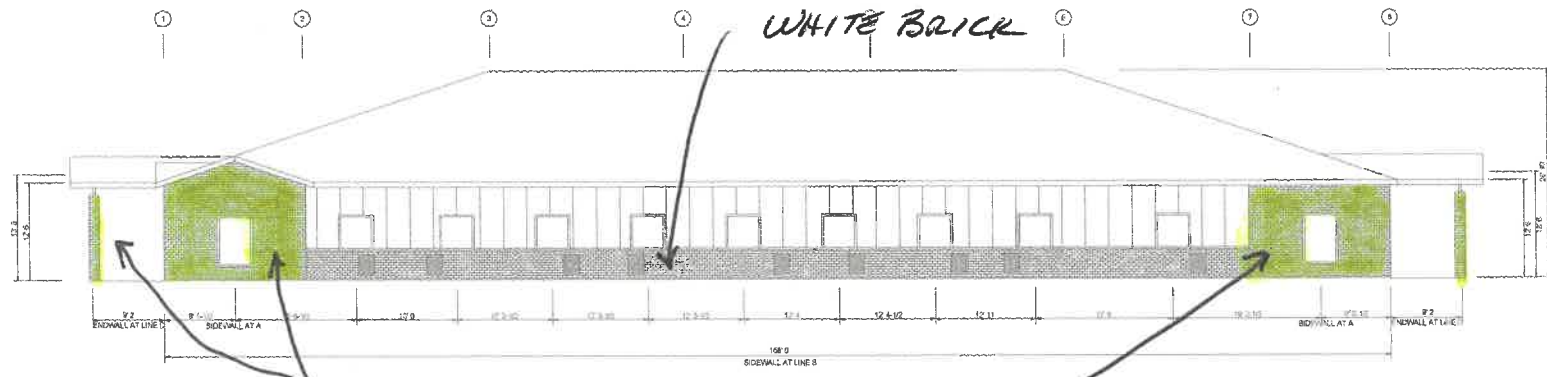
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.

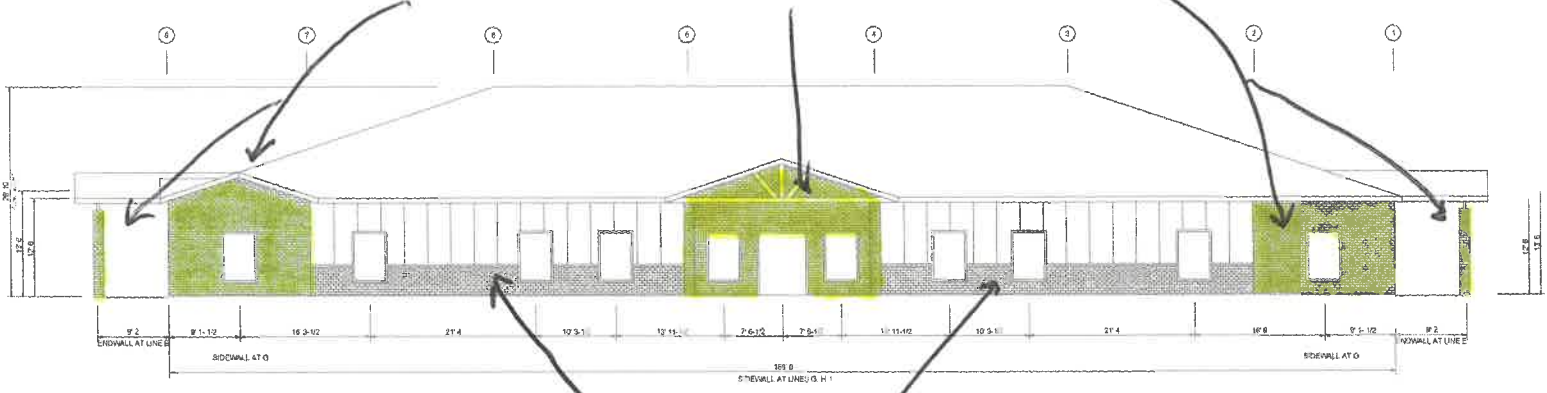




Skaggs Engineering  
 4551 Lake Ridge Drive  
 McKinney, TX 75071  
 972-559-2154  
 skaggsengineering@yahoo.com



*GRAY LEUDERS STONE*



*WHITE BRICK*

**BUILDERS COPY**  
 Keep On Job Site At All Times  
 For Inspection Use

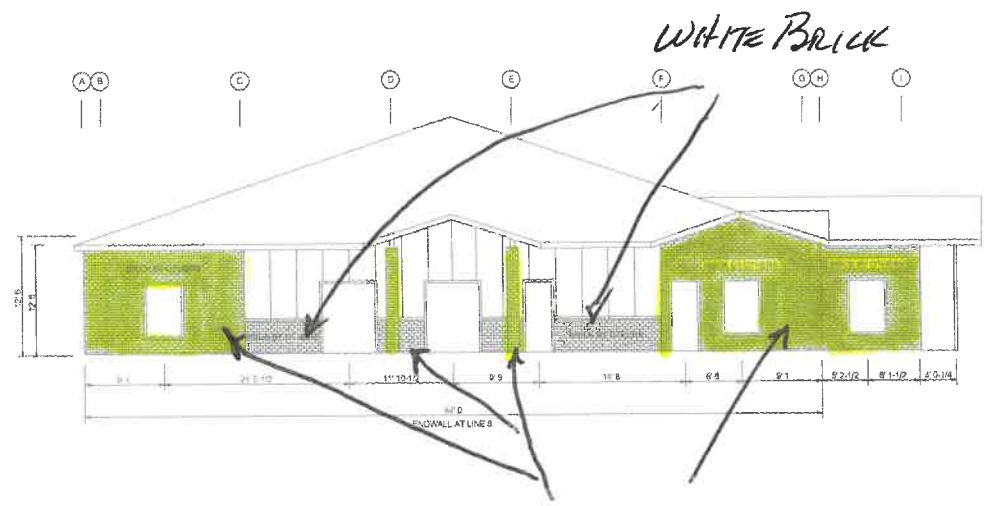
THIS BUILDING MEETS OR EXCEEDS CODE REQUIREMENTS 100-2001		<b>Crocker Steel Company</b> PO Box 677 Waco, TX 76798 Voice 8 (978) 551-0525 FAX 8 (978) 551-0564		CUSTOMER: M & H Iron Tool Rentals, LLC PHONE:		DESCRIPTION:	
FOR A LISTING OF SERVICE CHARGES SEE LISTING		LIVE SERVICE 24 HOURS 7 DAYS A WEEK		UNIT: PARTS & HOLES DATE:		VENDOR: SHEET:	
10/10/2021 10/10/2021		10/10/2021 10/10/2021		BOOK:		PROJECT NAME: PROJECT NO.:	
				SHEET NO. 1 of 16		SUPERVISOR: REVISED:	

Skaggs Engineering  
 8251 Lakin Science Office  
 McAllen, TX 78501  
 072-560-2154  
 info@skaggsengineering.com

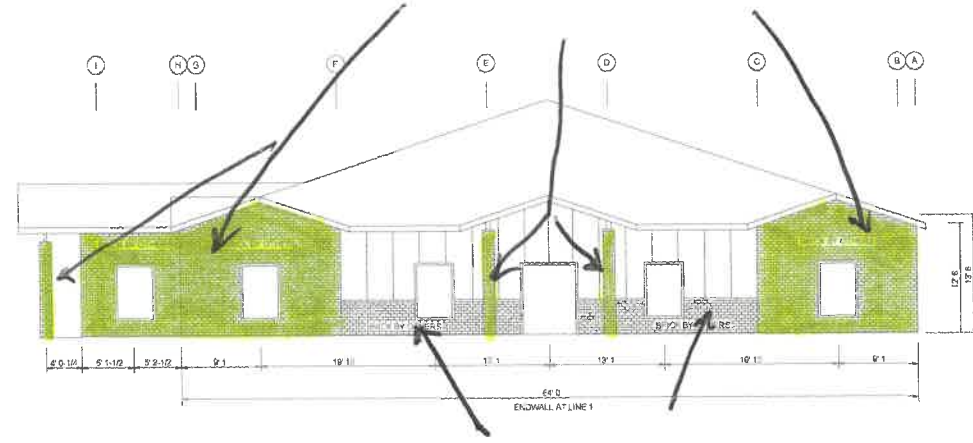


**BUILDERS COPY**

Keep On Job Site at All Times  
 for Inspection Use



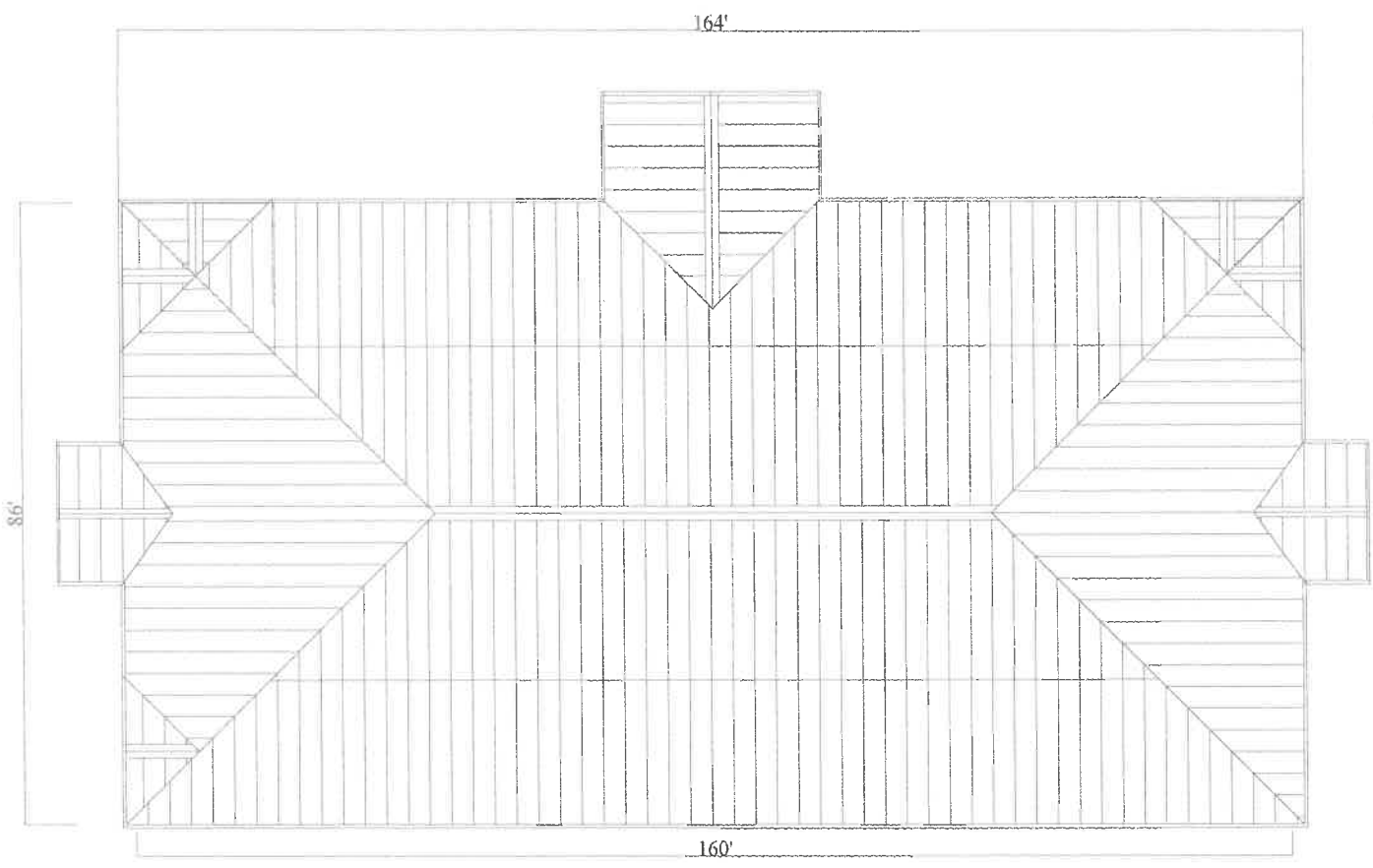
**CARRY LEADERS STONE**



**WHITE BRICK**

THIS BUILDING MEETS OR EXCEEDS CODE CLASS: 1607.1.11			<b>Crocker Steel          Company</b> PO Box 677 Wills Point TX 75169 Voice # (972) 551-0525 FAX # (972) 551-0564		CUSTOMER M & P Auto Washes, LLC Project:		DESCRIPTION		
FOR A LAYOUT SEE					UNITS		WEIGHT		CHECK
DEAD 1.25 SF WIND 120.00 MPH	LIVE (RESIDENTIAL) 20 PSF SNOW 0.00 PSF	WIND (SEISMIC) 150 PSF COLLATERAL 0.07 SF			ORDER DATE TIME	PRICE PER UNIT 2020	PLOT DATE PROJECT ORG FRAME NAME	SUPERVISOR REVISION	





Skaggs Engineering  
 8541 Littlefield Street  
 Dallas, TX 75211  
 972-264-7194  
 skaggs@skaggsengineering.com



**BUILDERS COPY**

Keep On - on Site At All Times  
 For Inspection Only

**ROOF TO BE 26 GA COLORED PBR-PANEL**

Project Name	Company	Address	City	State	Zip
123456789	ABC Corp	100 Main St	Dallas	TX	75201
Client	Contract No.	Drawn	Checked	Approved	Date
John Doe	12345	J. Skaggs	J. Skaggs	J. Skaggs	12/31/2023



Brite White

Polar White

Light Stone

Tan

Desert Sand

Taupe

Ash Gray

Pewter Gray

Charcoal Gray

Black

*WALL COLOR*

*ROOF COLOR*

Hawaiian Blue

Gallery Blue

Rustic Red

Crimson Red

Colony Green

Hunter Green

Fern Green

Copper Metallic

Burgundy

Koko Brown

Burnished Slate

Silver Metallic

Galvalume

Panels carry  UL 2218 Certification for Impact Resistance.

Actual color may vary slightly from the sampling swatches on this chart. Actual metal swatches are available upon request.







CITY OF ROCKWALL

PLANNING & ZONING

We are requesting a variance for the roof material on our new metal building at 365 Ranch Trail. The current city requirements are standing seam metal, but we are requesting that we be allowed to use R-Panel metal as called out on page 38 of our city approved plans. This street has mostly metal buildings on it and **ALL** of them , a total of 17 buildings, plus a mini storage complex, have R-Panel roofs, two of which are new buildings that may gotten variances. The reason for our request is to maintain a consistent look with all the other roof systems on that street. We have already agreed to several other compensatory measures requested by the City of Rockwall. Two of them being Articulated corners of the building with offsets, and 3 Articulated vestibule entrances vs a standard rectangle building with 100% R-Panel exterior. Two other compensatory items that we are offering at this time are (1.) Replacing the brick with stone at the main entrance and the 6 columns at the entrances, (2.) Replacing the brick with stone on all 4 corners of the building, making 73% of the masonry stone. Other considerations are that the building owner was told back in 2019 when planning to build his new office on this lot that a metal building would be grandfathered in. The addresses of the other metal buildings Ranch Trail with R-panel roofs are 196, 207, 209B, 209C, 216, 231, 254, 263, 295, 302B, 315, 327, 331, 339, 356, 370, and 382.

The other request is to use a different color of roof panel, wall panel, and brick color as on the approved plans to give the building a more up to date modern color scheme.

Thank you for your consideration,

Kenneth Selden/ Selden Construction



# 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:** May 28, 2024

**APPLICANT:** Chris Lewis; *Kimley-Horn and Associates, Inc.*

**CASE NUMBER:** SP2024-026; *Amended Site Plan for 1351 Corporate Crossing (SCP Distribution Center)*

---

On September 14, 2021, the Planning and Zoning Commission approved a site plan [Case No. SP2021-024] to allow the construction of an ~301,120 SF *Warehouse/Distribution Center* on the subject property. Following the construction of the *Warehouse/Distribution Center*, the Planning and Zoning Commission approved an amended site plan [Case No. SP2023-006] to allow ~78,500 SF (~10% of the total impervious area) of outside storage and eight (8) silos on the subject property. In February 2023 a fence permit [Permit No. COM2024-598] was submit to the Building Inspection Department requesting to construct an eight (8) foot wrought iron fence for outside storage. Staff informed the applicant that the proposed outside storage was not delineated on the approved site plan and an amended site plan would be required. Following this, On May 17, 2024 the applicant submit a development application requesting approval of an Amended Site Plan to allow a 60-foot by 80-foot (*i.e.* 4,800 SF) outside storage area.

According to Subsection 01.05(E), *Screening Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(o)outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property." In addition, Subsection 01.05(E) states that the associated screening "...must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers..."; however, the Planning and Zoning Commission may approve alternative landscape screening methods. In this case, the proposed outside storage incorporates an eight (8) foot wrought iron fence and no additional landscaping. Given this, the proposed outside storage will be visible from Corporate Crossing [FM-549], which is identified as a A4D (*i.e.* arterial, four (4) lane, divided roadway). Based on this, the applicant is requesting an exception to this requirement.

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 (UDC) would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested exception. In this case, the applicant is not providing any compensatory measures. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also 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. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the May 28, 2024 Planning and Zoning Commission meeting.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **1351 Corporate Crossing Rockwall, TX 75032**

SUBDIVISION **Platted - John Lockhard Survey Abstract No. 134** LOT **1** BLOCK **A**

GENERAL LOCATION **West of the intersection of Corporate Crossing and Capital Blvd**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LI** CURRENT USE **Warehouse**

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE **Warehouse**

ACREAGE **43.237 AC** LOTS [CURRENT] **1** LOTS [PROPOSED] **N/A**

**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 **Westcore Bravo Rockwall, LLC**  APPLICANT **Kimley-Horn and Associates, Inc.**

CONTACT PERSON **Matthew Bateman** CONTACT PERSON **Chris Lewis**

ADDRESS **4350 La Jolla Village Drive, Suite 900** ADDRESS **2600 N Central Expressway  
Suite 400**

CITY, STATE & ZIP **San Diego, CA 92122** CITY, STATE & ZIP **Richardson, Texas**

PHONE **(858) 625-4100** PHONE **(469)-445-2780**

E-MAIL **mbateman@westcore.net** E-MAIL **chris.lewis@kimley-horn.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 \_\_\_\_\_

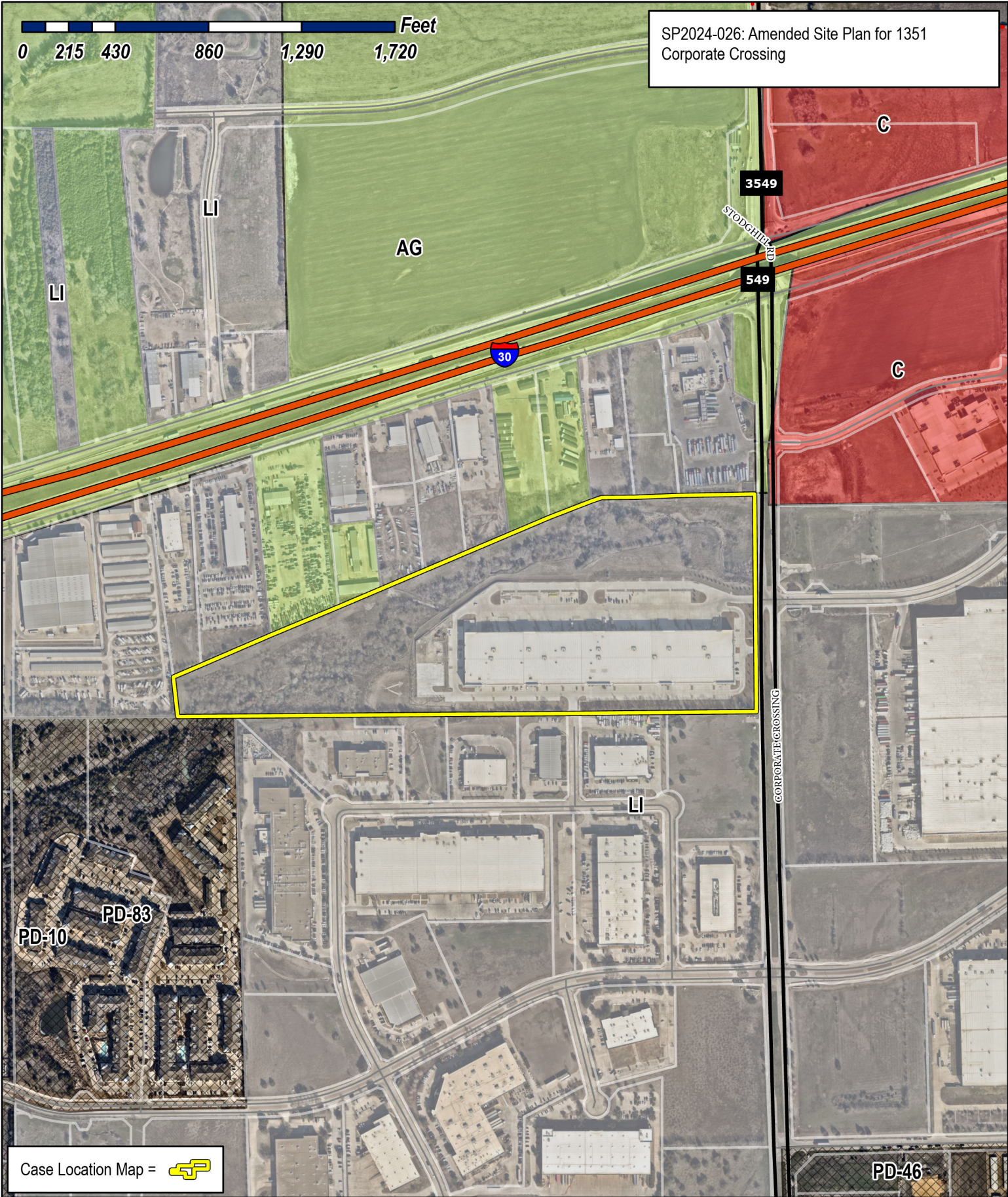
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



0 215 430 860 1,290 1,720 Feet

SP2024-026: Amended Site Plan for 1351 Corporate Crossing



Case Location Map = 



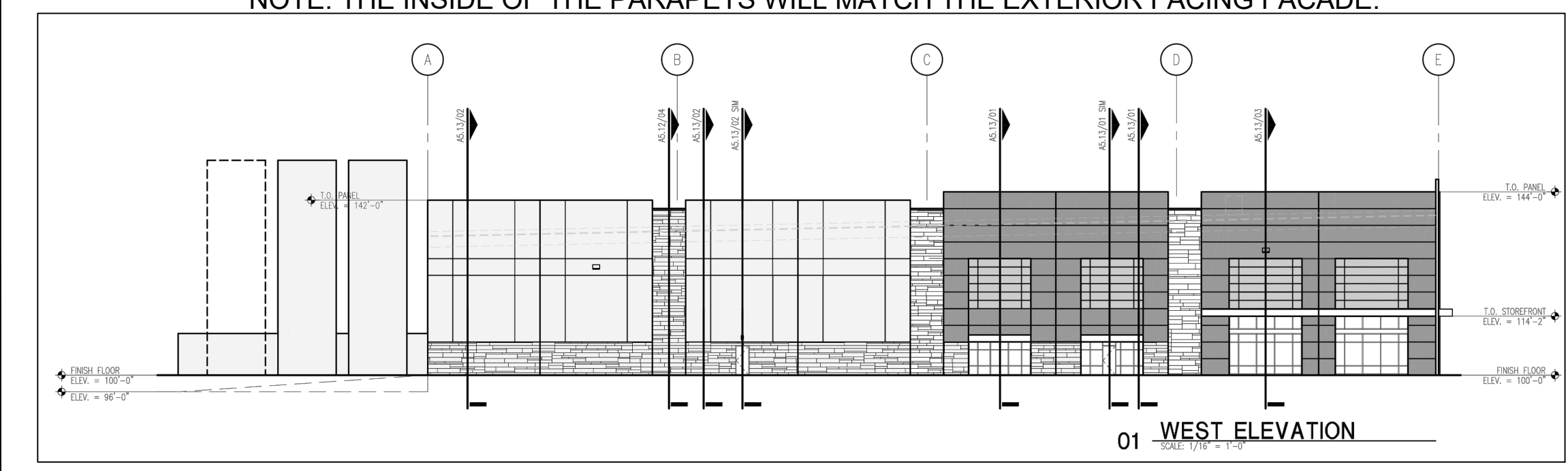
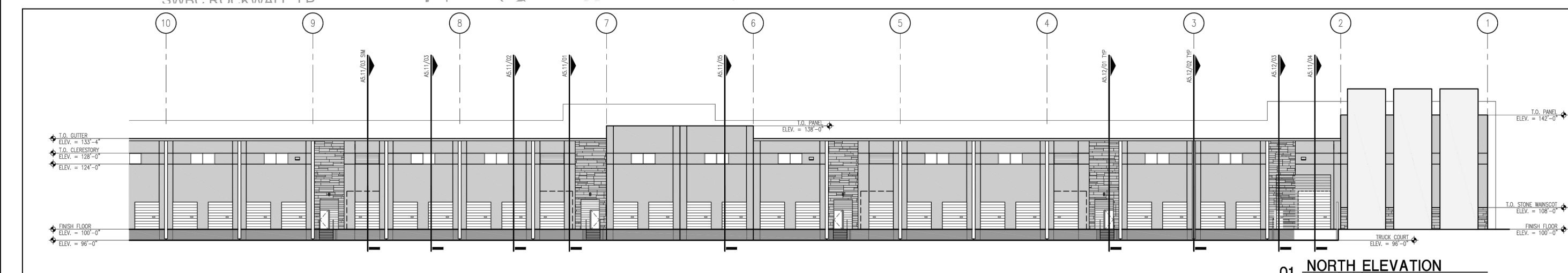
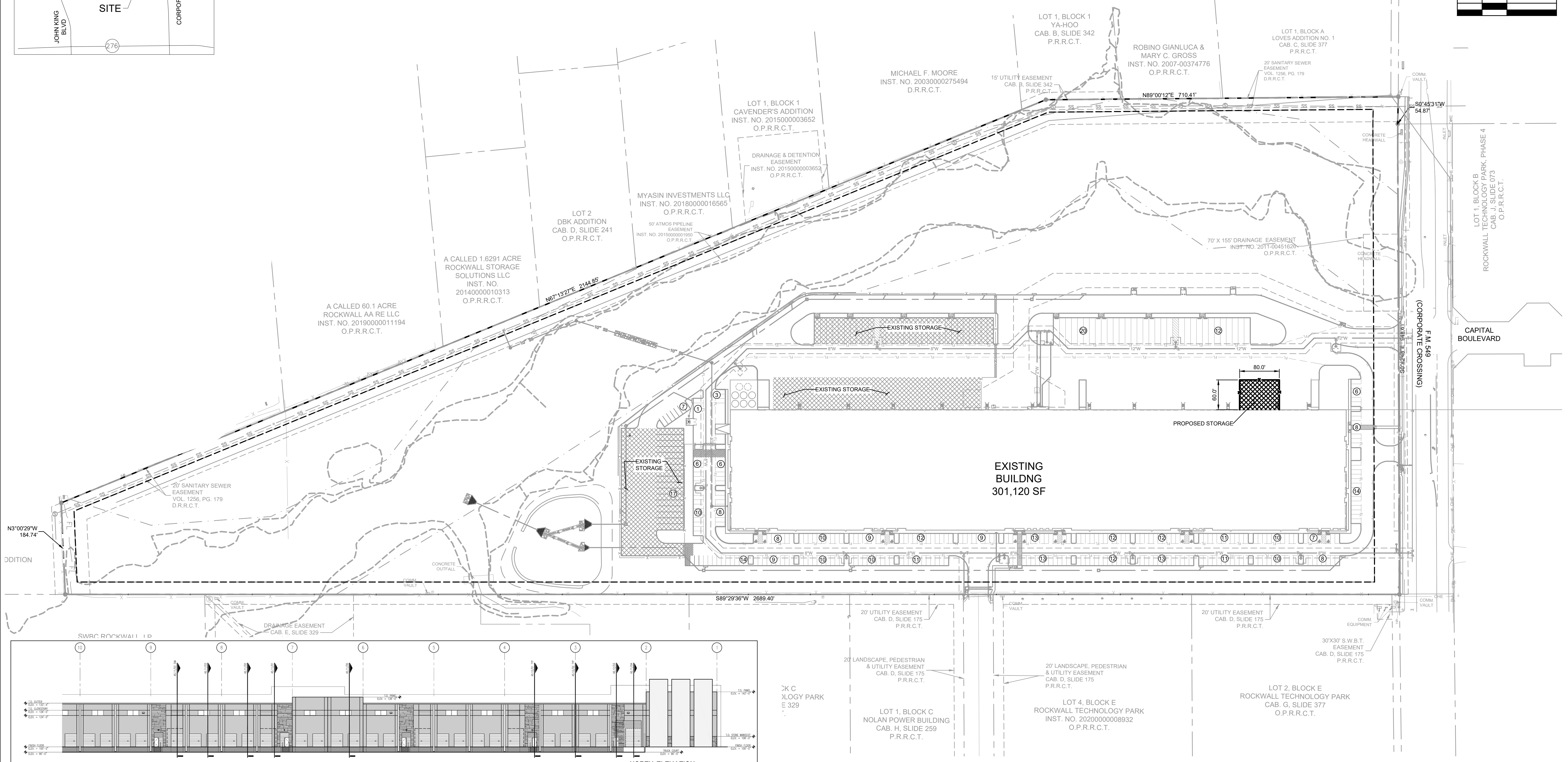
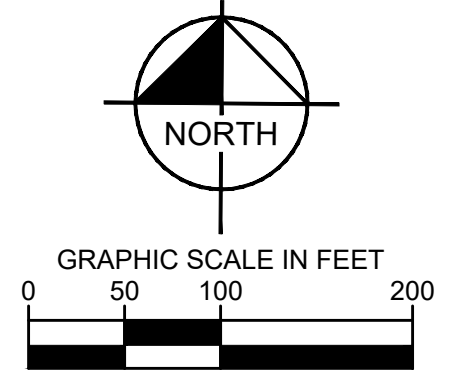
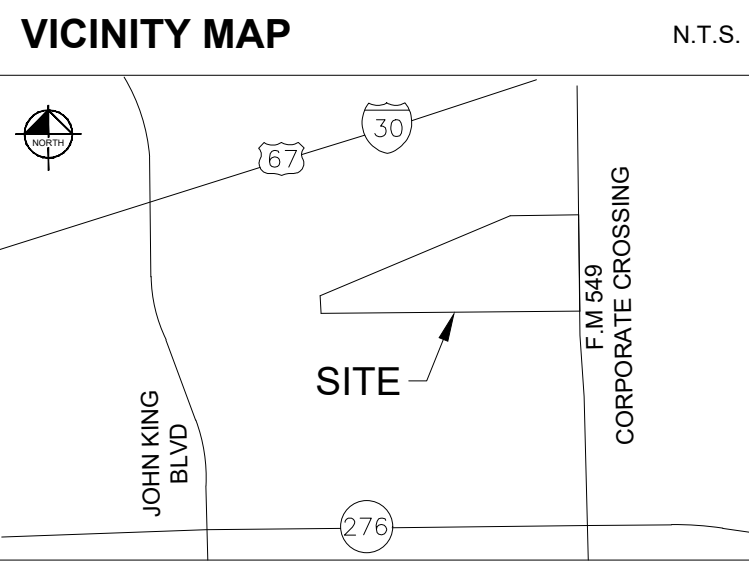
# City of Rockwall

Planning & Zoning Department  
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NOTE: THE INSIDE OF THE PARAPETS WILL MATCH THE EXTERIOR FACING FACADE.

NOTE: ELEVATIONS PROVIDED ARE FROM THE PREVIOUSLY APPROVED SITE PLAN AND ARE FOR REFERENCE ONLY. NO ELEVATION IMPROVEMENTS ARE PROPOSED.

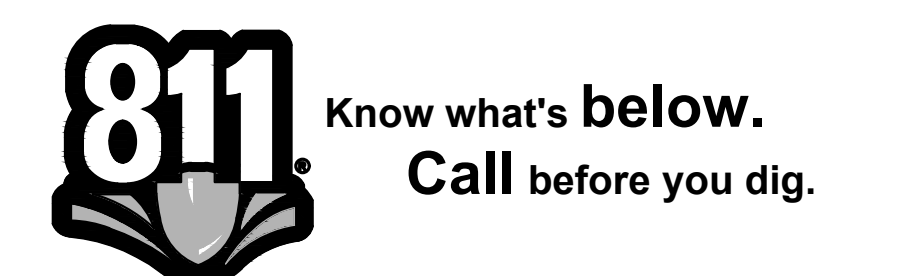
LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	FL FL
BUILDING SETBACK	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED WATER LINE	W W
PROPOSED SANITARY SEWER LINE	SS SS
PROPOSED SECURITY FENCE	X X X
EXISTING FENCE LINE	X X X
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER LINE	SS SS
EXISTING STORM DRAIN LINE	---
EXISTING OVERHEAD ELECTRIC LINE	OHE OHE
EXISTING UNDERGROUND ELECTRIC LINE	UGE UGE
PROPOSED SILO	○
FUTURE SILO	○

HATCH LEGEND	
EXISTING STORAGE AREA	[Hatched Pattern]
PROPOSED STORAGE AREA	[Hatched Pattern]

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE 1 TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

**NOTES**  
 1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

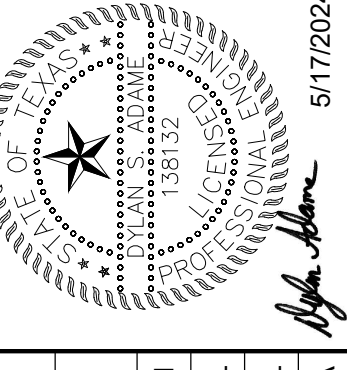


DBA: 811  
 XREF: 811  
 PLOTTED BY: [Name]  
 DATE: [Date]  
 SCALE: [Scale]  
 SHEET NAME: [Name]

No.	REVISIONS	DATE

**Kimley**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-8820  
 WWW.KIMLEY-HORN.COM TX F-328  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT	064626300
DATE	MAY 2024
SCALE	AS SHOWN
DESIGNED BY	CAL
DRAWN BY	CAL
CHECKED BY	DSA

**STREAM ROCKWALL - 2**  
 PREPARED FOR  
**WESTCORE BRAVO, LLC**  
 ROCKWALL, TEXAS

**SITE PLAN**  
 SHEET NUMBER  
**SP-1**  
 CITY FILE NO. SP2024-XXX

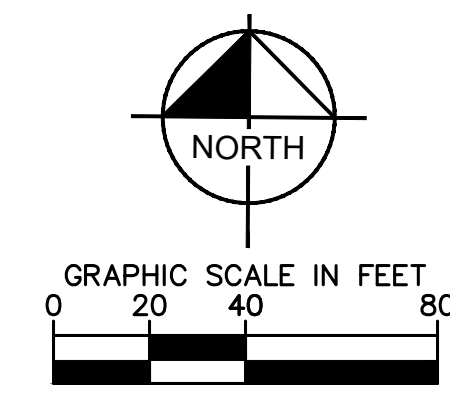




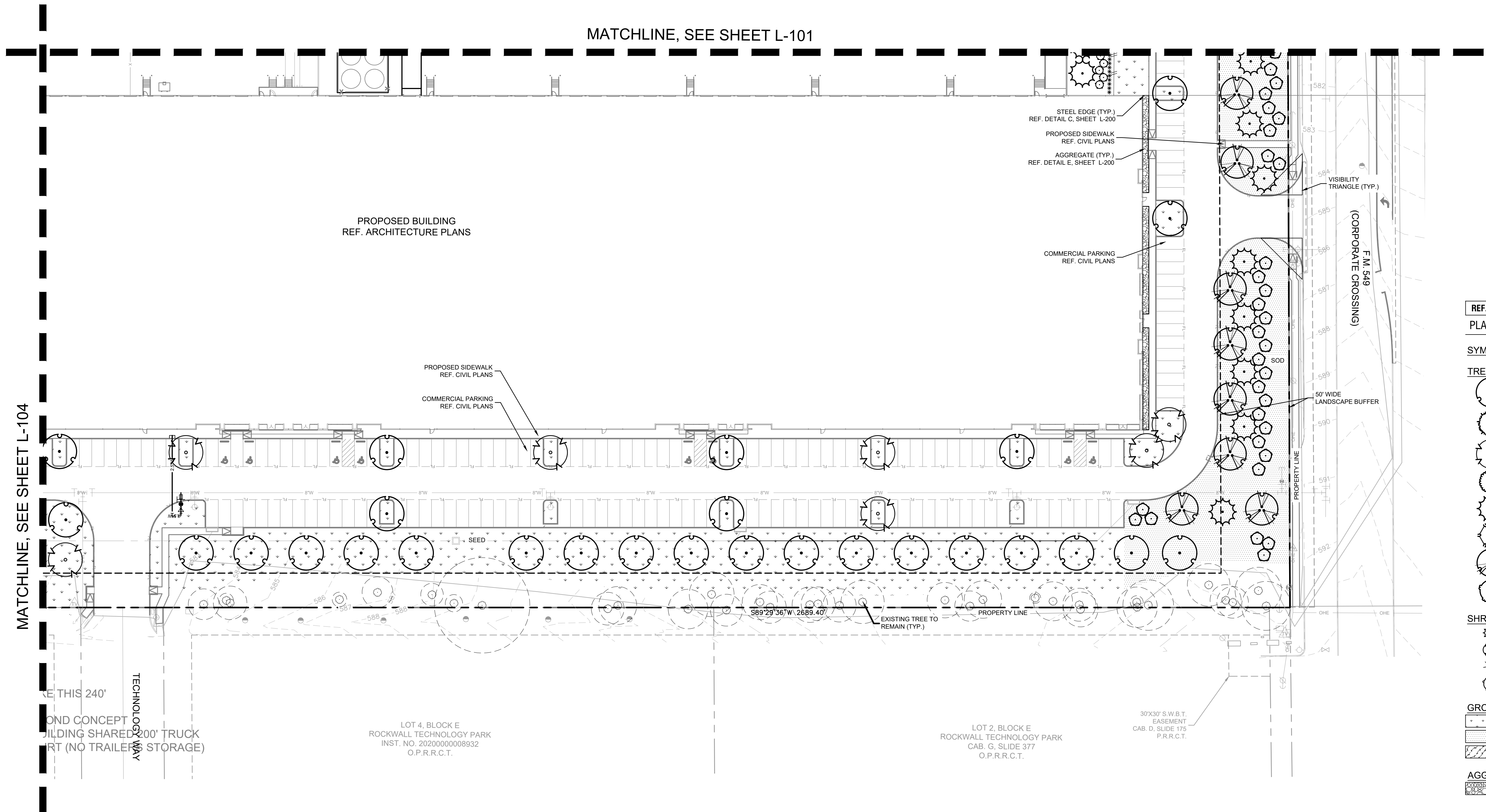








MATCHLINE, SEE SHEET L-101



REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

- UA ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM
- TD TAXODIUM DISTICHUM / BALD CYPRESS
- OC QUERCUS MUEHLENBERGII / CHINKAPIN OAK
- CL CHLOPSIS LINEARIS / DESERT WILLOW
- JE JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
- US UNGUICULARIA SPECIOSA / MEXICAN BUCKEYE
- OS QUERCUS SHUMARDII / SHUMARD RED OAK
- CC CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD

SHRUBS

- IC ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
- LC LOROPETALUM CHINENSE / LOROPETALUM
- HP HESPERALOE PARVIFLORA / RED YUCCA
- LF LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE

GROUND COVERS

- SEED CYNODON DACTYLON / BERMUDA GRASS
- SOD CYNODON DACTYLON / COMMON BERMUDA GRASS
- DM DRAINFIELD MIX / DRAINFIELD MIX
- BE BLACK EAGLE GRAVEL

**Kimley** Horn  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL  
 PREPARED FOR  
 STREAM REALTY ACQUISITION, L.L.C.  
 ROCKWALL, TEXAS

LANDSCAPE PLAN  
 (2 OF 5)

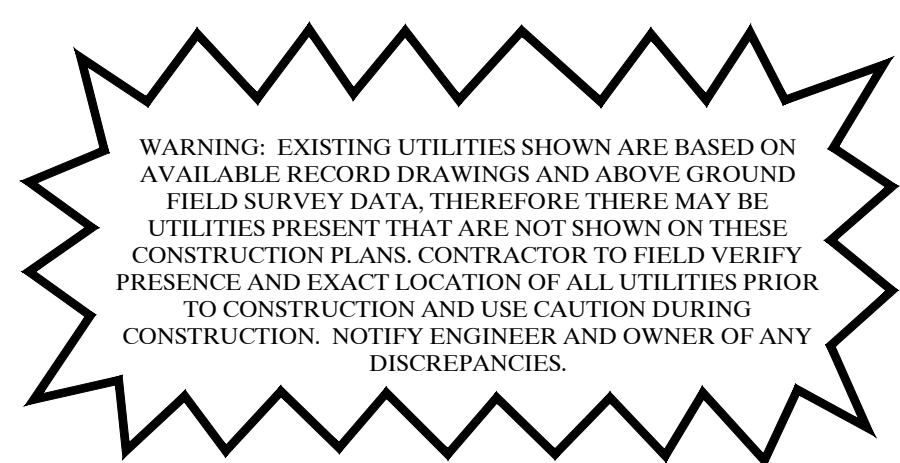
SHEET NUMBER  
 L-102

SITE PLAN SIGNATURE BLOCK

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, \_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, \_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



IMAGES: xref: \\s01\landscape\270-1A\cadd\eg\068213100\068213100.dwg  
 PLOTTED BY: MAUREN BEANE 05/14/2024 2:57 PM  
 PLOT DATE: 05/14/2024 2:57 PM  
 PLOT TIME: 05/14/2024 2:57 PM  
 PLOT USER: MAUREN BEANE  
 PLOT DEVICE: HP DesignJet 360ps  
 PLOT PATH: \\s01\landscape\270-1A\cadd\eg\068213100\068213100.dwg

MATCHLINE, SEE SHEET L-104

THIS 240'  
 CONCEPT  
 BUILDING SHARED 200' TRUCK  
 COURT (NO TRAILER STORAGE)  
 TECHNOLOGY WAY

LOT 4, BLOCK E  
 ROCKWALL TECHNOLOGY PARK  
 INST. NO. 20200000008932  
 O.P.R.C.T.

LOT 2, BLOCK E  
 ROCKWALL TECHNOLOGY PARK  
 CAB. G, SLIDE 377  
 O.P.R.C.T.

30'X30' S.W.B.T.  
 EASEMENT  
 CAB. D, SLIDE 175  
 P.R.R.C.T.

This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. House of and reporter relations on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







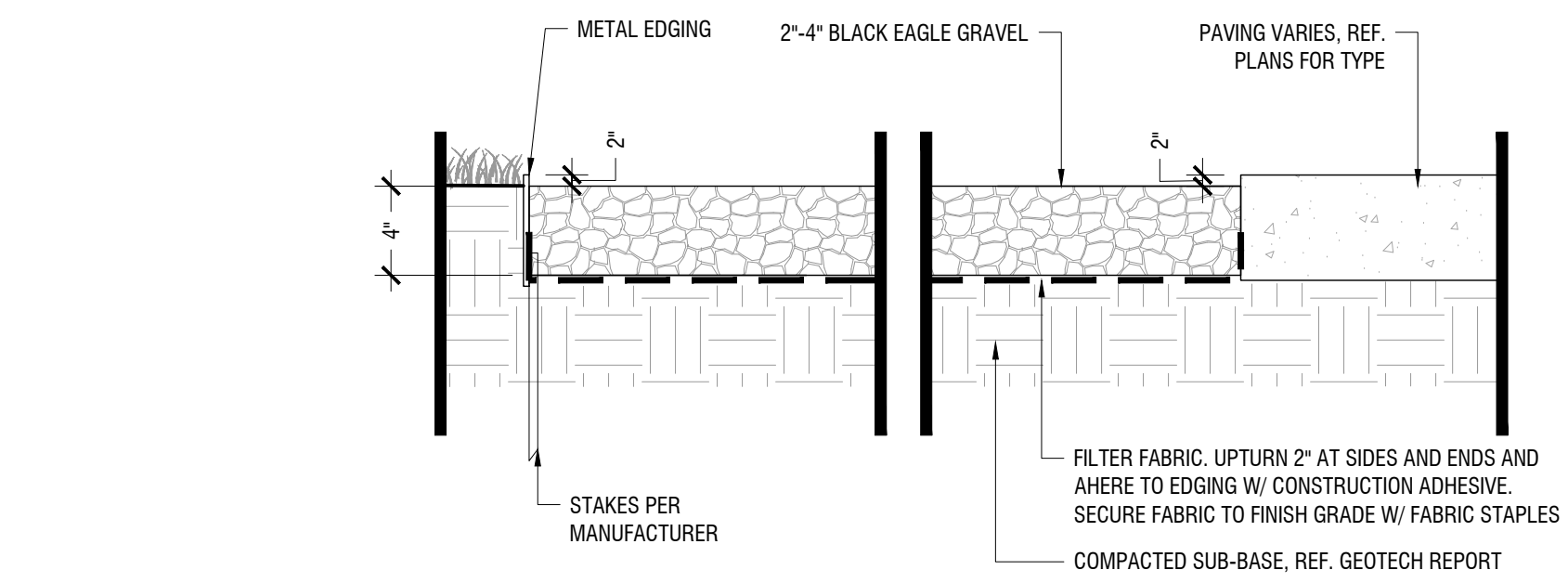






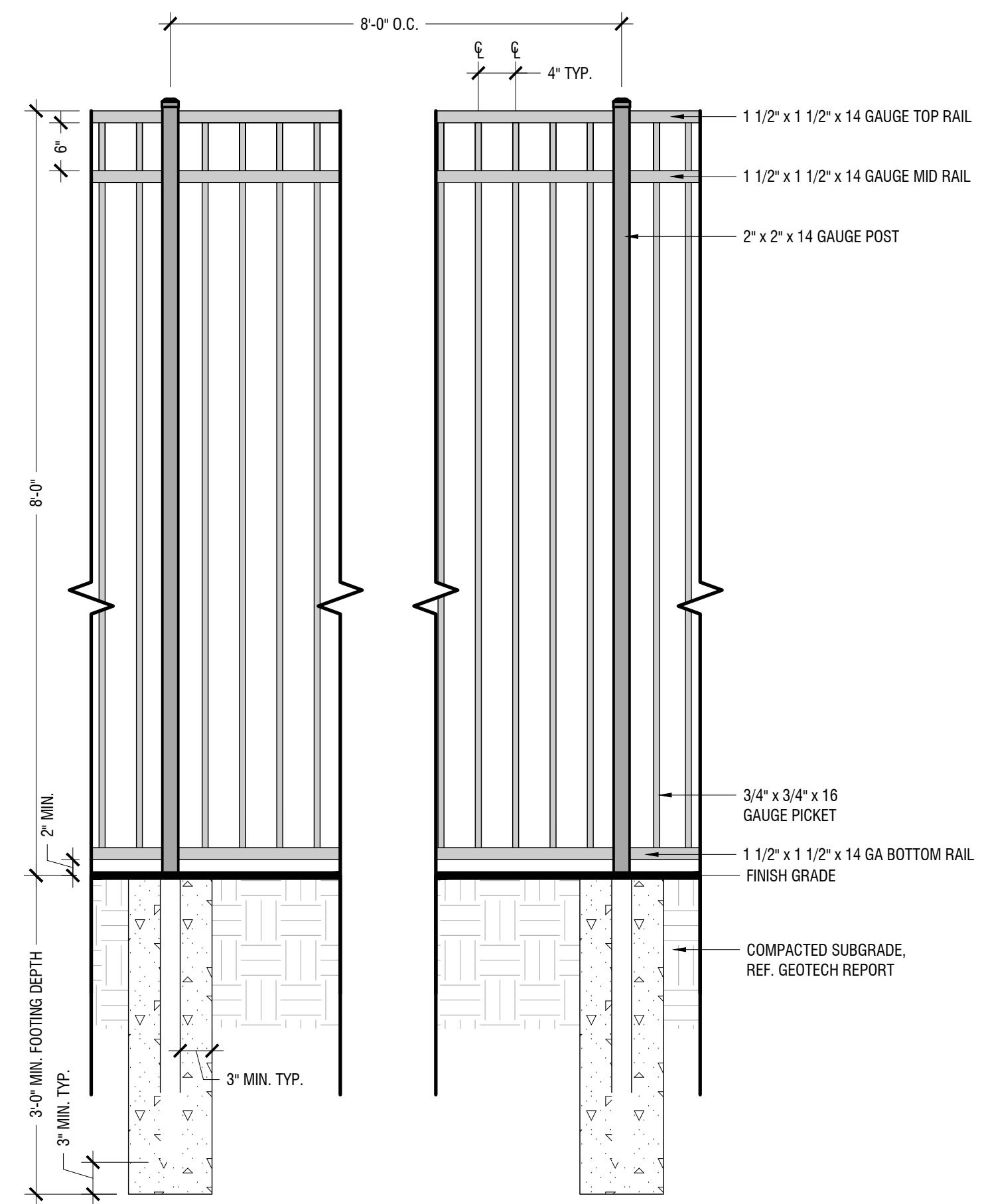


IMAGES: 06777602 decomposed granite - Steel edge @ landscape - Tree Planting Details - Steel edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimo) - Aggregate Detail  
 XREFS AND PLOTTED BY: MAJULI, KEANE 05/14/2024 5:22 PM  
 C:\Users\majul\OneDrive\Documents\06777602\06777602.dwg  
 DWG NAME: L-200 - STREAM ROCKWALL



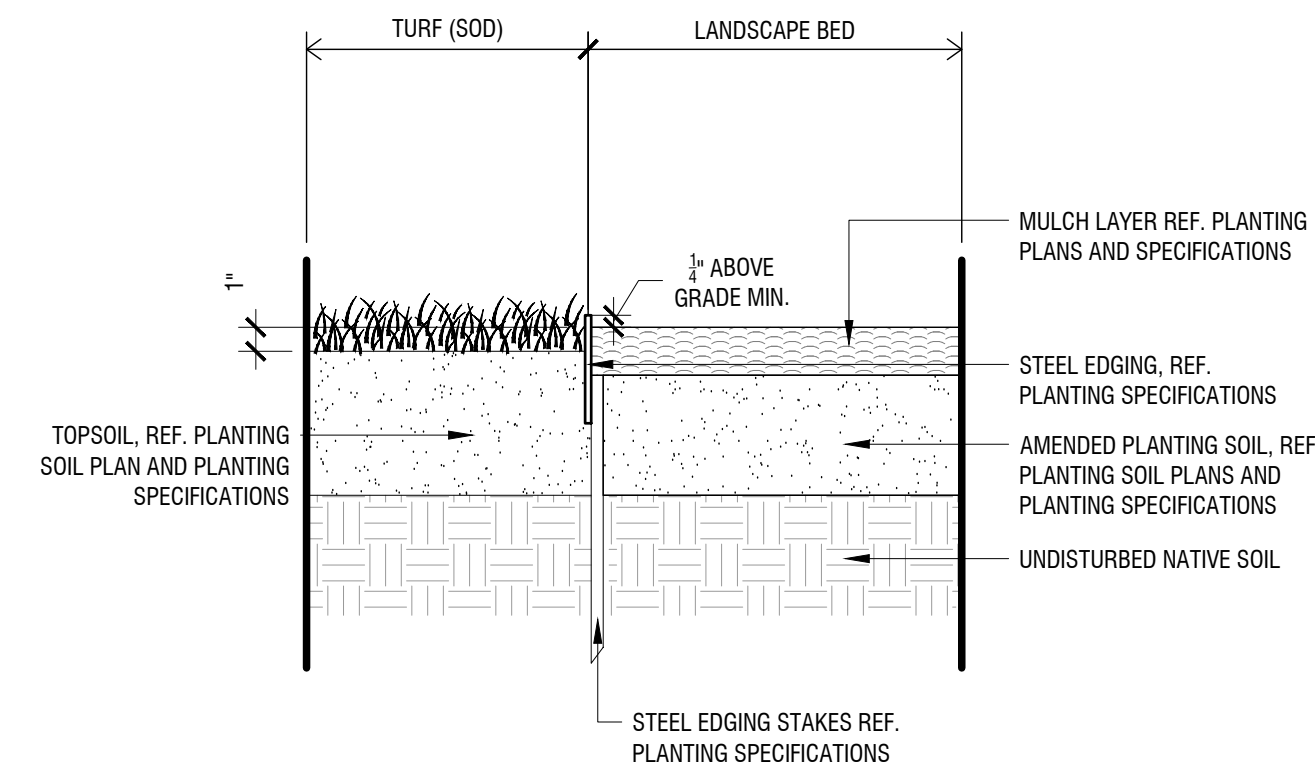
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



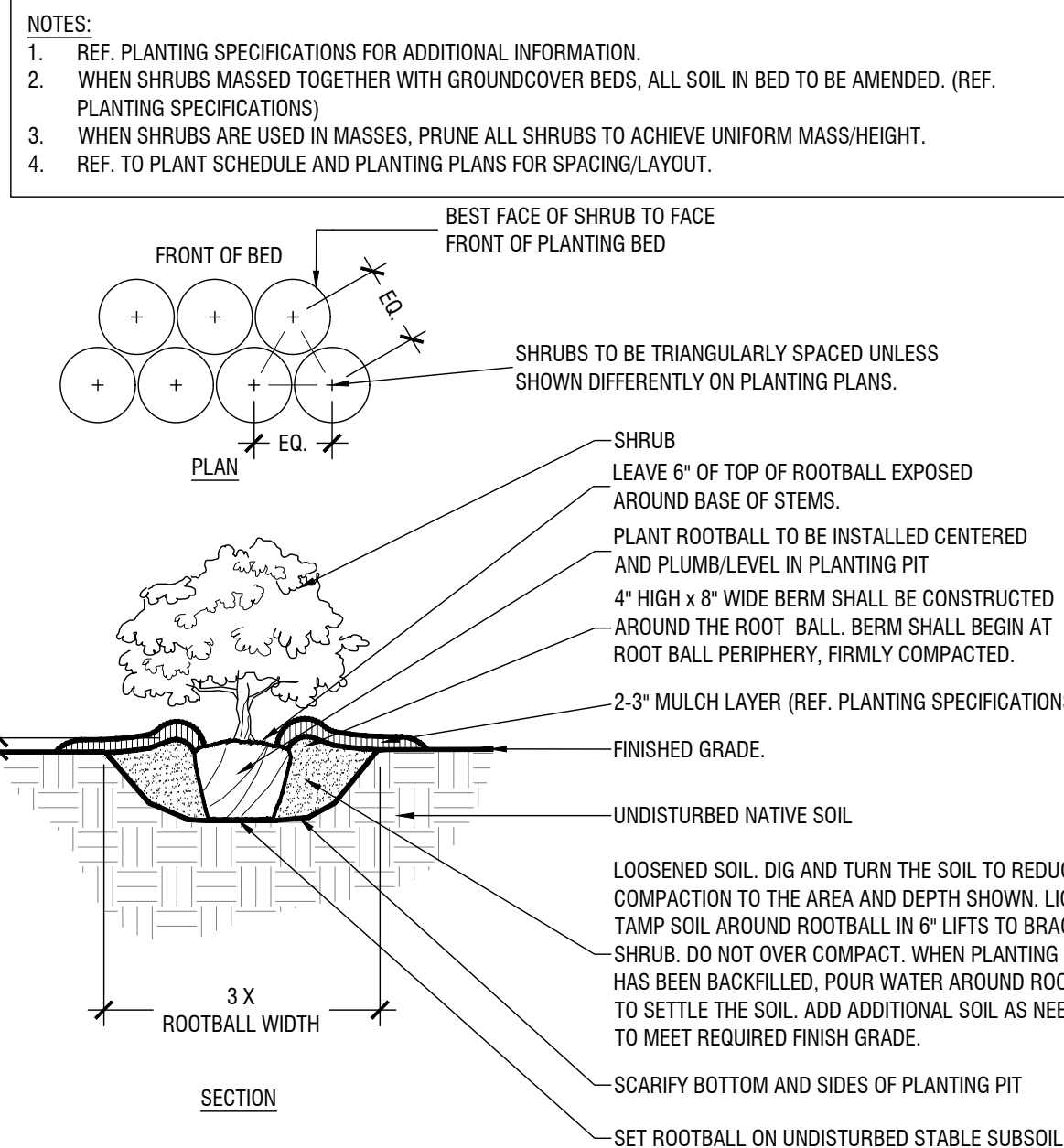
8' HT. WROUGHT IRON SCREENING FENCE

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



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

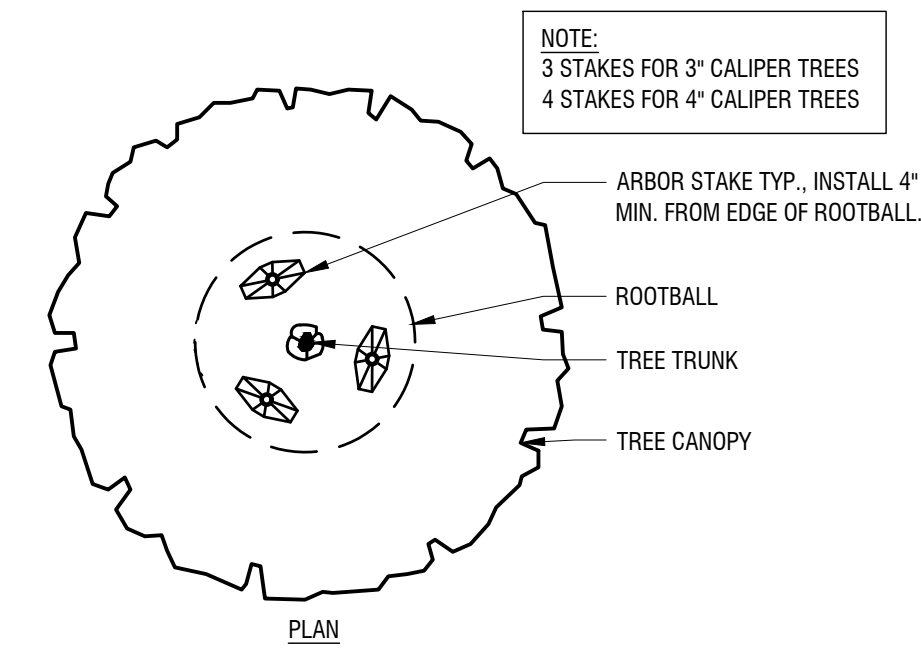


TYPICAL SHRUB PLANTING

Scale: NTS

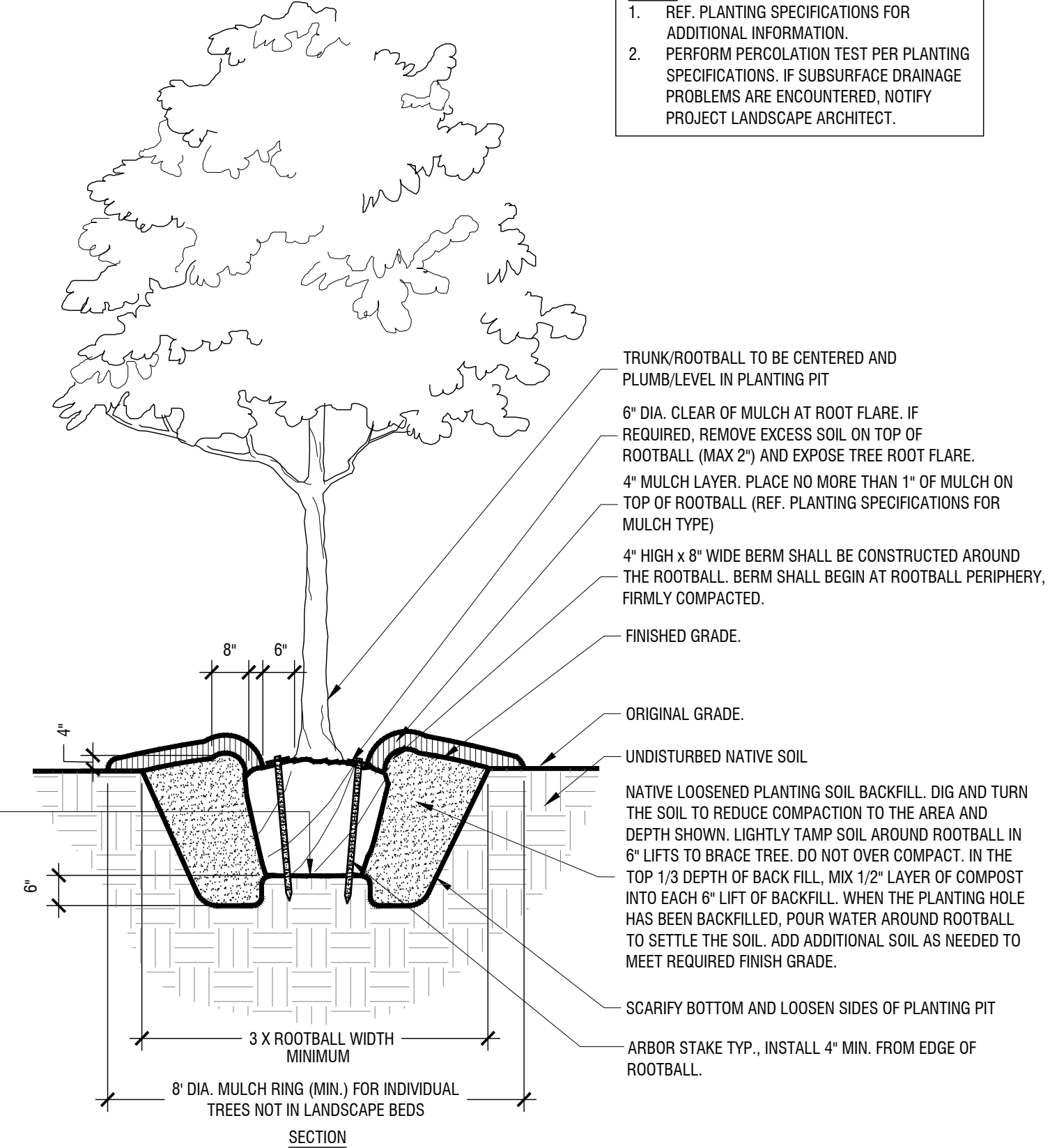
PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2' UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



NOTE:  
3 STAKES FOR 3" CALIPER TREES  
4 STAKES FOR 4" CALIPER TREES

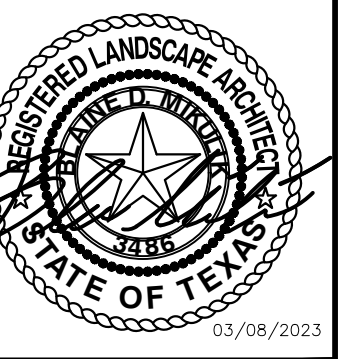
- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS

**Kimley** **Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
 SUITE 700, DALLAS, TX 75240  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928  
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KHA PROJECT	068213100
DATE	05/14/2024
SCALE	AS SHOWN
DESIGNED BY	BDM
DRAWN BY	MLF
CHECKED BY	BDM

STREAM ROCKWALL  
 PREPARED FOR  
 STREAM REALTY ACQUISITION, L.L.C.  
 ROCKWALL, TEXAS

LANDSCAPE DETAILS

SHEET NUMBER  
 L-200

No.	REVISIONS	DATE



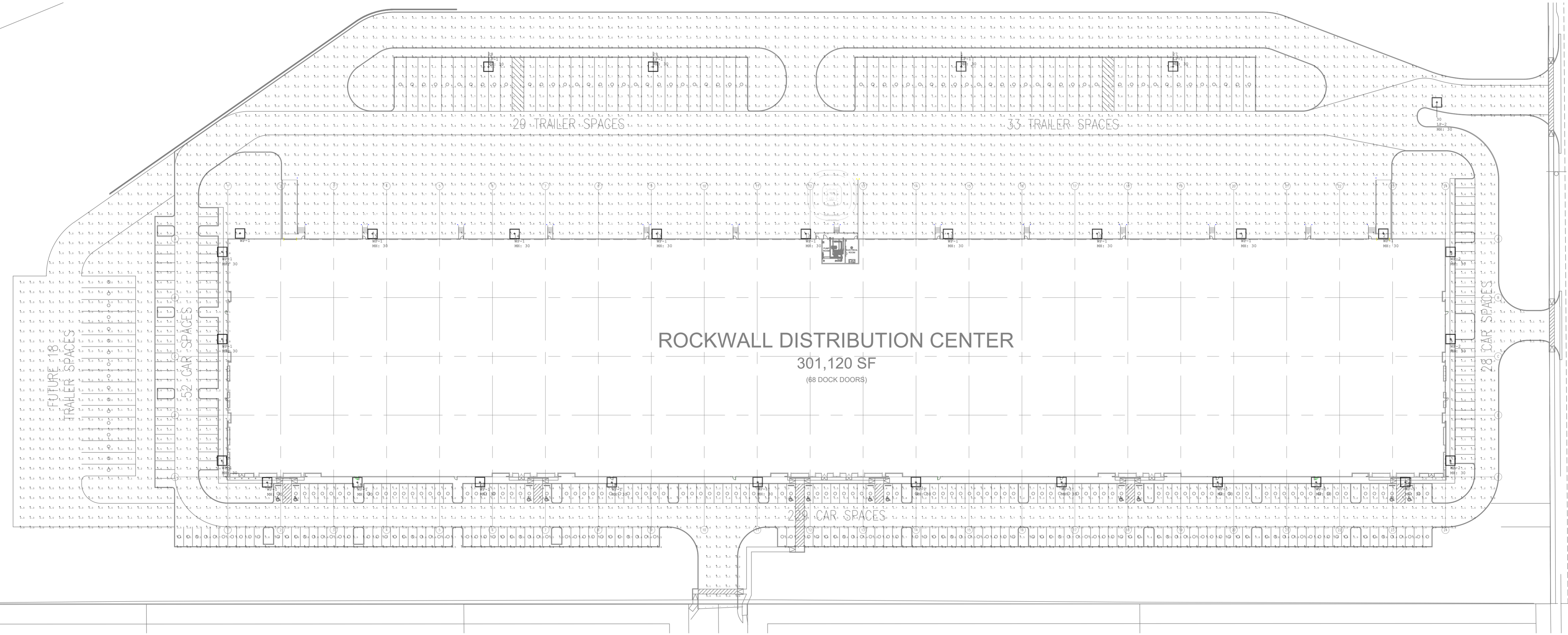
Luminaire	Label	X	Y	S	Orient
1	LP-1	967.066	484.192	30	270
2	WP-1	1397.705	298.577	30	90
3	WP-1	1252.705	298.577	30	90
4	WP-2	1466.216	280.07	30	0
5	WP-2	1466.216	191.07	30	0
6	WP-2	1465.957	166.951	30	0
7	WP-1	213.485	280.07	30	180
8	WP-1	213.485	191.07	30	180
9	WP-1	213.226	166.951	30	180
10	WP-1	1105.727	298.435	30	90
11	WP-1	953.727	298.435	30	90
12	WP-1	808.695	298.39	30	90
13	WP-1	656.695	298.39	30	90
14	WP-1	511.691	298.375	30	90
15	WP-1	366.691	298.375	30	90
16	WP-1	231.621	298.823	30	90
17	WP-1	231.298	44.943	30	270
18	WP-1	351.295	44.997	30	270
19	WP-1	616.817	44.997	30	270
20	WP-1	759.569	45.232	30	270
21	WP-1	920.921	45.232	30	270
22	WP-1	476.294	45.213	30	270
23	WP-1	1069.536	45.232	30	270
24	WP-1	1228.664	45.232	30	270
25	WP-1	1420.193	45.232	30	270
26	WP-1	1329.129	45.232	30	270
27	LP-1	1183.211	484.192	30	270
28	LP-1	484.285	484.288	30	270
29	LP-1	652.886	484.033	30	270
30	LP-2	1452.272	417.535	30	90

Symbol	Qty	Label	Description	Arrangement	LF	Lum. Lumens	Arr. Watts	Total Watts
□	4	LP-1	LEDPEK10W40K4V4-	SINGLE	0.900	34751	200.505	1002.02
□	1	LP-2	LEDPEK10W40K4-	SINGLE	0.900	13200	99.99	99.99
□	22	WP-1	LEDPEK10W40K4V4-	SINGLE	0.900	19800	150.312	3306.864
□	3	WP-2	LEDPEK10W40K4-	SINGLE	0.900	9743	63	189

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.50	0.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.92	6.1	0.0	N.A.	N.A.
Car Parking	Illuminance	Fc	1.31	5.2	0.3	4.37	17.33
Northeast Trailer Parkin	Illuminance	Fc	1.44	6.1	0.2	7.20	30.50
Northeast Trailer Parkin	Illuminance	Fc	1.64	6.1	0.3	5.47	20.33
Truck Court	Illuminance	Fc	1.19	3.6	0.4	2.98	5.00

Car Parking  
Illuminance (Fc)  
Average = 1.31  
Maximum = 5.2  
Minimum = 0.3  
Avg/Min Ratio = 4.37  
Max/Min Ratio = 17.33

NOTE:  
Per Rockwall UDC, no wallpacks or site lighting shall be mounted above 20'-0", typical



# ELECTRICAL LIGHTING PHOTOMETRIC PLAN

SCALE: 1/48" = 1'

**gsr andrade**  
ARCHITECTS  
401 Commerce St. Ste. 1  
Dallas, Texas 75202  
P 214.824.7040  
F 214.887.5899

**STREAM**  
KIMLEY-HORN  
STRUCTURE ENGINEERS  
KILGORE  
PLUMBING ENGINEERS  
Firm Registration # F - 18270

**KILGORE**  
10050 Houston Oaks Dr. Houston, Texas 77064  
(713) 804-6900 • (713) 924-5600 (Fax)

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\*Regulated by the Texas Department of Licensing and Registration, P.O. Box 12107, Austin, Texas  
28761, 1-800-803-8202  
TACLA017666C • MR137853 • TCC26749

ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)  
ROCKWALL, TEXAS 75087

PROJECT NO.: 2966  
DATE: 11.29.21  
REVISIONS:  
11.29.21 ISSUE FOR PERMIT

E3.01-P  
PHOTOMETRICS







# 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:** Bethany Ross, *Planner*

**DATE:** May 28, 2024

**SUBJECT:** MIS2024-009; *Exception to the Fence Material Standards for 205 Stonebridge Drive*

---

The applicant, Jarod Wicker, is requesting the approval of an exception to the residential fence material standards for 205 Stonebridge Drive. The subject property is located on a 0.2620-acre parcel of land (*i.e. Lot 23, Block A, Stonebridge Meadows Addition*), zoned Single-Family 10 (SF-10) District. In this case, the applicant is requesting to allow a six (6) foot vinyl fence with a one (1) foot lattice along the north property line, extending 18-feet in length in the backyard, for the purpose of screening the neighbor's hot tub and providing privacy for both properties.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section (*i.e. Section 08, Fence Standards*), the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...” Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that “(a)ll 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...”. This section goes on to state that “(t)he Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. vinyl or split rail fencing*) and/or alternative fence standards on a case-by-case basis...”



**FIGURE 1:** PROPOSED VINYL FENCE

The applicant's letter and exhibits indicate the proposed fence is a six (6) foot vinyl fence with a one (1) foot lattice will be constructed along the north property line in the rear yard, and will generally match image shown in Figure 1.

Based on the UDC requirements, all solid fencing is required to be cedar, but the Planning and Zoning Commission may consider vinyl fencing on a case-by-case basis. The proposed vinyl fence *does not* appear to negatively impact adjacent properties, and according to the applicant's letter, his neighbors support the request. This request is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions regarding the applicant's request, staff will be available at the meeting on May 28, 2024.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 205 Stonebridge Pk. Rockwall Tx 75087

SUBDIVISION: Stonebridge Meadows - Phase 3 LOT: 23 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]**

<input type="checkbox"/> OWNER	_____	<input type="checkbox"/> APPLICANT	<u>RGL's Fence &amp; Deck LLC</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>Jarod Wicker</u>
ADDRESS	_____	ADDRESS	<u>P.O. Box 1165</u>
CITY, STATE & ZIP	_____	CITY, STATE & ZIP	<u>Royse City Tx 75189</u>
PHONE	_____	PHONE	<u>(972) 400-1195</u>
E-MAIL	_____	E-MAIL	<u>RGC0#@yahoo.com</u>

**NOTARY VERIFICATION [REQUIRED]**

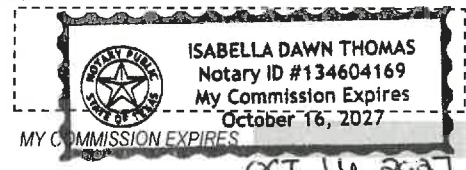
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAROD WICKER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14<sup>th</sup> DAY OF MAY 2024. 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 14<sup>th</sup> DAY OF MAY, 2024.

OWNER'S SIGNATURE: [Signature]

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







MIS2024-009: Exception for a Fence at 205 Stonebridge Drive



Case Location Map = 



# City of Rockwall

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

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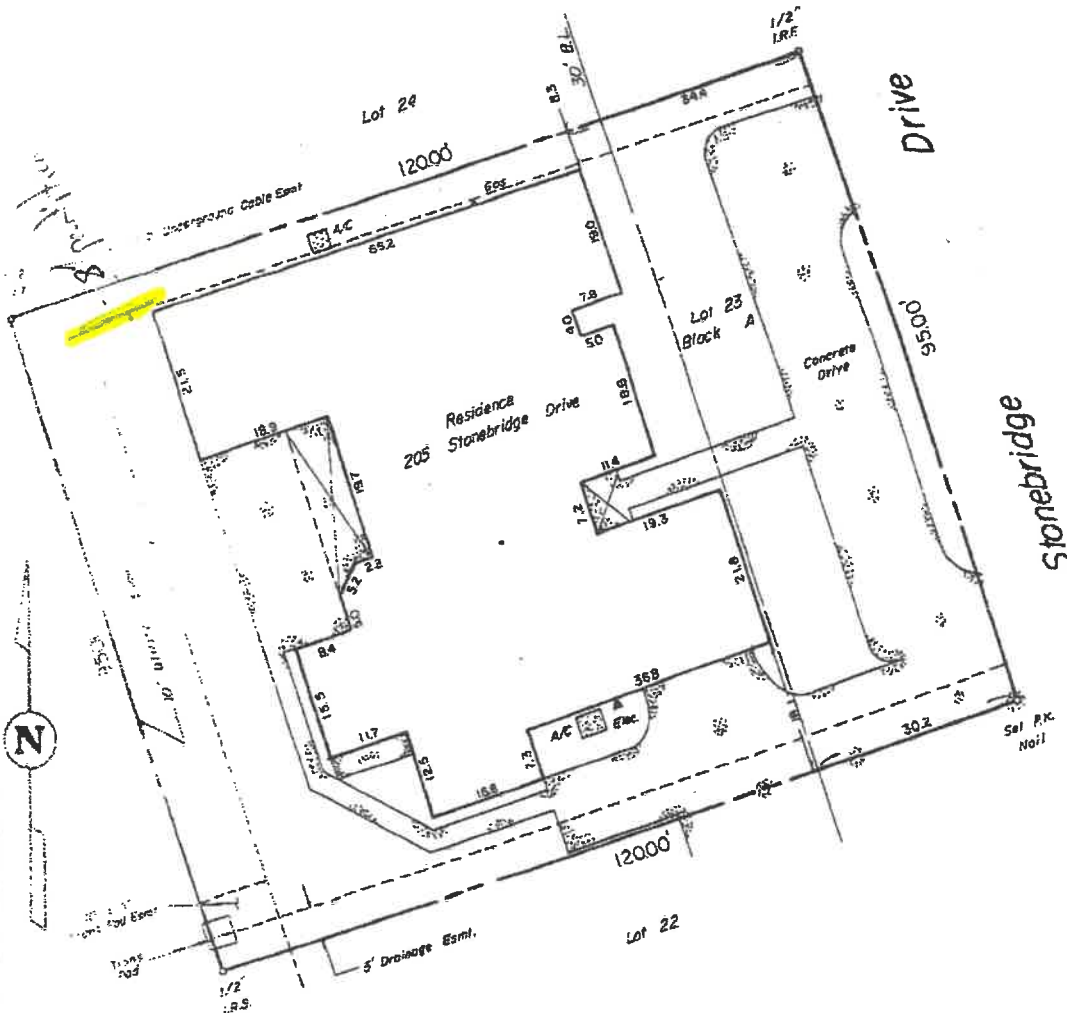




**LEGAL DESCRIPTION**

Being Lot 23, Block A, of Revised Final Plat of Stonebridge Meadows, Phase Five, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in State A, Page 388, Plat Records, Rockwall County, Texas.

NOTE: According to current flood maps, Community Panel No. 4805470005B, dated July 15, 1980, this lot lies in Zone C. This lot does not lie within a 100-year flood plain.



I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon is a true, correct and accurate representation of the property as determined by survey performed on the ground, the lines and dimensions of said property being indicated by plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the above plat.

*Todd B. Turner*  
Todd B. Turner  
R.P.L.S. No. 4859

SCALE 1"=30' DATE 1-21-92  
JOB NO. 920430

**STOVALL & ASSOCIATES, INC** SURVEYORS











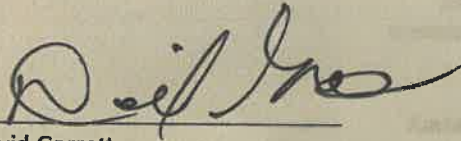
14 April 2024

Larry and Shirley Spradling at 205 Stonebridge Drive, Rockwall, Texas request the Board's approval to have a White Vinyl Fence 6' with 1' lattice work top X 18' installed along the back side of our residence.

We have discussed the installation of the partition fence with our neighbors and they have approved.

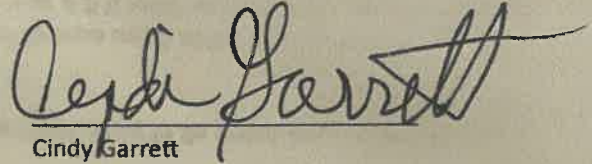
+++++

We are the neighbors along back side of Larry and Shirley Spradling at 205 Stonebridge Drive, Rockwall, Texas 75087, and we approve the requested fence.



David Garrett

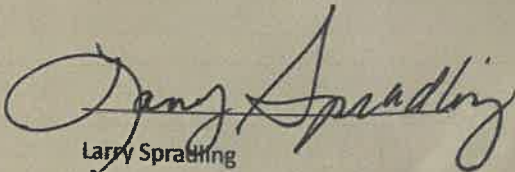
203 Stonebridge Drive  
Rockwall, Texas 75087



Cindy Garrett

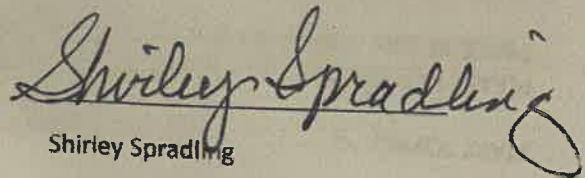
203 Stonebridge Drive  
Rockwall, Texas 75087

Your approval would be very much appreciated.



Larry Spradling

205 Stonebridge Drive  
Rockwall, Texas 75087



Shirley Spradling

205 Stonebridge Drive  
Rockwall, Texas 75087

May 08, 2024

The reason for our request to install a white vinyl fence along side of our residence at 205 Stonebridge Dr., Rockwall, Texas:

1. It will match the other side of our yard.
2. Hides our neighbor's new deck. They also have a new hot tub in the deck.
3. It will hide all of their items they have around their deck.
4. Will be more private for them and us.

Your approval will be much appreciated.

Thank you for your time.

A handwritten signature in cursive script, appearing to read "Larry and Shirley Spradling". The signature is written in dark ink on a light-colored background.

Larry and Shirley Spradling

205 Stonebridge Dr.

Rockwall, TX 75087





# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Planning and Zoning Commission

**FROM:** Bethanny Ross, *Planner*

**DATE:** May 28, 2024

**SUBJECT:** MIS2024-010; *Exception to the Fence Material Standards for 2820 Cavendish Court*

---

The applicant, Cary B. Scott, is requesting the approval of an exception to the residential fence material standards in conjunction with an existing single-family property. The subject property is located on a 0.5054-acre parcel of land (*i.e. Lot 10, Block B, Promenade Harbor Addition*) and is addressed as 2820 Cavendish Court. In this case, the applicant is requesting to allow a black tennis court mesh/windscreen that was affixed to an existing wrought iron fence to remain. Staff should note that the mesh was added to the fence without seeking approval from the City of Rockwall, and that this case was referred to the Planning and Zoning Department from the Neighborhood Improvement Services (NIS) Division as part of an enforcement action on the property. Based on the applicant's letter they are requesting to retain the mesh to provide privacy from onlookers as shown in *Figure 1*.



**FIGURE 1:** EXISTING WROUGHT-IRON WITH TENNIS MESH ATTACHED

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.02, *General Fence Standards*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, “(u)nless otherwise provided for in this section (*i.e. Section 08, Fence Standards*), the following material requirements shall apply to all residential and non-residential fences: ... (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner ...” Subsection 08.03, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that “(a)ll new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height..” Based on the UDC requirements outlined above, the black tennis court mesh/windscreen is not a permitted fence material on the subject property, which is zoned Single Family 10 (SF-10) District.

Staff should note that there has been an increase in the use of black tennis court mesh/windscreen and other synthetic materials being affixed to wrought iron fences in subdivisions throughout the City. To address this moving forward and to clarify the requirements of the Unified Development Code (UDC) -- *and as part of Case No. Z2024-017* -- staff is brought forward a revision to the code that specifically calls this out as a prohibited fence material, and this amendment was approved unanimously by City Council at the first reading Monday, May 20, 2024. Regardless of this action, this is not currently a permitted fence/screening material in any of the City's zoning districts, and has only been allowed in conjunction with the tennis courts and athletic fields on the Rockwall Independent School District's facilities. Based on this, staff should point out that the approval of this case would be precedence setting, and believes that the applicant would be able to achieve the desired screening using fencing and landscape materials allowed by the Unified Development Code (UDC). With all of this being said, the approval of an exception is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on May 28, 2024.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 2820 CAVENDISH CT

SUBDIVISION PROMENADE HARBOR LOT 10 BLOCK B

GENERAL LOCATION ROCKWALL

### 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 CARY B SCOTT  APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS 2820 CAVENDISH CT ADDRESS \_\_\_\_\_

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 423-315-9858 PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_ E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

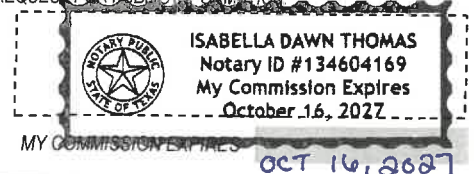
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>TH</sup> DAY OF MAY, 2024 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 14<sup>TH</sup> DAY OF MAY, 2024

OWNER'S SIGNATURE Cary B Scott

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Belle







MIS2024-010: Exception for Tennis Court Mesh

AG

552 DALTON RD

SF-10

AVONLEA

CAVENDISH CT

Case Location Map =



# City of Rockwall

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

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



City of Rockwall,

Re: Notice of Code Violation – Article 8, Landscape and Fence Standards

Case # CE2024-2245

Promenade Harbor, Block B, Lot 10

2820 Cavendish Ct, Rockwall TX 75087

I am requesting a variance to allow the continued use of mesh privacy screening for the following reasons ((#'s) are photo references):

- 1- The location is a popular spot for cars to stop and take pictures. It is near the top of a hill that slopes towards the lake (1). Lake reflects light, adding extra colors to produce spectacular sunsets (2-1 – 2-3). Across the street is a bald eagle's nest (3) next to a beautiful 24-acre, \$5,000,000 cattle/horse ranch (4). People frequently stop directly behind my house during the day (5), to take pictures of the ranch and the nest, at sunset (6), to take pictures of the sunset and the ranch, and at all times of the night to take pictures of the lighted ranch (7). The elevated street allows cars to have a direct view of my family and guests (8), whether swimming in the pool, relaxing in the hot tub, dining at the kitchen table, or watching TV in the living room. I have a large picture window without curtains or blinds which allows us to enjoy the view of the pool and landscaping (9). Prior to adding the privacy screening, the stopped cars, both day and night, made my family and guests very uncomfortable, to the point of feeling unsafe. The road is also a popular spot for people to walk their dogs, adding to the number of peering eyes.
- 2- Prior to purchasing my fence, I observed other's privacy fences and did not like the sloppy installation. The slopes in our area created unevenness, gaps, and were not attractive. Rather than buying a readymade, single piece of material, I special ordered each panel to exactly fit the various sized sections of the fence (10). I used Velcro straps rather than zip ties to create a uniform, sturdy, and visually pleasing form of attachment (11). I own a large lot but only screened the pool area (11).
- 3- I was told that I could plant shrubbery for privacy. I already have shrubbery (5), but it will take a long time for them to grow enough to block the view. The ranch is directly opposite my house, so the privacy fence does not obscure anyone else's view. It is near the end of a road so it does not diminish the continuity the city seeks and will not be noticed by anyone, except 3 types of people: those who liked it so much that they asked me where to purchase it and how to install it, those who stop to take pictures, and those who travel to obscure areas looking for code violations.

I welcome you all to experience the sunsets there, assuming I can keep my privacy screening. Otherwise, please, please don't come.



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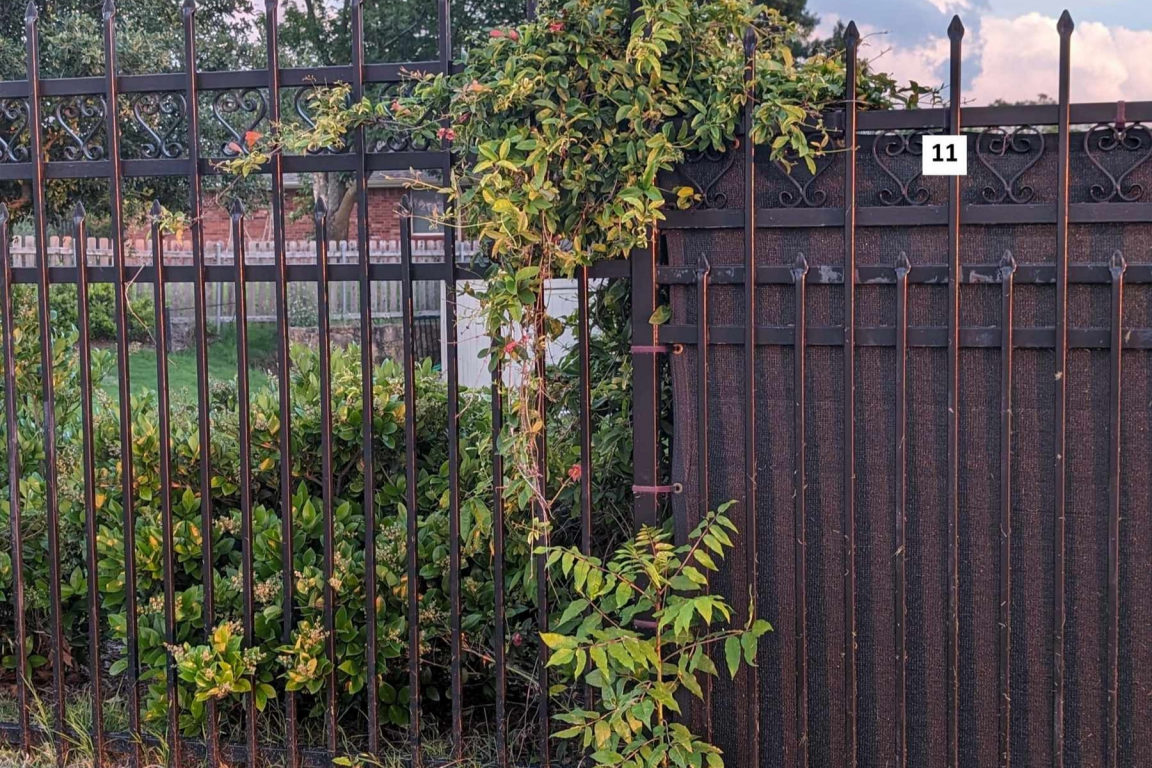












11







6

# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: Z2024-024  
PROJECT NAME: SUP for 9 Amity Lane  
SITE ADDRESS/LOCATIONS: 9 AMITY LN, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	05/24/2024	Approved w/ Comments

05/24/2024: Z2024-024; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 9 Amity Lane  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 9 Amity Lane.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2024-024) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the Greenlee Subdivision which has been in existence since 1972, consists of 21 lots, and is considered to be more than 90% developed.

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

I.6 In this case, the proposed request appears to meet most of the requirements for Residential Infill in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District.

M.7 Ordinances. Please review the attached draft ordinance prior to the June 11, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by June 4, 2024.



I.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 28, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on June 11, 2024.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 17, 2024 (1st Reading) and July 1, 2024 (2nd Reading).

I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

05/22/2024: General Items:

- Must meet City 2023 Standards of Design and Construction
- Impact Fees (Water, Sewer, Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No structures or fences allowed within easements.
- Additional comments may be provided at the time of Building Permit.

Drainage Items:

- Existing flow patterns must be maintained.
- Maximum grading allowed is 4:1.
- All driveway and sidewalk culverts must be engineered and be a minimum of 18" RCP with sloped concrete headwalls.

Water and Wastewater Items:

- \$2507.49 due at building permit for sewer pro-rata
- There is an existing 8" sewer main located in the front of the property available for use.
- There is an existing 8" water main located in the front of the property on the other side of Amity Lane available for use.
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- Driveways must be reinforced concrete. (No rock, gravel, or asphalt allowed).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

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No Comments

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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

---

No Comments



**General Items:**

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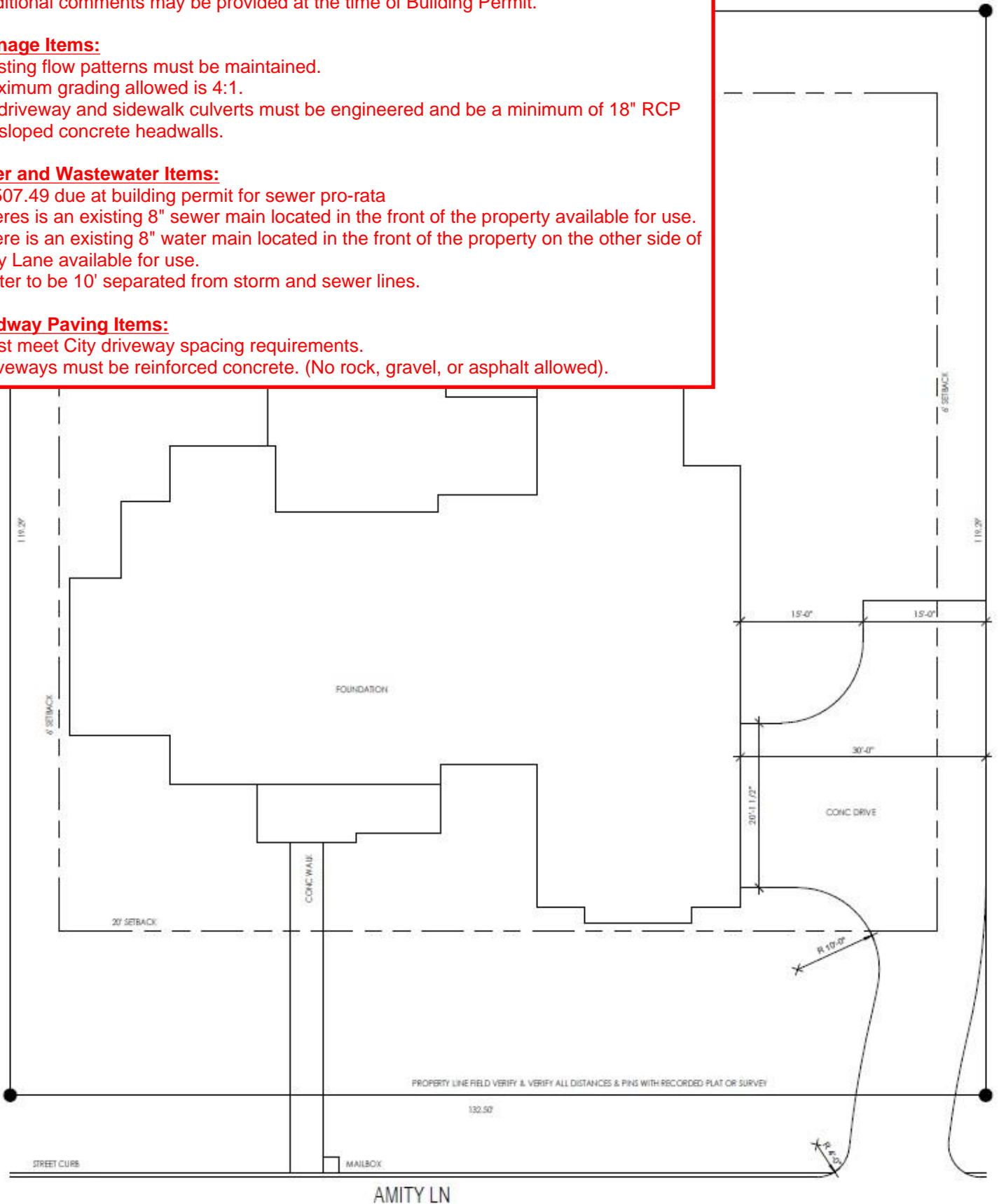
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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE \_\_\_\_\_

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER <u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT _____
CONTACT PERSON <u>SAMUEL F SOFRONIE</u>	CONTACT PERSON _____
ADDRESS <u>2608 TRUMPET DR</u>	ADDRESS _____
CITY, STATE & ZIP <u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP _____
PHONE <u>832-991-9990</u>	PHONE _____
E-MAIL <u>SAMUELSOFRONIE@GMAIL.COM</u>	E-MAIL _____

## NOTARY VERIFICATION [REQUIRED]

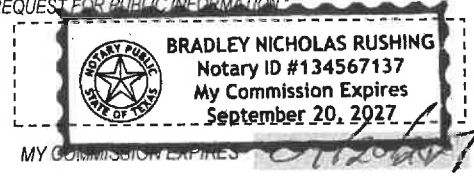
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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."

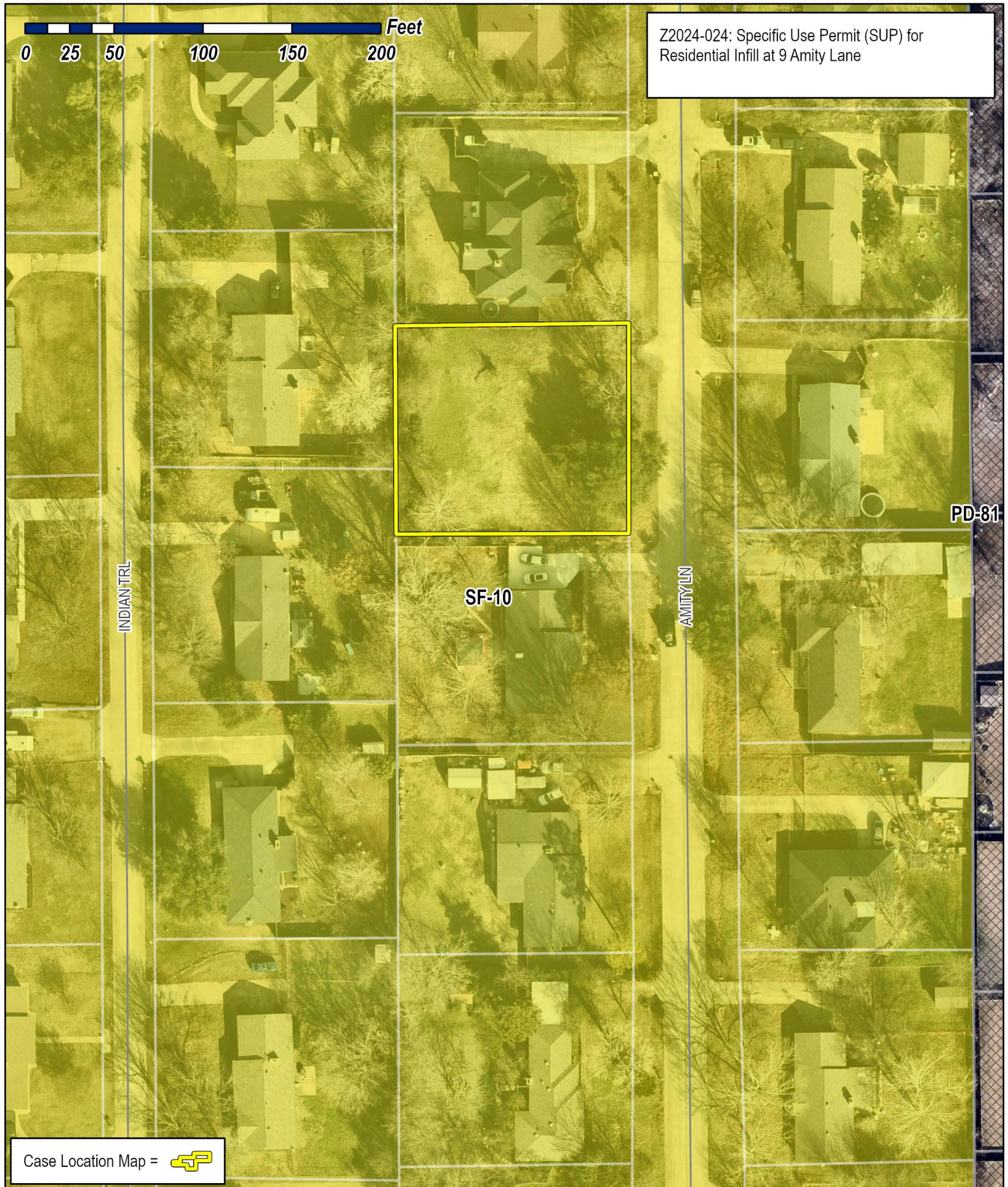
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7<sup>th</sup> DAY OF May, 2024

OWNER'S SIGNATURE [Signature]

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







Z2024-024: Specific Use Permit (SUP) for Residential Infill at 9 Amity Lane


0 25 50 100 150 200 Feet

INDIAN TRL

AMITY LN

SF-10

PD-81

Case Location Map = 



# City of Rockwall

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

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



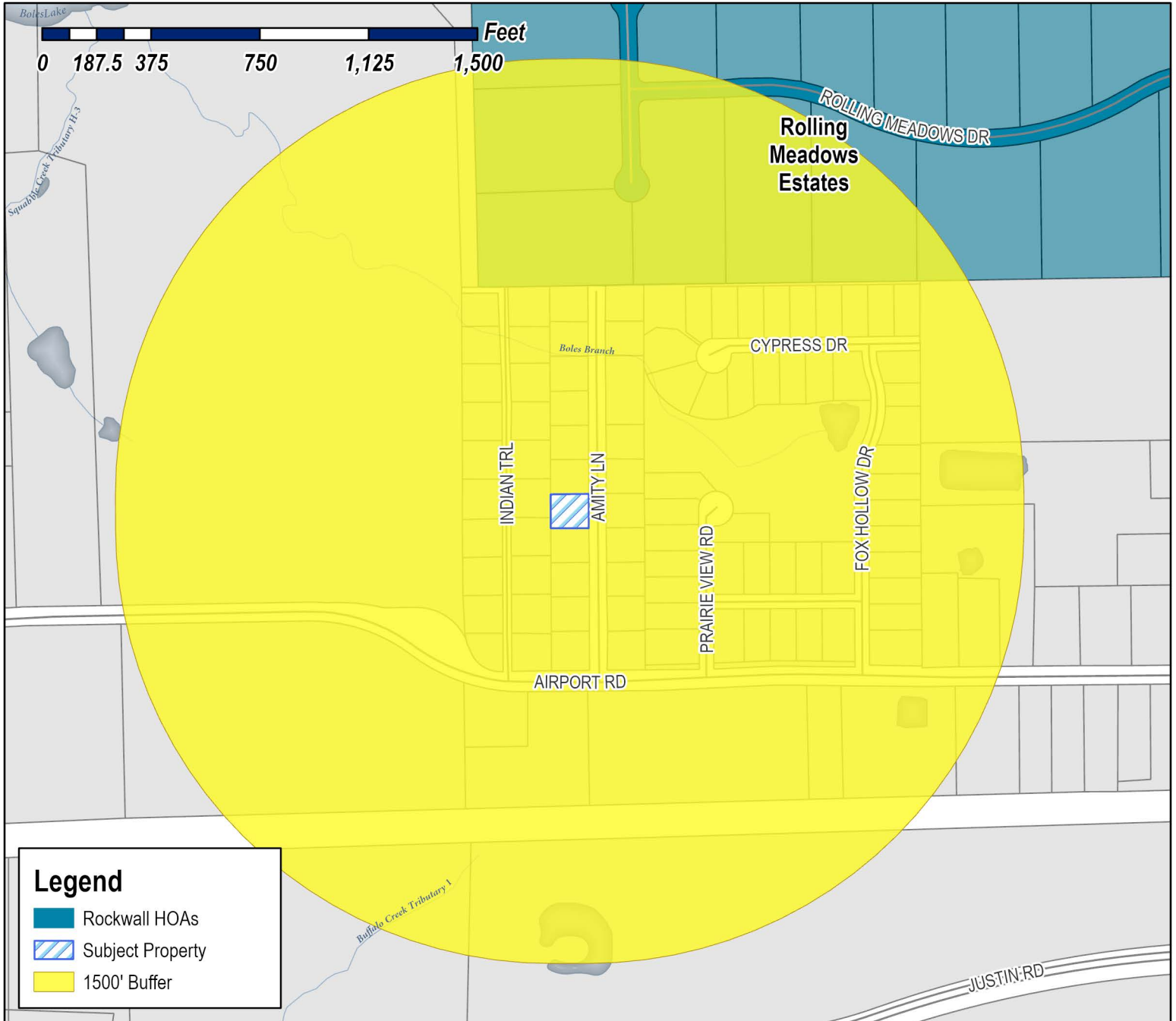




# City of Rockwall

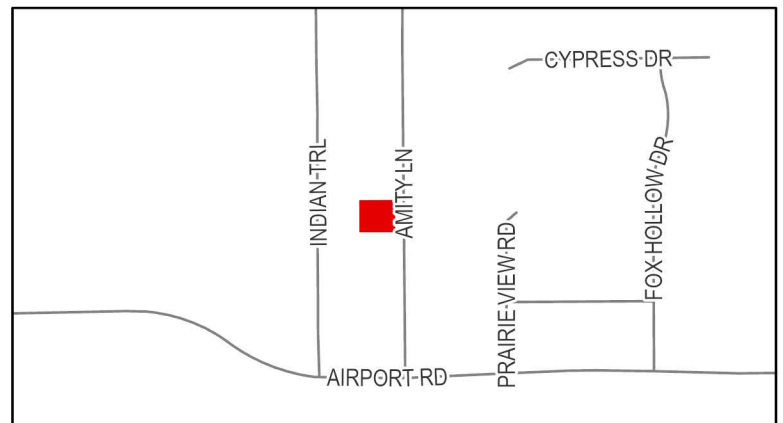
Planning & Zoning Department  
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**Case Number:** Z2024-024  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 9 Amity Lane

**Date Saved:** 5/17/2024  
 For Questions on this Case Call (972) 771-7745





**From:** [Guevara, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)  
**Bcc:** [dlo-rls@sbcglobal.net](mailto:dlo-rls@sbcglobal.net); [donnalorrtx@gmail.com](mailto:donnalorrtx@gmail.com); [gary@hi-linesupply.com](mailto:gary@hi-linesupply.com); [donnalorrtx@gmail.com](mailto:donnalorrtx@gmail.com)  
**Subject:** Neighborhood Notification Program [Z2024-024]  
**Date:** Monday, May 20, 2024 2:23:00 PM  
**Attachments:** [HOA Map \(05.17.2024\).pdf](#)  
[Public Notice \(05.20.2024\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday May 24, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 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](mailto: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>.

Z2024-024: SUP for Residential Infill at 9 Amity Lane

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

Thank you,

*Angelica Guevara*

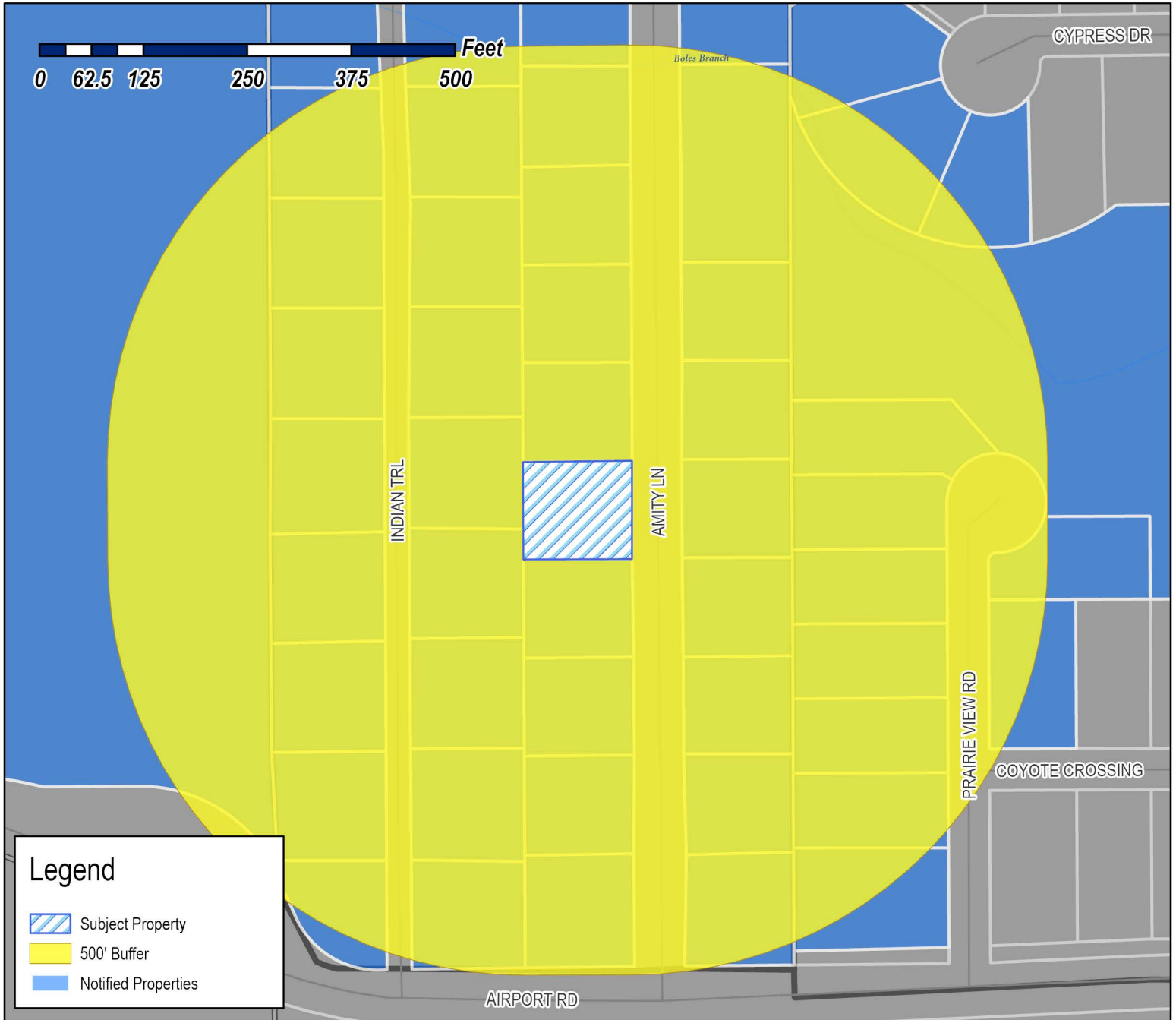
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438



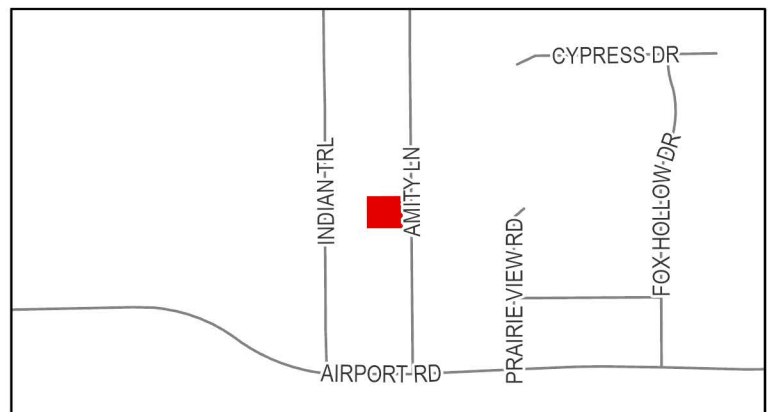
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2024-024  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 9 Amity Lane



**Date Saved:** 5/17/2024

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



TABIRA JACOB M & MARIA A  
574 GARRETT DR  
ROCKWALL, TX 75087

HOWLAND JERRY  
5 INDIAN TRL  
ROCKWALL, TX 75087

MASON KAREN  
6 INDIAN TRL  
ROCKWALL, TX 75087

JOHNSON JOHN  
16 AMITY LANE  
ROCKWALL, TX 75087

SANCHEZ MARISELA  
17 AMITY LN  
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA  
15869 COUNTY ROAD 605  
FARMERSVILLE, TX 75442

LEVVIS MARC  
20 AMITY LN  
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA  
3 INDIAN TRL  
ROCKWALL, TX 75087

ZHANG CHUNSHENG  
1075 WEST ROAD  
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC  
718 DEEP WELL DRIVE  
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI  
8 AMITY LN  
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA  
1320 BLAIR DR  
MESQUITE, TX 75150

HARRELL AMY  
PO BOX 1601  
ROCKWALL, TX 75087

MARIENAU ALLYSON  
11 AMITY LANE  
ROCKWALL, TX 75087

LAWRENCE KELLY D  
12 AMITY LANE  
ROCKWALL, TX 75087

SIMONITCH MARK S  
13 AMITY LN  
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE  
14 AMITY LN  
ROCKWALL, TX 75087

PARRISH ELSIE JOAN  
1601 SUNSET HILL DR  
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN  
4 AMITY LN  
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S  
5 AMITY LN  
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE  
6 AMITY LN  
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS  
PO BOX 511  
FATE, TX 75132

FINK JAMI  
12 INDIAN TRL  
ROCKWALL, TX 75087

KIMBRELL MIKE  
13 INDIAN TRL  
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA  
14 INDIAN TRAIL  
ROCKWALL, TX 75087

3600 INVESTMENTS LLC  
206 WELLINGTON RD  
IRVING, TX 75063

SALAZAR ALFRED  
16 INDIAN TRL  
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY  
17 INDIAN TRL  
ROCKWALL, TX 75087

TAYLOR JAMES AND  
JILL MARIE ROGERS  
2 INDIAN TRAIL  
ROCKWALL, TX 75087

GARCIA SELENA YESENIA  
590 SUN VALLEY DRIVE  
FATE, TX 75189

GUZMAN JOSE ANTONIO  
7 INDIAN TRL  
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH  
8 INDIAN TRL  
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH  
8 INDIAN TRL  
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA  
2 AMITY LANE  
ROCKWALL, TX 75087

WALN ASHLEY  
1 AMITY LANE  
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O  
11 INDIAN TR  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
205 W RUSK ST  
ROCKWALL, TX 75087

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

RANEY FAMILY 2014 TRUST  
STEVEN A RANEY AND CATHERINE E RANEY -  
TRUSTEES  
406 PRAIRIE VIEW ROAD  
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y  
2601 CYPRESS DR  
ROCKWALL, TX 75087

PATEL TIMIRKUMAR  
321 PRAIRIE VIEW RD  
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE  
314 PRAIRIE VIEW RD  
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND  
MATTHEW THOMAS MITCHELL  
322 PRAIRIE VIEW RD  
ROCKWALL, TX 75087

HALTER JO DENISE  
326 PRAIRIE VIEW RD  
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B  
330 PRAIRIE VIEW ROAD  
ROCKWALL, TX 75087

AMPIL JAMES  
402 PRAIRIE VIEW RD  
ROCKWALL, TX 75087

SAFRANEK TIMOTHY  
318 PRAIRIE VIEW RD  
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN  
WILLIAMS-GLAZE  
2603 COYOTE CROSSING  
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST  
STANLEY EUGENE JEFFUS & MELBA LOUISE  
JEFFUS - TRUSTEES  
2006 CYPRESS DR  
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M  
2602 CYPRESS DR  
ROCKWALL, TX 75087

RESIDENT  
4 INDIAN TRL  
ROCKWALL, TX 750587

RESIDENT  
19 AMITY LN  
ROCKWALL, TX 750587

RESIDENT  
15 AMITY LN  
ROCKWALL, TX 750587

RESIDENT  
7 AMITY LN  
ROCKWALL, TX 750587

RESIDENT  
9 AMITY LN  
ROCKWALL, TX 750587

RESIDENT  
10 AMITY LN  
ROCKWALL, TX 750587

RESIDENT  
3 AMITY LN  
ROCKWALL, TX 750587

RESIDENT  
1 INDIAN TRL  
ROCKWALL, TX 750587

RESIDENT  
15 INDIAN TRL  
ROCKWALL, TX 750587

RESIDENT  
18 INDIAN TRL  
ROCKWALL, TX 750587



RESIDENT  
9 INDIAN TRL  
ROCKWALL, TX 750587

RESIDENT  
1815 AIRPORT RD  
ROCKWALL, TX 750587

RESIDENT  
312 FOX HOLLOW DR  
ROCKWALL, TX 750587

# 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:

**Z2024-024: Specific Use Permit (SUP) for Residential Infill**

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 17, 2024 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. Z2024-024: Specific Use Permit (SUP) for Residential Infill**

Please place a check mark on the appropriate line below:

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

[Redacted comment area]

Name: [Redacted]  
Address: [Redacted]

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

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



To:

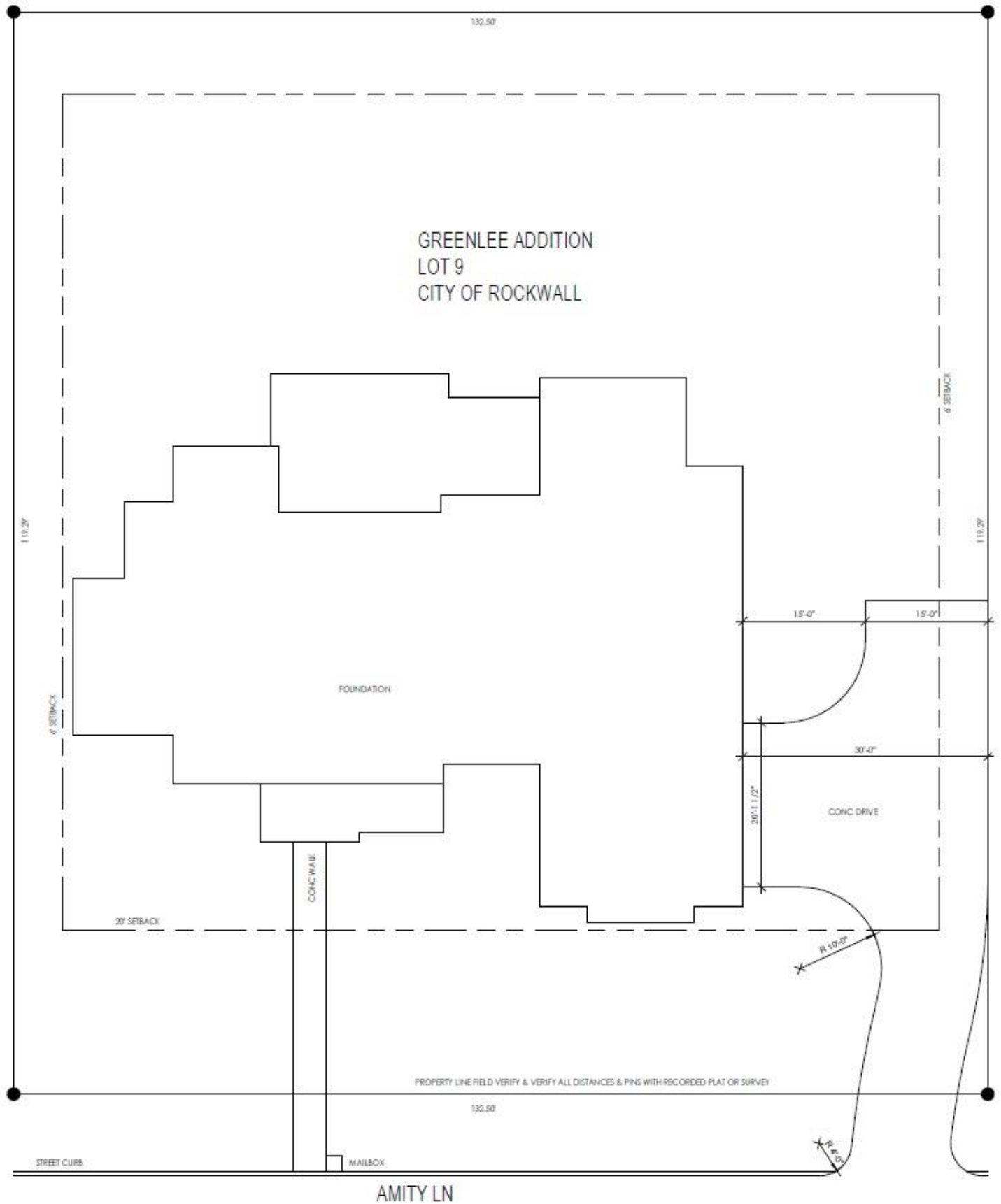
City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you

# Exhibit "C" Residential Plot Plan







① ELEVATION FRONT  
1/4" = 1'-0"



② ELEVATION BACK  
1/4" = 1'-0"

11' PLATE  
11'-1 1/8"  
10' PLATE  
10'-1 1/8"  
9' PLATE  
9'-1 1/8"  
FINISHED FLOOR  
0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN DECKING NO TEARS OR MISSING PATCHES IN FELT WILL BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.  
CLG JOISTS @ 16" O.C.  
REF INTERNATIONAL BUILDING CODES  
FOR BRACING (PURLINS AND STRONGBACKS, ETC)  
REF SPAN TABLE CHARTS IN SAID CODES  
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING  
TOGETHER BETWEEN STUDS FASTEN  
CORNERS WITH 5 16# NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA  
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN 1 HR RATING IS REQ'D INSERT 5/8"  
FIRE RATED GYP BD BEHIND 1/4" HARDIE  
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.  
OR 2 X 6 STUDS @ 24" O.C.  
REF FLOOR PLAN FOR THICKNESS

INSULATION  
R13 IN 2 X 4 WALLS  
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING  
(7/16) THICKNESS MIN.)  
CAULK JOINTS, OR INSTALL  
BUILDING WRAP IF FOIL FACED,  
TAPE JOINTS WITH FOIL TAPE

STUCCO :  
DRAIN MAT BEHIND THE SCRATCH COAT  
ELASTOMERIC COATING ON THE OUTSIDE LAYER  
METAL TERMINATION AIR/VENT TRIM PIECE AT THE BOTTOM

MOISTURE RESISTANT BASE PLATE  
FASTEN STUDS WITH 3 16# NAILS

○ WALL - WOOD FRAMING WITH STUCCO  
1" = 1'-0"

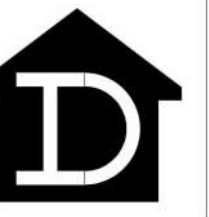
COPYRIGHT BY IMAGINATION DESIGNS, LLC



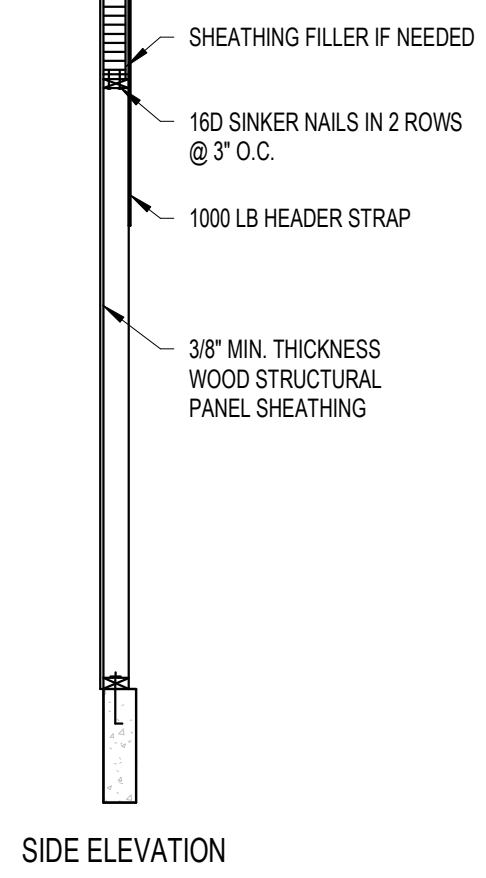
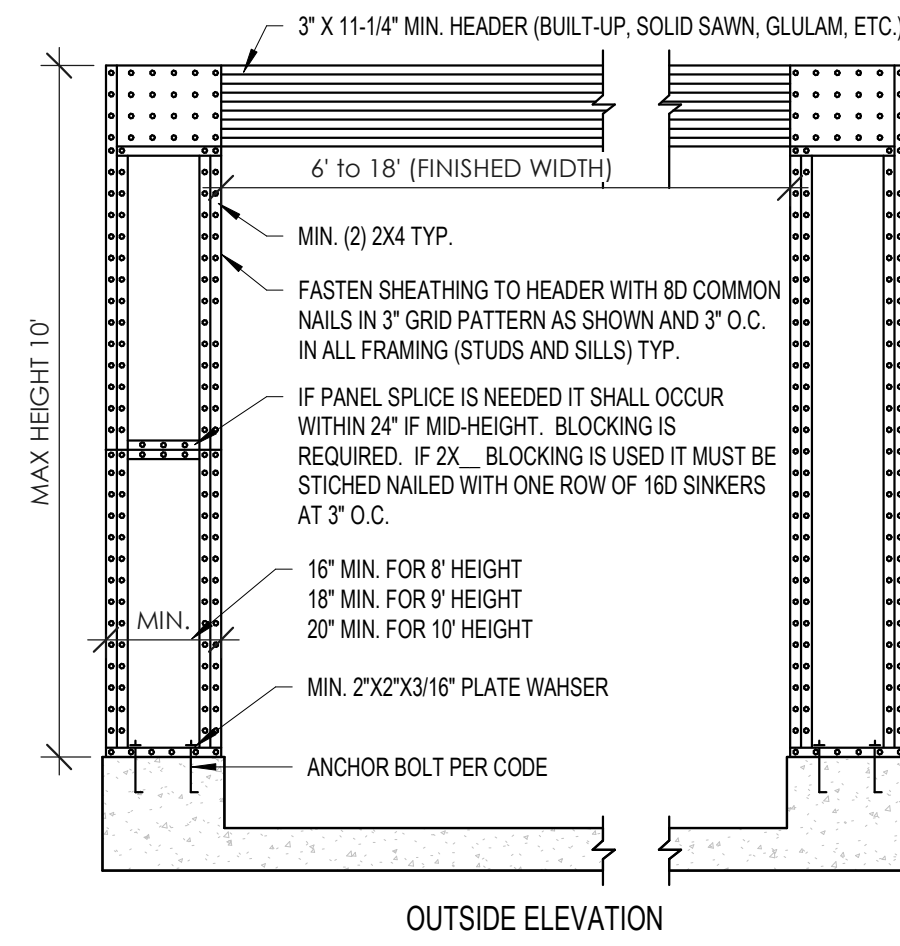
① ELEVATION LEFT  
1/4" = 1'-0"



② ELEVATION RIGHT  
1/4" = 1'-0"

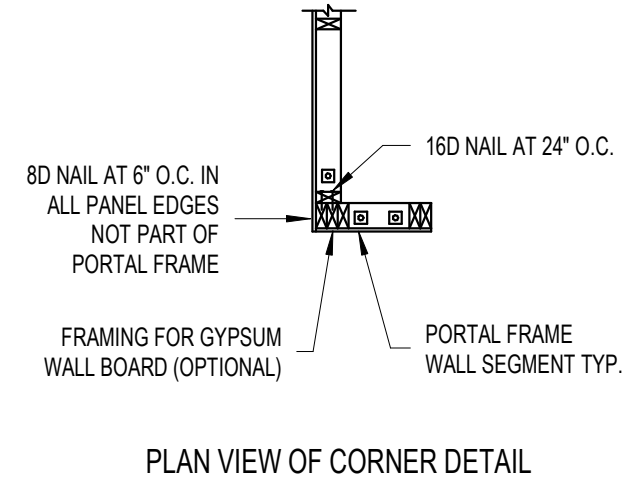
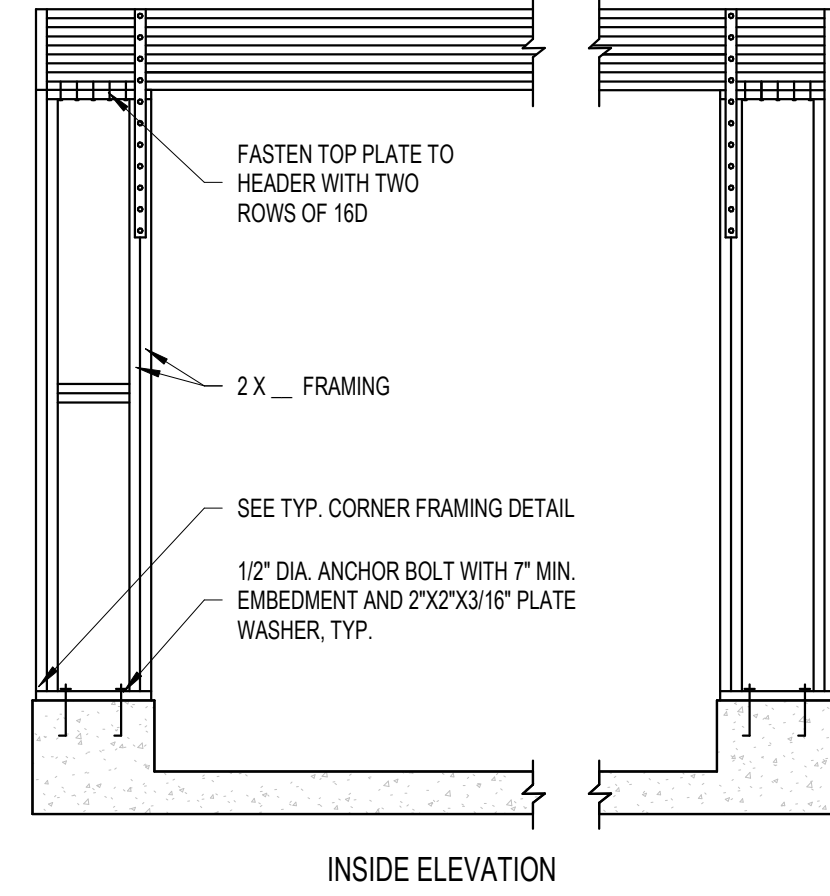






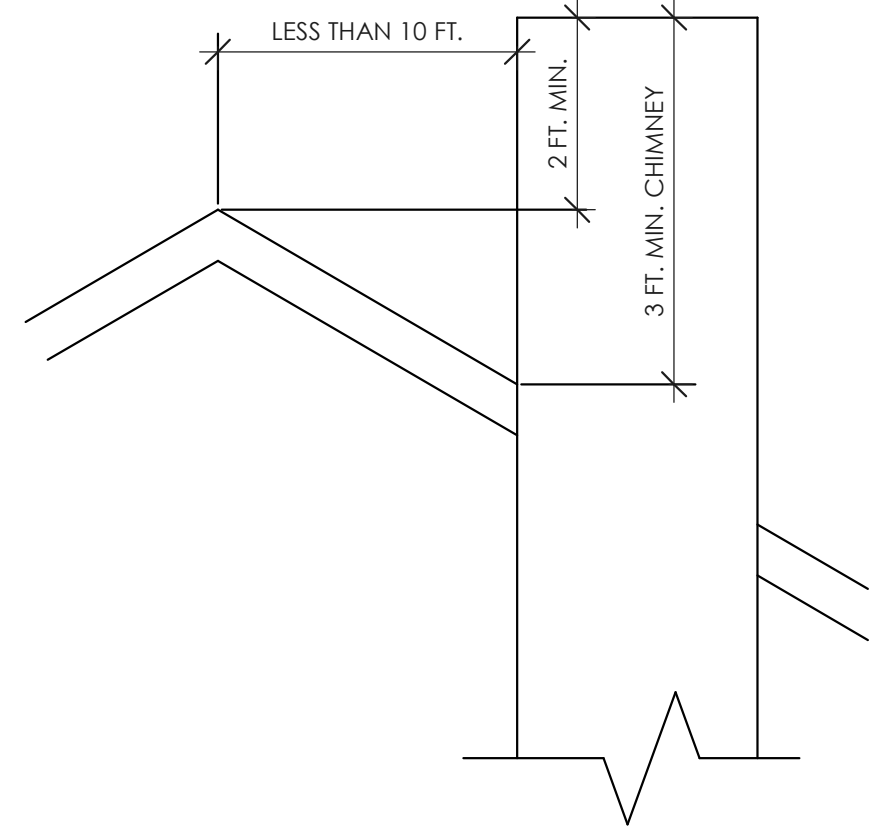
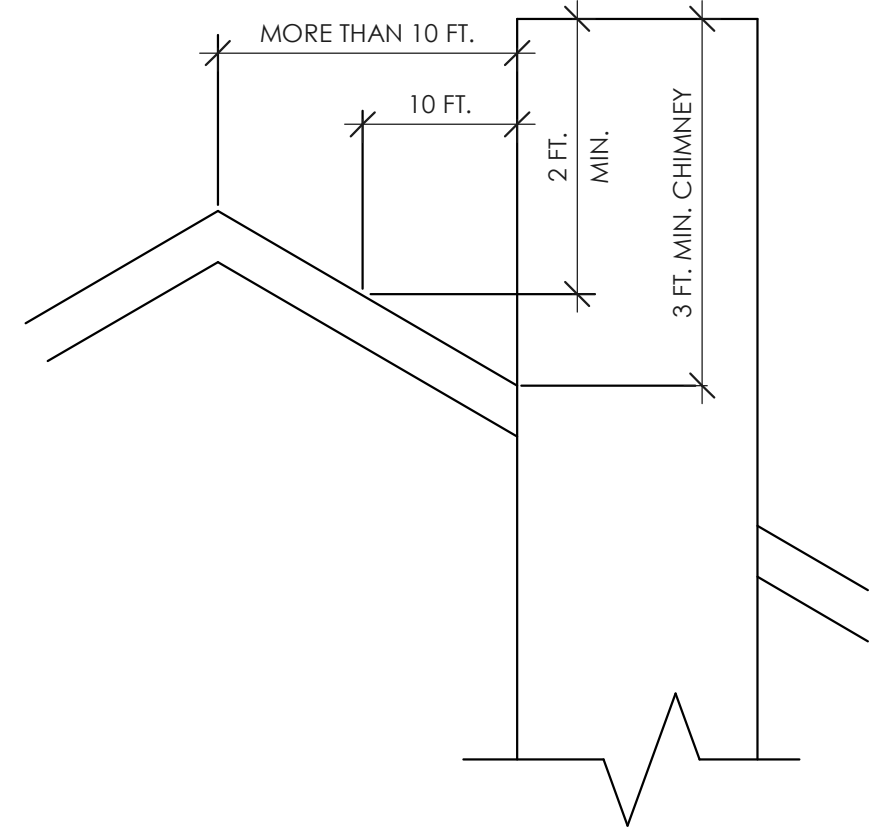
NOTE:  
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

COPYRIGHT BY IMAGINATION DESIGNS, LLC

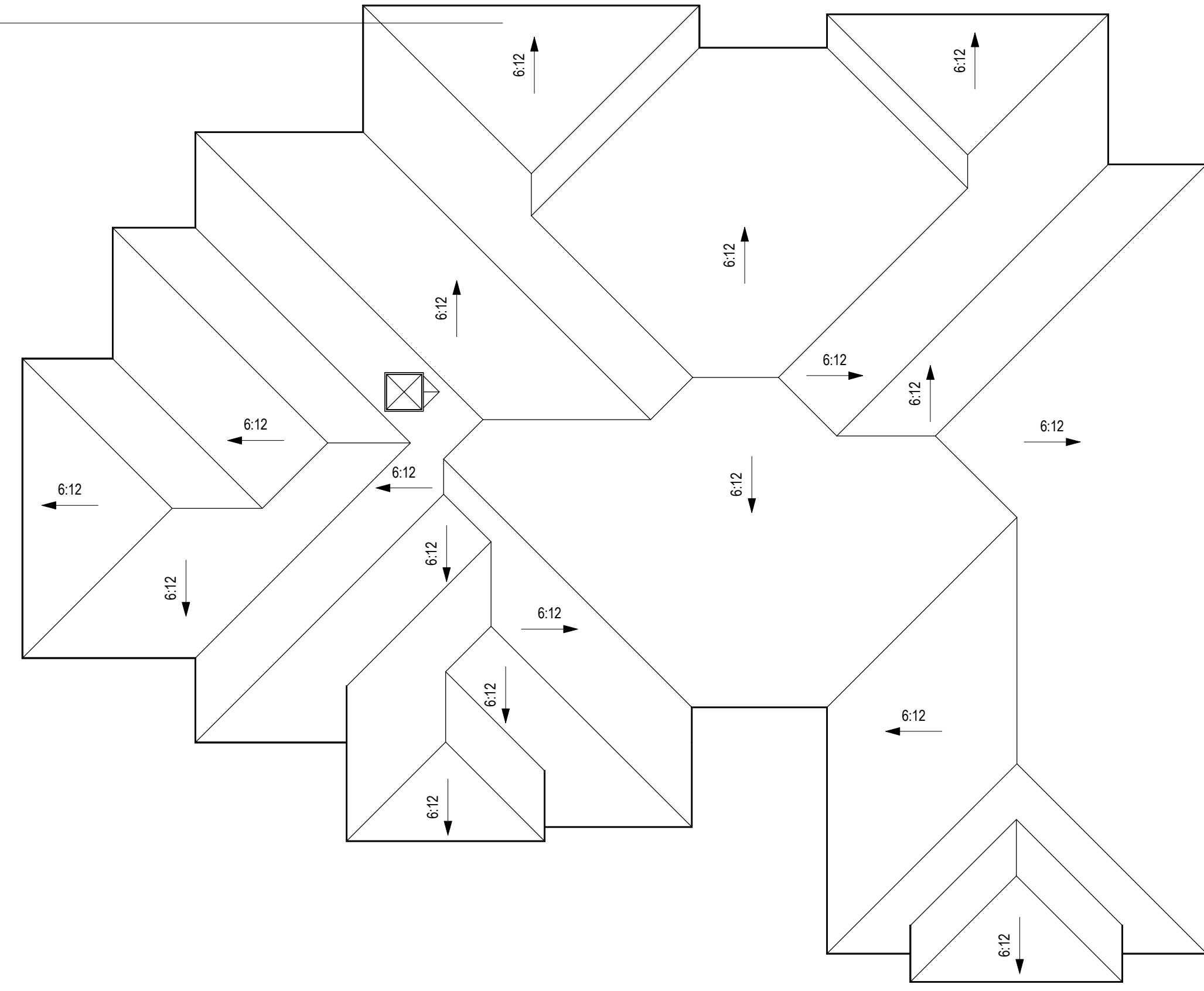


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING  
 1/2" = 1'-0"

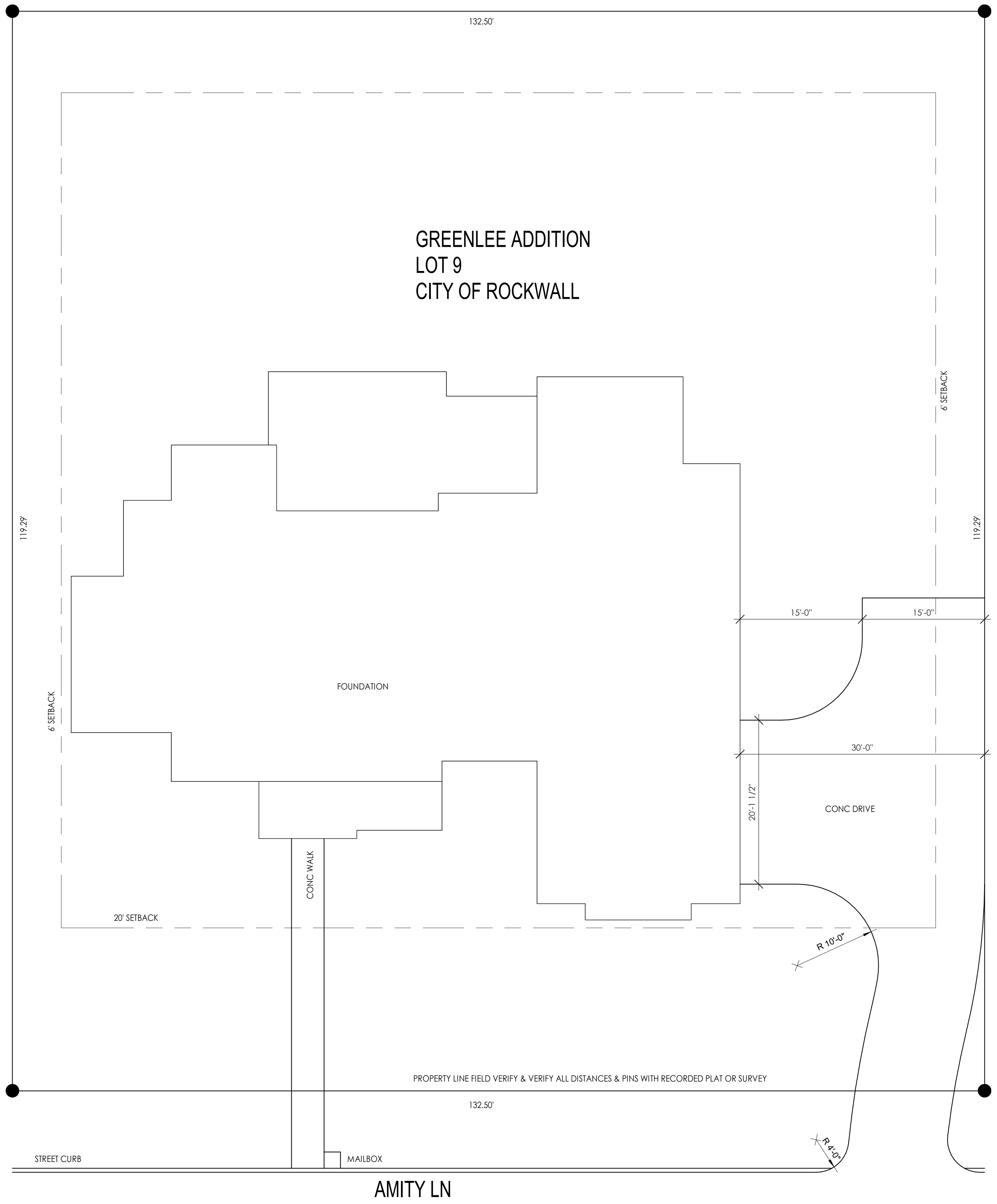


CHIMNEY REQUIREMENTS  
 1/2" = 1'-0"



1 ROOF PLAN  
 1/8" = 1'-0"

NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM



2 SITE PLAN  
 1/8" = 1'-0"





**BOUNDARY SURVEY**

**LOT 9**

**GREENLEE ADDITION  
EBENEZER M. ELLIOTT SURVEY  
ABSTRACT NUMBER 77  
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY  
ABSTRACT No. 77**

**LOT 11**

N89°43'10"E 132.50'

1/2" IRON  
ROD SET

3/8" IRON  
ROD FOUND

CONCRETE  
DRIVE

**LOT 9  
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN  
(60' R.O.W.)**

OWNER:  
GERARDO HERNANDEZ AND  
KARLA HERNANDEZ  
VOL. 6257, PAGE 248  
O.P.R.R.C.T.

1/2" IRON  
ROD SET

S89°43'10"W 132.50'

3/8" IRON  
ROD FOUND

**LOT 7**

ACCEPTED BY \_\_\_\_\_

**NOTES**

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE







**BOUNDARY SURVEY**

**LOT 9**

**GREENLEE ADDITION  
EBENEZER M. ELLIOTT SURVEY  
ABSTRACT NUMBER 77  
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY  
ABSTRACT No. 77**

**LOT 11**

N89°43'10"E 132.50'

1/2" IRON  
ROD SET

3/8" IRON  
ROD FOUND

CONCRETE  
DRIVE

**LOT 9  
15,806 SQ.FT**

VACANT LOT

OWNER:  
GERARDO HERNANDEZ AND  
KARLA HERNANDEZ  
VOL. 6257, PAGE 248  
O.P.R.R.C.T.

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN**  
(.60' R.O.W.)

1/2" IRON  
ROD SET

S89°43'10"W 132.50'

3/8" IRON  
ROD FOUND

**LOT 7**

ACCEPTED BY \_\_\_\_\_

**NOTES**

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



**LEGAL DESCRIPTION**

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON  
LAND  
SURVEYING**



60' 30' 0 60'



SCALE IN FEET



*Jim Jackson*

JIM W. JACKSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No.6981  
TBPESL # 10194824



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5 Amity Lane	Single-Family Home	1972	2,498	256	Brick
6 Amity Lane	Single-Family Home	1981	2,385	520	Brick
7 Amity Lane	Single-Family Home	1986	2,824	0	Brick
8 Amity Lane	Single-Family Home	1978	2,537	480	Brick
9 Amity Lane	Vacant	N/A	N/A	N/A	N/A
10 Amity Lane	Single-Family Home	1978	2,363	N/A	Brick and Siding
11 Amity Lane	Single-Family Home	2016	3,830	N/A	Brick and Stone
12 Amity Lane	Single-Family Home	1980	2,736	N/A	Brick
13 Amity Lane	Single-Family Home	1990	2,668	576	Brick
14 Amity Lane	Single-Family Home	1984	3,114	N/A	Brick
AVERAGES:		1985	2,773	366	





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

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5 Amity Lane



6 Amity Lane





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

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7 Amity Lane



8 Amity Lane





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

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9 Amity Lane



10 Amity Lane





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

## PLANNING AND ZONING DEPARTMENT

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



11 Amity Lane



12 Amity Lane





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



13 Amity Lane



14 Amity Lane

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future



-- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>st</sup> DAY OF JULY, 2024.

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 17, 2024

2<sup>nd</sup> Reading: July 1, 2024



**Exhibit 'A':  
Location Map**

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':  
Residential Plot Plan

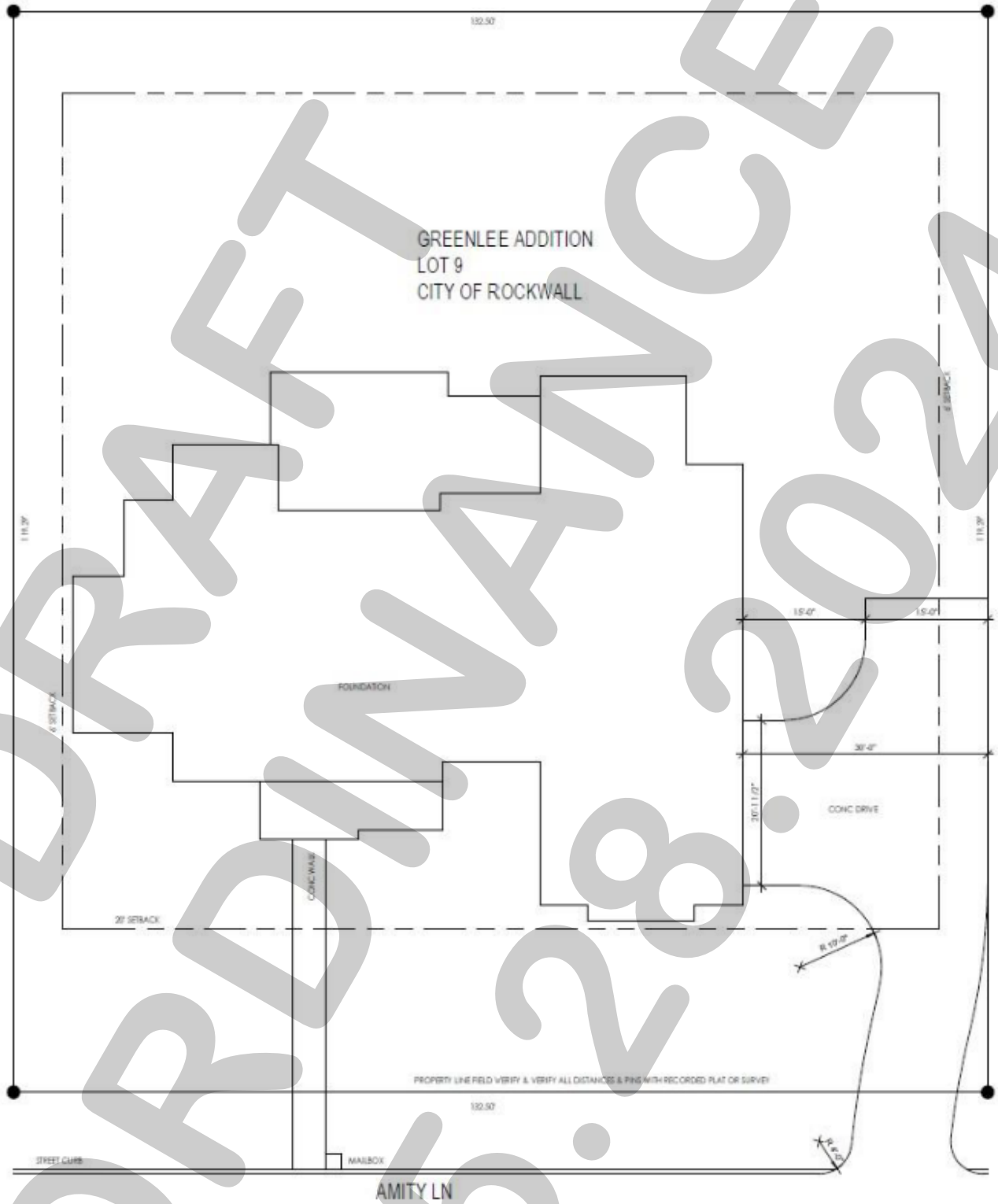
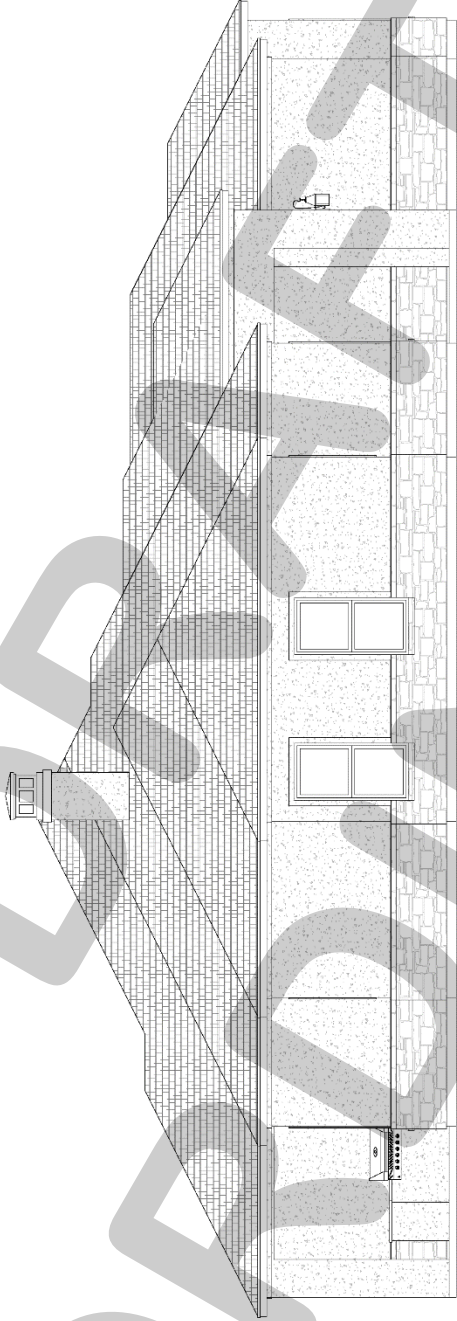




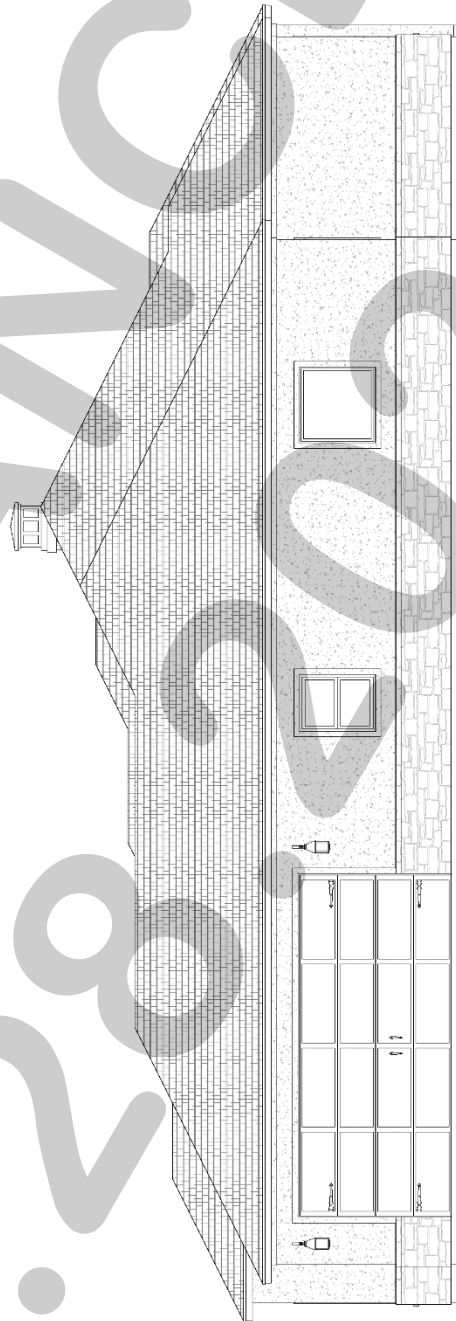
Exhibit 'C':  
Building Elevations



**Exhibit 'C':**  
*Building Elevations*



① ELEVATION LEFT  
1/4" = 1'-0"



② ELEVATION RIGHT  
1/4" = 1'-0"



# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: Z2024-025  
PROJECT NAME: SUP for 1290 I-30  
SITE ADDRESS/LOCATIONS: 1290 E INTERSTATE 30, ROCKWALL, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for Solar Energy Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	05/24/2024	Approved w/ Comments

05/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Solar Energy Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30.

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

M.3 For reference, include the case number (Z2024-025) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), Solar Energy Collector Panels and Systems are defined as, "(a) ground- or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network.."

I.5 According to Subsection 02.03 (K)(7) of Article 04, of the UDC, the following conditional land uses apply the proposed use, Solar Energy Collector Panels and System:

- 1) Solar Energy Collector Panels on a Flat Roof. Solar Energy Collector Panels installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view, and meet the following requirements:
  - a. The height of such screening, at the minimum, shall be the height of the Solar Energy Collector Panel.
  - b. The screening may be by a parapet or screening wall replicating the materials of the building.
- 2) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing.
- 3) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

4) Any Solar Energy Collector Panels or Systems not meeting these requirements, or any installation of Solar Energy Systems as the principal use on any property, shall require approval of a Specific Use Permit (SUP).

I.6 In accordance with item 4) above, the Specific Use Permit (SUP) is required due to the proposed Solar Energy Collector System being unable to meet item 1) above. The provided building elevations provide staff with the appropriate documentation to show the Planning and Zoning Commission and City Council.

M.7 Please review the attached draft ordinance prior to the May 28, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by June 4, 2024.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 28, 2024.

I.9 The projected City Council meeting dates for this case will be June 17, 2024 (1st Reading) and July 1, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved
No Comments			





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22024-025

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup> 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.

<sup>2</sup> 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 1290 I-30 Rockwall TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Townsend Dr. & I-30 Frontage rd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE

CTE Entertainment LP

PROPOSED ZONING LI

PROPOSED USE

Solar

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

APPLICANT

CONTACT PERSON Justin Ripp

CONTACT PERSON Teshia Brown

ADDRESS 1290 E I-30

ADDRESS 4801 Freidrich LN. Ste 109

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Austin, TX 78744

PHONE 972-839-8196

PHONE 940-594-9718

E-MAIL justin@elevatedvg.com

E-MAIL teshiabrown@freedomssolarpower.com

## NOTARY VERIFICATION [REQUIRED]

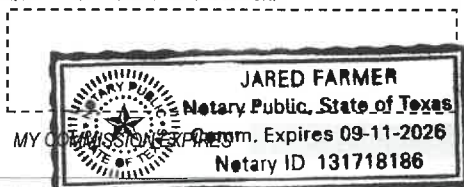
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Ripp [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF May 2024 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."

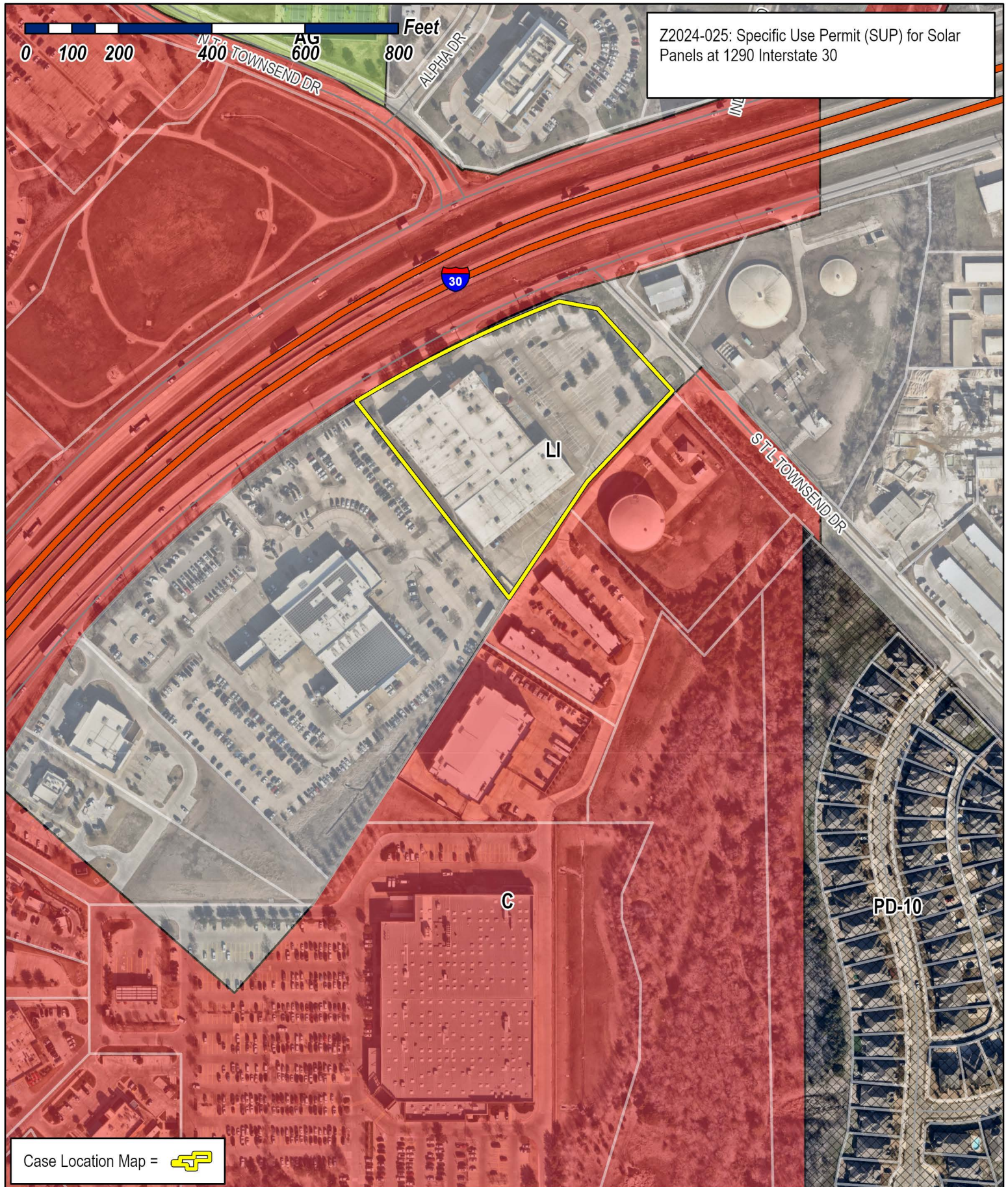
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF May 2024

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Z2024-025: Specific Use Permit (SUP) for Solar Panels at 1290 Interstate 30

Case Location Map = 



# City of Rockwall

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

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



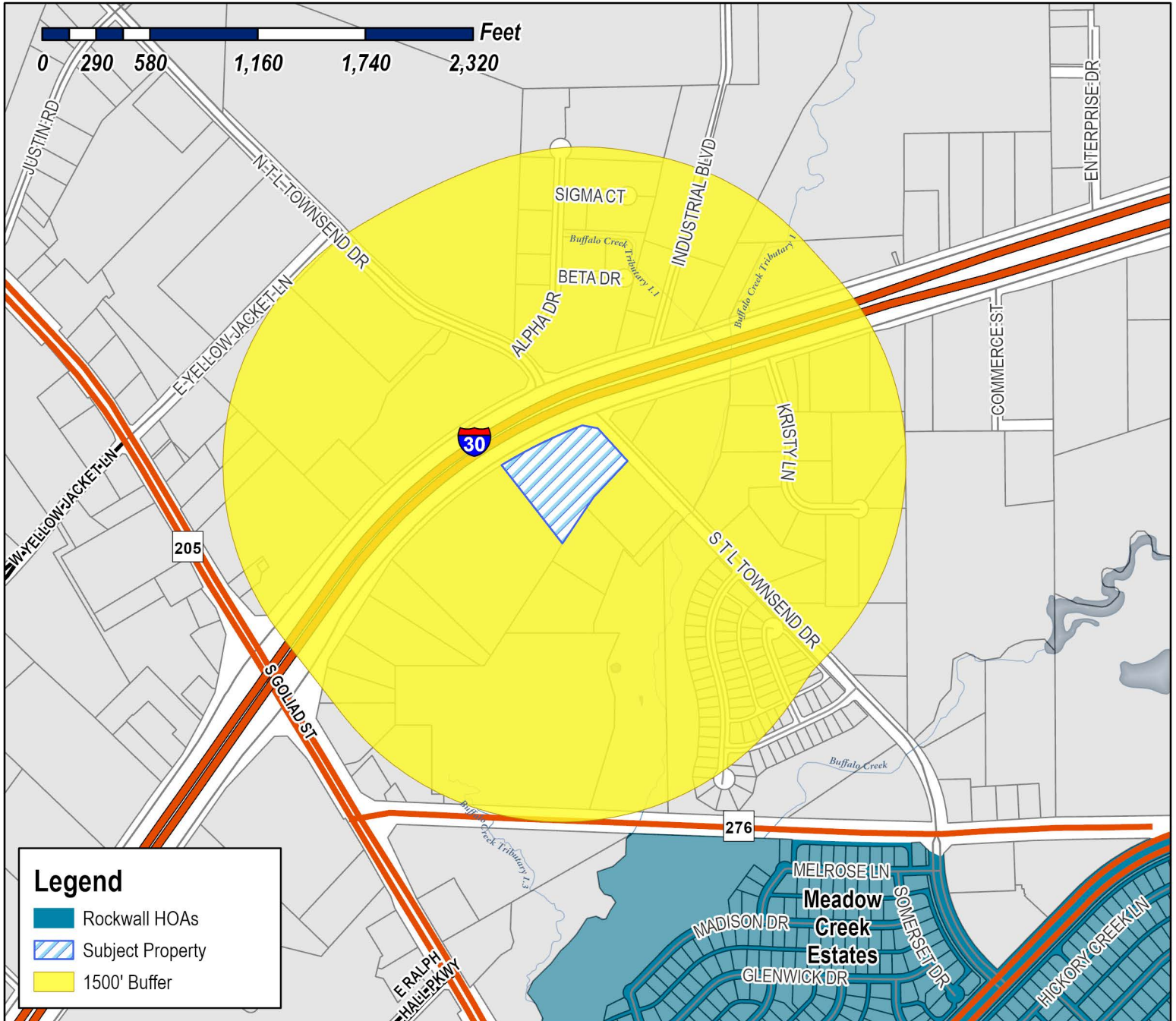




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**Case Number:** Z2024-025  
**Case Name:** SUP for Solar Panels  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1290 Interstate 30



**Date Saved:** 5/17/2024

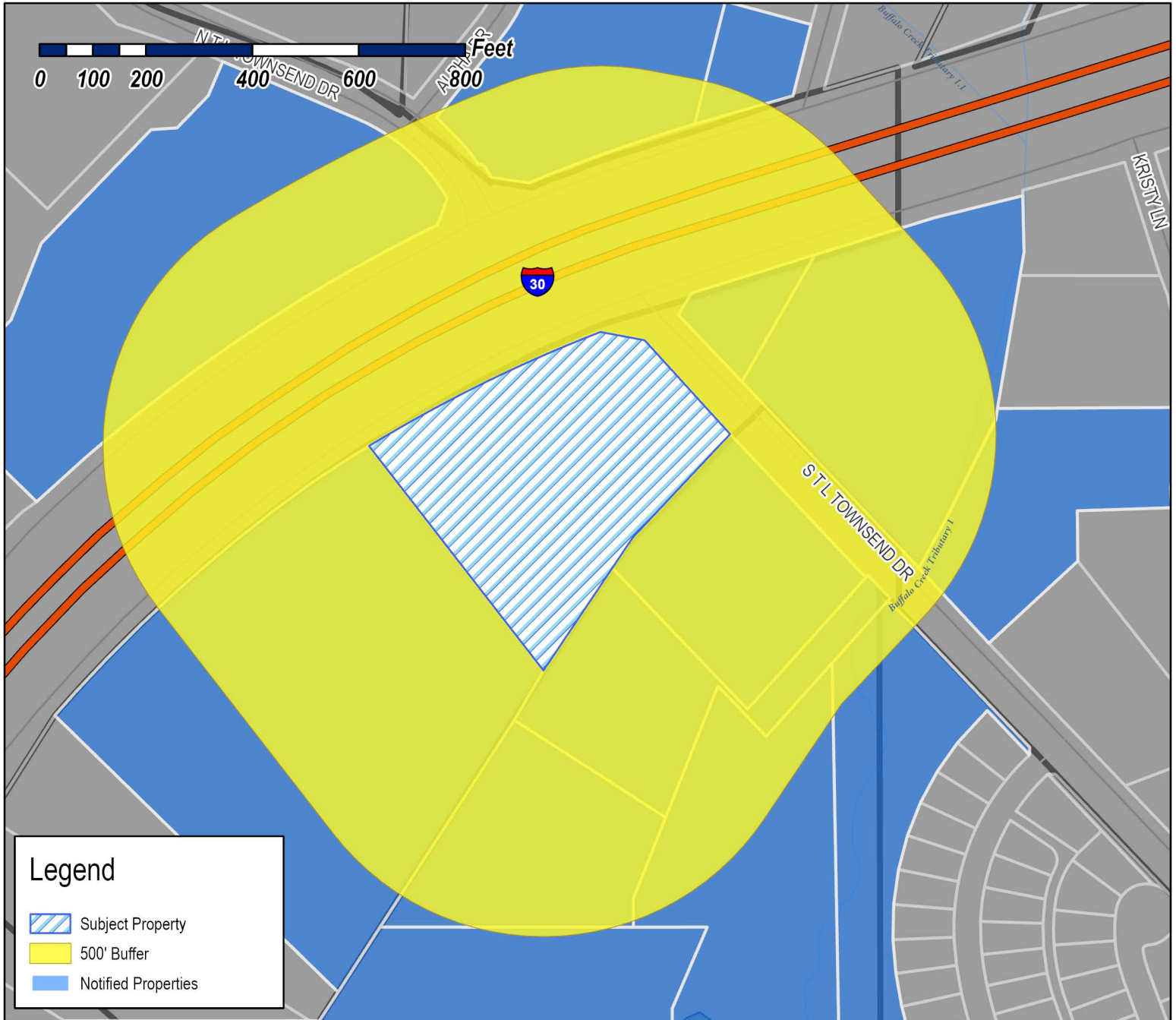
For Questions on this Case Call (972) 771-7745



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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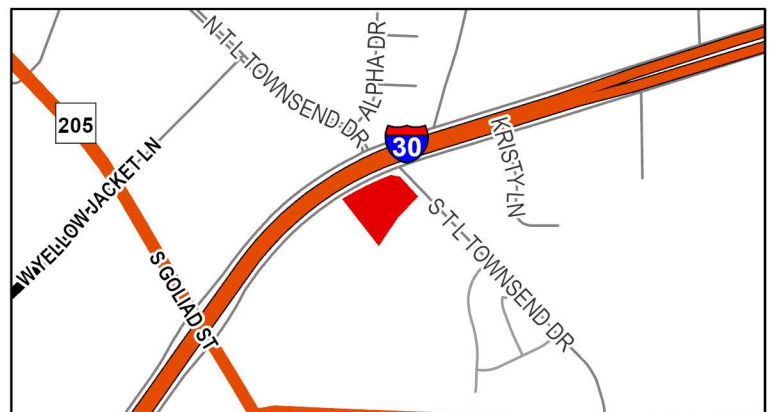
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**Case Number:** Z2024-025  
**Case Name:** SUP for Solar Panels  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1290 Interstate 30

**Date Saved:** 5/17/2024

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





RESIDENT  
S T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
T L TOWNSEND  
ROCKWALL, TX 75087

RESIDENT  
TOWNSEND DR  
ROCKWALL, TX 75087

MCCALLUM V LLC  
1 SOAPBERRY LN  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
1101 RIDGE RD  
STE 105  
ROCKWALL, TX 75087

RESIDENT  
1225 HWY 276  
ROCKWALL, TX 75087

RESIDENT  
1245 HWY276 DR  
ROCKWALL, TX 75087

JACKSON AUTOMOTIVE REAL ESTATE INV LLC  
1250 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1290 I30  
ROCKWALL, TX 75087

RESIDENT  
1301 I30  
ROCKWALL, TX 75087

RESIDENT  
1401 E I30  
ROCKWALL, TX 75087

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

RESIDENT  
1460 S TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1480 S T L TOWNSEND DR  
ROCKWALL, TX 75087

MOTA SAMUEL  
1557 TROWBRIDGE CIR  
ROCKWALL, TX 75032

MOTA SAMUEL  
1557 TROWBRIDGE CIR  
ROCKWALL, TX 75032

PRITCHARD DONNA CULLINS &  
1610 SHORES BLVD  
ROCKWALL, TX 75087

HTA ROCKWALL MEDICAL CENTER LLC  
16435 NORTH SCOTTSDALE ROAD SUITE 320  
SCOTTSDALE, AZ 85254

RESIDENT  
1975 ALPHA RD  
ROCKWALL, TX 75087

CITY OF HEATH  
200 LAURENCE DRIVE  
HEATH, TX 75032

RESIDENT  
2010 KRISTY LN  
ROCKWALL, TX 75087

CTE PHASE I LP  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

REDI MIX LLC  
331 N MAIN STREET  
EULESS, TX 76039

MSC ROCKWALL LLC  
725 PARK CENTER DRIVE  
MATTHEWS, NC 28105

COSTCO WHOLESALE CORP  
999 LAKE DR  
ISSAQUAH, WA 98027

# 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:

**Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels**

Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for Solar Energy Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, 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, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, June 17, 2024 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. Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels**

Please place a check mark on the appropriate line below:

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

[Redacted comment area]

Name: [Redacted]  
Address: [Redacted]

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

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

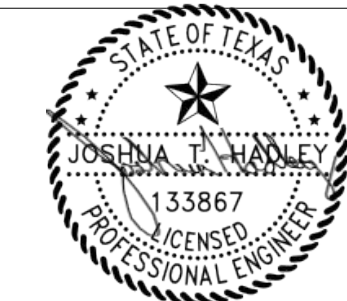




4801 FRIEDRICH LN. SUITE 100 AUSTIN, TX 78744  
 P: 512.640.3864  
 freedom.solarpower.com

**SYSTEM INFORMATION**

DC SYSTEM SIZE: 539.32kW  
 AC SYSTEM SIZE: 400.00kW  
 MODULES:  
 (1112) HANWHA Q CELLS  
 Q-PEAK DUO XL-G10.3/BFG  
 485W  
 INVERTERS:  
 (2) SOLAREEDGE TECHNOLOGIES  
 SE120KUS (480/277V, 3PH)  
 (2) SOLAREEDGE TECHNOLOGIES  
 SE80K-US (480/277V, 3PH)  
 OPTIMIZER:  
 (558) SOLAREEDGE P1101  
 POWER OPTIMIZER  
 WIND SPEED: 105MPH  
 SNOW LOAD: 5PSF  
 MINIMUM  
 TEMPERATURE: -8°C  
 MAXIMUM  
 TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS  
 TX FIRM: F-26320  
 SEALED: 05/16/2024

**SOLAR PV PROJECT**  
 FOR  
**CTE ENTERTAINMENT, LP COM-41783**  
 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
 32.912126, -96.445302

**REVISION**

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

**PROJECT INFORMATION**

NAME: CTE ENTERTAINMENT, LP  
 COM-41783

ADDRESS: 1290 I-30 FRONTAGE RD,  
 ROCKWALL, TX 75032  
 ESI ID: 10443720006363900  
 32.912126, -96.445302  
 APN: 33829

AHJ: TX-CITY OF ROCKWALL

UTILITY: ONCOR

PRN NUMBER: FMS-CU-2023-1688



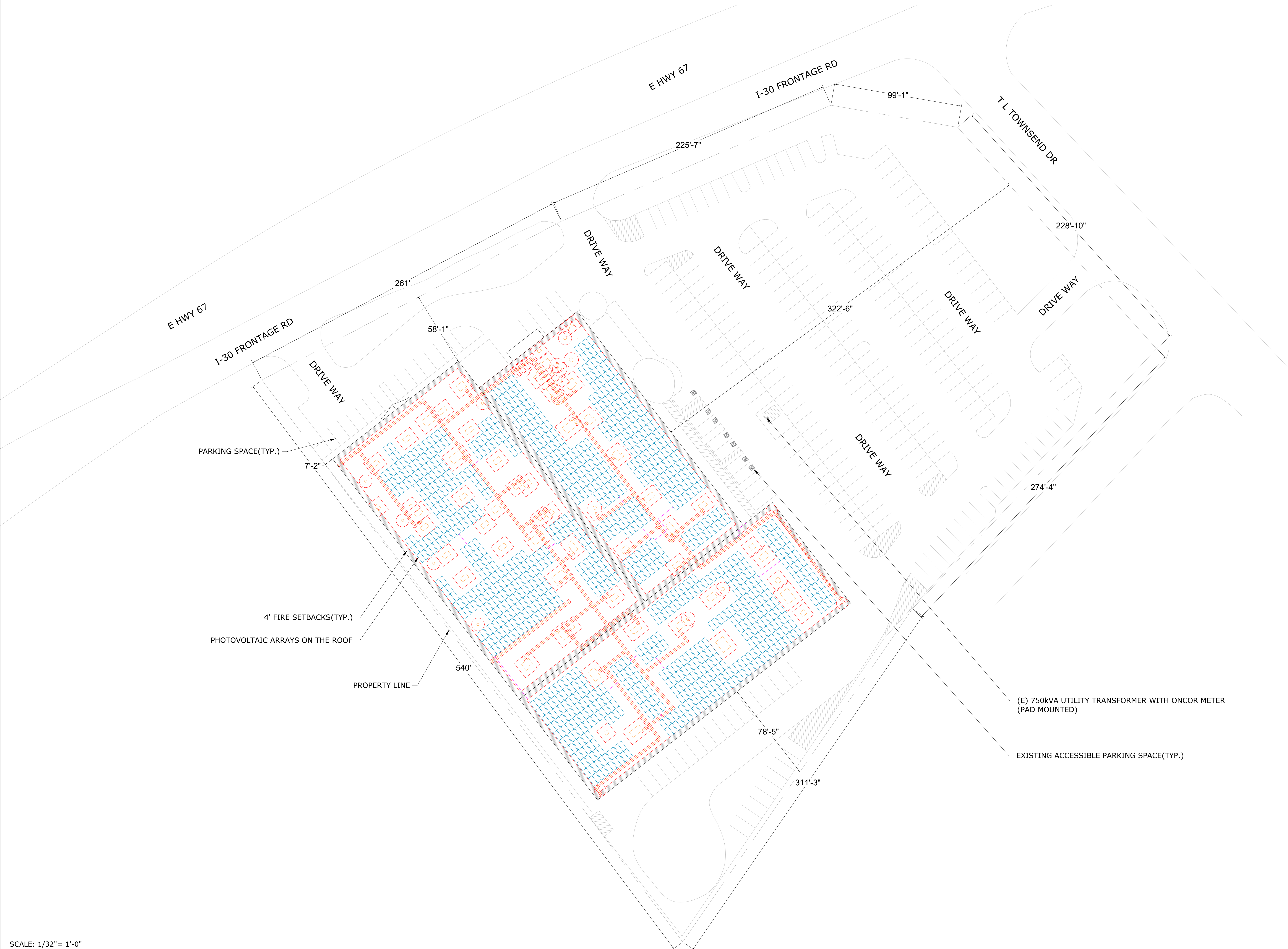
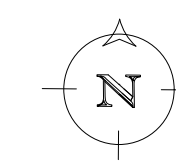
**SITE PLAN**

DRAFTED BY/QC'ED BY:  
 NAVANEETHAN.C/MANISH A

SCALE: AS NOTED      REV: B

DATE: 05/16/2024      A-01

SCALE: 1/32" = 1'-0"

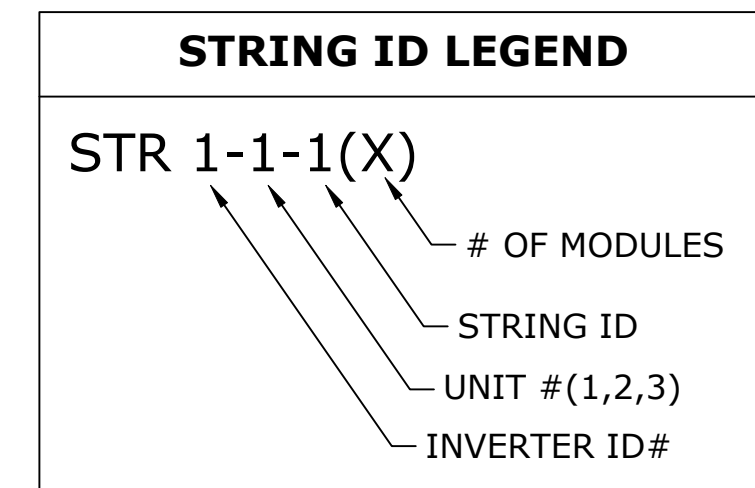








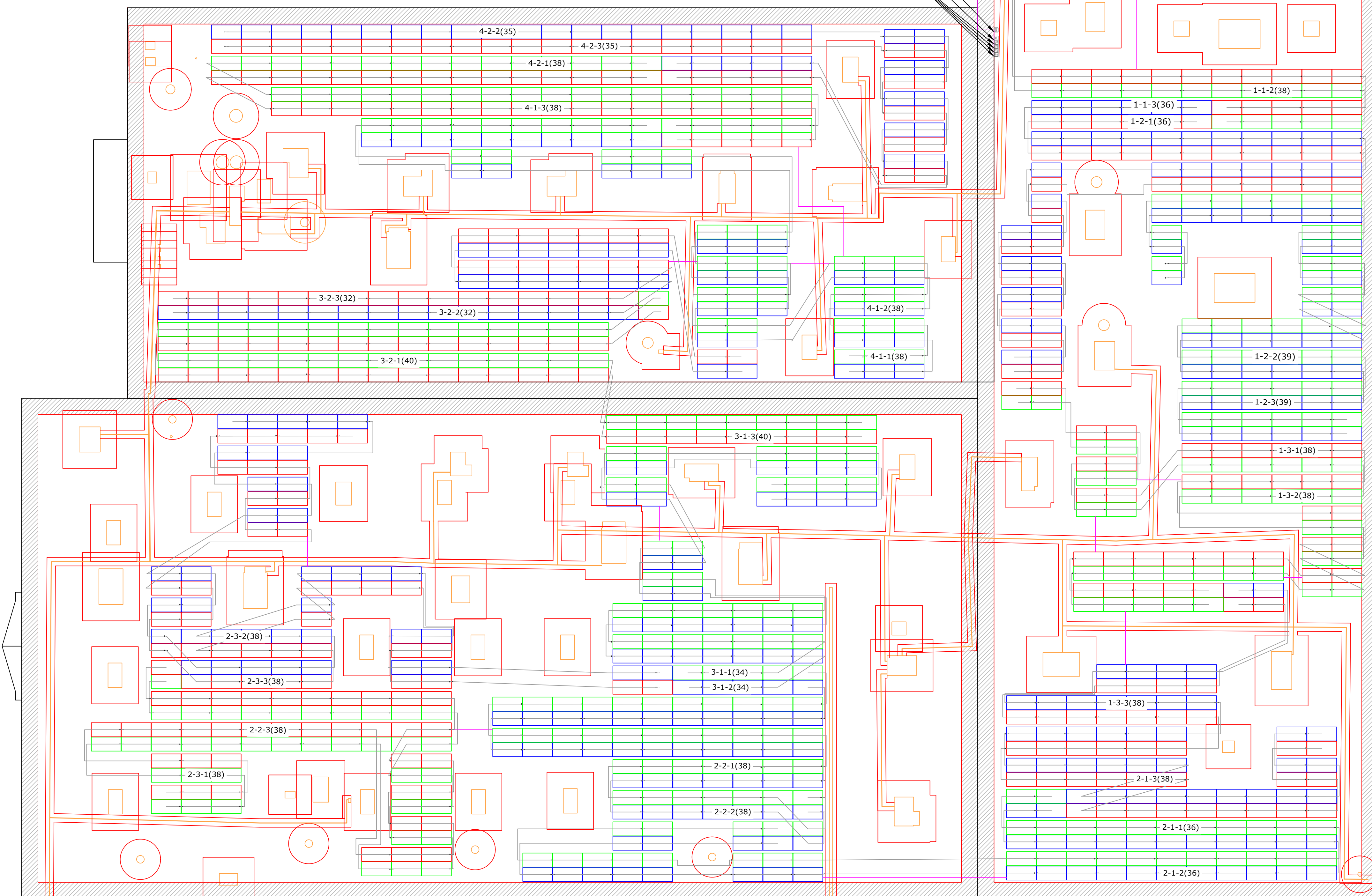
**STRINGING DIAGRAM:**



(E) 750kVA UTILITY TRANSFORMER WITH ONCOR METER (PAD MOUNTED)

(N) 800A FUSED VISIBLE LOCKABLE LABELED DISCONNECT SWITCH (EXTERIOR WALL OF THE BUILDING)  
 (E) MAIN DISTRIBUTION PANEL (INSIDE THE ELECTRICAL ROOM)  
 (N) AC ACCUMULATION PANEL (INSIDE THE ELECTRICAL ROOM)  
 (N) PV INVERTER 01 TO 04 (INSIDE THE ELECTRICAL ROOM)

STRING STARTS HERE



SCALE: 1"=15'-0"

**WIRING AND WIRING METHODS:**

1. EXPOSED PV SOLAR MODULE WIRING AND PV SOURCE CIRCUITS TO BE UV RESISTANT 2,000V PV WIRE, 90° C, AND RATED FOR WET CONDITIONS.
2. ALL EXPOSED CABLES, SUCH AS MODULE LEADS SHALL BE SECURED IN A NEAT WORKMAN LIKE MANNER TO PREVENT CHAFFING, SWINGING, AND EXCEEDING MINIMUM BEND RADIUS WITH PROPER MECHANICAL SUNLIGHT RESISTANT MEANS AND ROUTED TO AVOID DIRECT EXPOSURE TO SUNLIGHT AT ALL TIMES.
3. ALL FIELD WIRING THAT IS NOT COLOR CODED SHALL BE TAGGED AT BOTH ENDS WITH PERMANENT WIRE MARKERS TO IDENTIFY POLARITY AND GROUND.
4. FLEXIBLE METAL CONDUIT IS SUITABLE FOR INSTALLATION IN DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS OR CONDUIT FITTING) AND NO MORE THAN 48 INCHES APART.
5. LIQUID TIGHT FLEXIBLE METAL AND NON-METALLIC CONDUIT IS SUITABLE FOR INSTALLATION IN WET AND DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 36 INCHES APART.
6. PVC CONDUIT AND FITTINGS SHALL NOT BE USED ON ROOFTOP CONDITIONS OR EXPOSED TO DIRECT SUNLIGHT. WHEN USED IN ACCEPTABLE LOCATION CONDUIT SHALL BE SCHEDULE 80 UV RESISTANT UNLESS NOTED OTHERWISE.
7. FUSES AND WIRES SUBJECT TO TEMPERATURES CONDITIONS GREATER THAN 100°F OR TRANSFORMER INRUSH CURRENT SHALL BE SIZED ACCORDINGLY.
8. THE PHOTOVOLTAIC SOURCE CIRCUITS AND PHOTOVOLTAIC OUTPUT CIRCUITS OF THIS PROPOSED SOLAR SYSTEM SHALL NOT BE CONTAINED IN THE SAME RACEWAY CABLE TRAY, CABLE, OUTLET BOX, JUNCTION BOX, OR SIMILAR FITTING AS FEEDERS OR BRANCH CIRCUITS OF OTHER SYSTEMS UNLESS THE CONDUCTORS OF THE DIFFERENT SYSTEMS ARE SEPARATED BY A PARTITION OR ARE CONNECTED TOGETHER.
9. ALL TERMINATIONS SHALL HAVE ANTI-OXIDANT COMPOUND AND BE TORQUED PER DEVICE LISTING, OR MANUFACTURER'S RECOMMENDATIONS.
10. SPLIT BOLTS /SPICES / CONNECTORS ARE PERMITTED ON THE AC CONDUCTORS AND SHALL BE INSULATED WITH APPROVED MEANS. SPICES ON THE DC CONDUCTORS IS NOT PERMITTED IN ANY LOCATION.
11. NO PVC CONDUIT ALLOWED ON ROOF, UNLESS OPEN ENDED WIRE MANAGEMENT <10'.

INVERTER 1, 120kW			INVERTER 2, 120kW		
STRING	MOD. QTY.	OPT. QTY.	STRING	MOD. QTY.	OPT. QTY.
UNIT 01			UNIT 01		
1-1-1	38	19	2-1-1	36	18
1-1-2	38	19	2-1-2	36	18
1-1-3	36	18	2-1-3	38	19
UNIT 02			UNIT 02		
1-2-1	36	18	2-2-1	38	19
1-2-2	39	20	2-2-2	38	19
1-2-3	39	20	2-2-3	38	19
UNIT 03			UNIT 03		
1-3-1	38	19	2-3-1	38	19
1-3-2	38	19	2-3-2	38	19
1-3-3	38	19	2-3-3	38	19

INVERTER 3, 80kW			INVERTER 4, 80kW		
STRING	MOD. QTY.	OPT. QTY.	STRING	MOD. QTY.	OPT. QTY.
UNIT 01			UNIT 01		
3-1-1	34	17	4-1-1	38	19
3-1-2	34	17	4-1-2	38	19
3-1-3	40	20	4-1-3	38	19
UNIT 02			UNIT 02		
3-2-1	40	20	4-2-1	38	19
3-2-2	32	16	4-2-2	35	18
3-2-3	32	16	4-2-3	35	18
GRAND TOTAL			1112	558	



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 freedompower.com

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 Q.PEAK DUO XL-G10.3/BFG  
 485W  
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 SE120KUS (480/277V, 3PH)  
 (2) SOLAREEDGE TECHNOLOGIES  
 SE80K-US (480/277V, 3PH)  
 OPTIMIZER:  
 (558) SOLAREEDGE P1101  
 POWER OPTIMIZER  
 WIND SPEED: 105MPH  
 SNOW LOAD: 5PSF  
 MINIMUM TEMPERATURE: -8°C  
 MAXIMUM TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS  
 TX FIRM: F-26320  
 SEALED: 05/16/2024

**SOLAR PV PROJECT**  
 FOR  
**CTE ENTERTAINMENT, LP COM-41783**  
 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
 32.912126, -96.445302

**REVISION**

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03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

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 AHJ: TX-CITY OF ROCKWALL  
 UTILITY: ONCOR  
 PRN NUMBER: FMS-CU-2023-1688

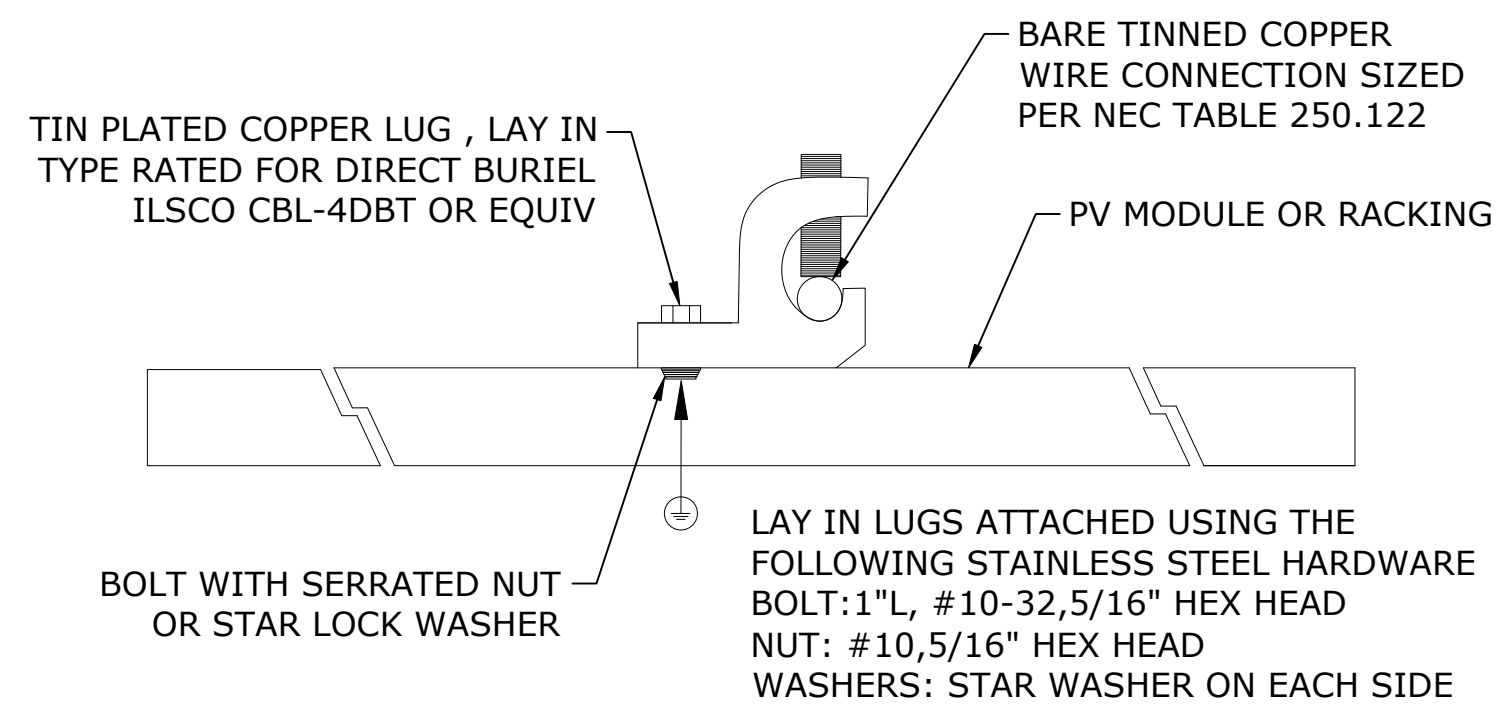


**STRINGING MAP**

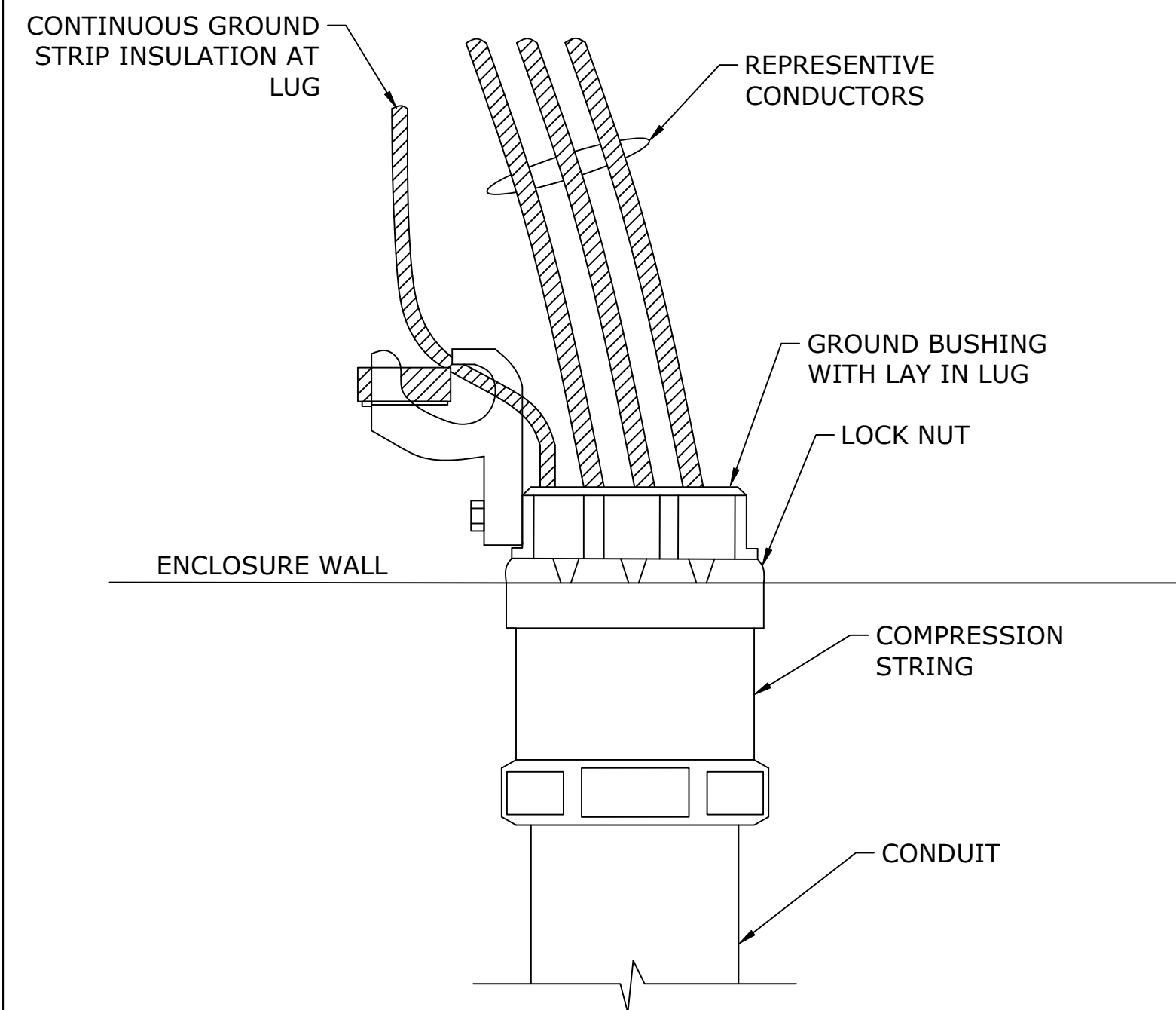
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 NAVANEETHAN.C/MANISH A  
 SCALE: AS NOTED  
 DATE: 05/16/2024  
 REV: B  
 E-01



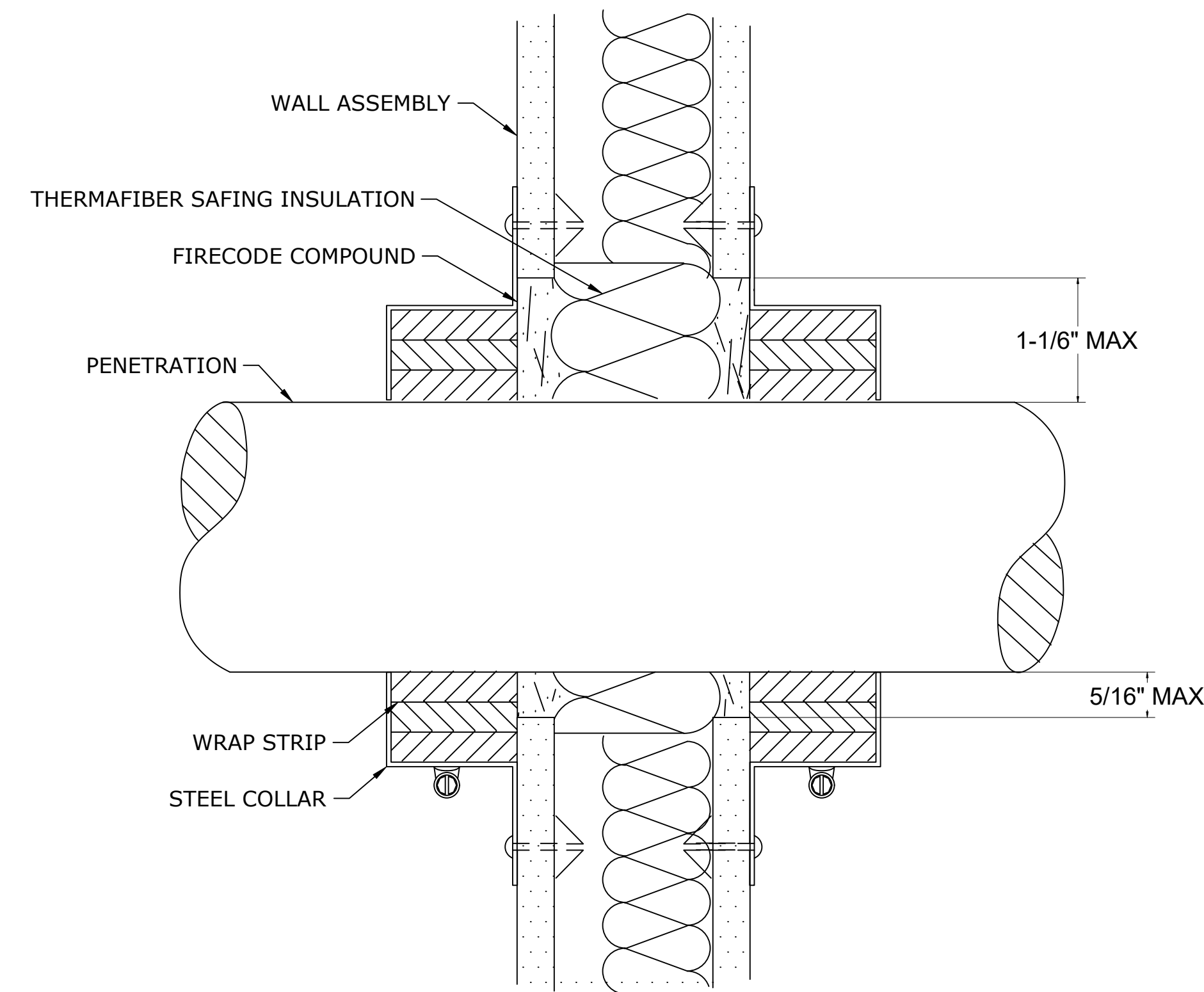
**GROUND LUG DETAIL:**



**CONDUIT BODY GROUNDING DETAIL:**

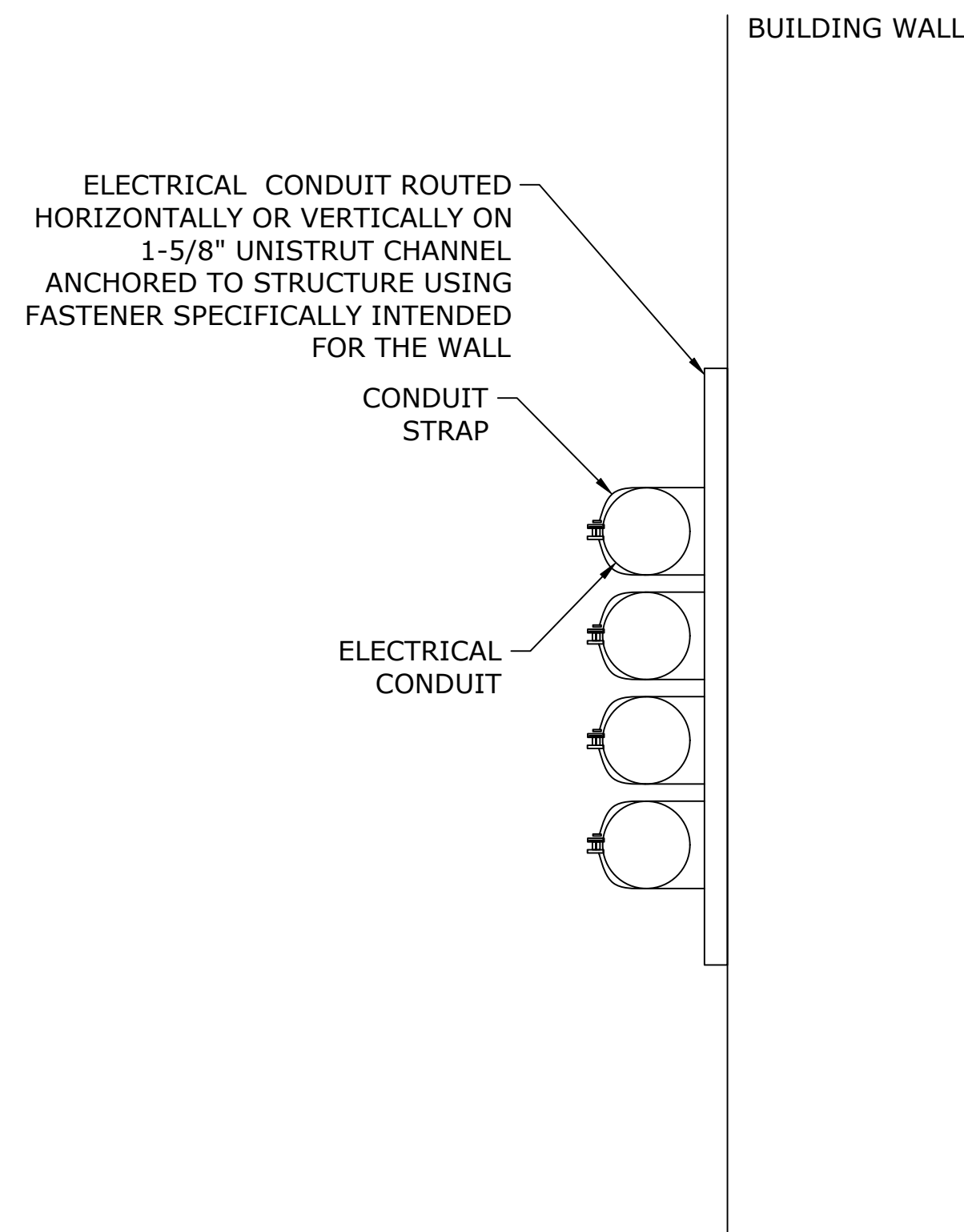


**FIRE WALL PENETRATION DETAIL:**

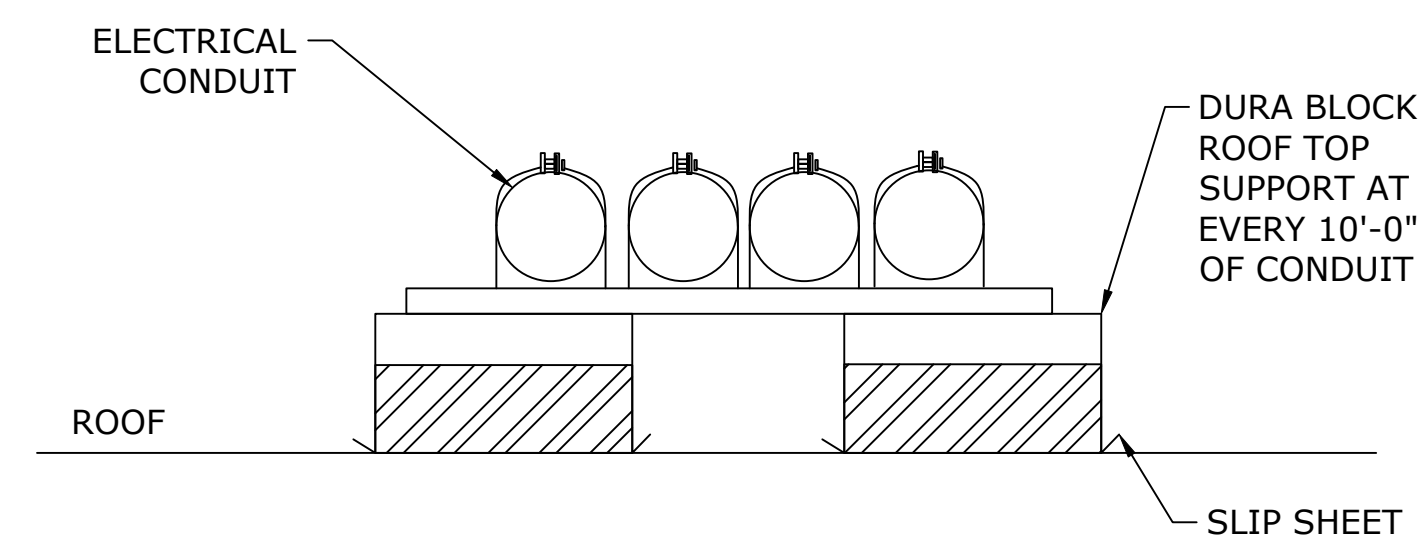


SCALE: NTS

**CONDUIT WALL ANCHORING:**



**TYPICAL DURA-BLOCK CONDUIT SUPPORT DETAIL:**



NOTE: DETAIL DRAWINGS ARE FOR REFERENCE ONLY

**GROUNDING - SEE ELECTRICAL DIAGRAM AND ELECTRICAL DETAILS FOR MORE GROUNDING INFORMATION:**

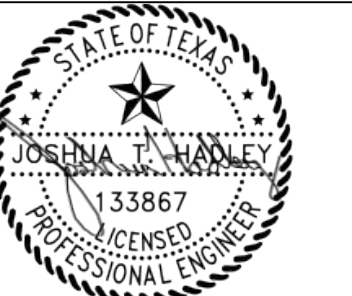
1. ONLY ONE CONNECTION TO DC CIRCUITS AND AC CIRCUITS WILL BE USED FOR SYSTEM GROUNDING (REFERENCED TO THE SAME POINT).
2. EQUIPMENT GROUNDING CONDUCTORS AND SYSTEM GROUNDING ELECTRODE CONDUCTORS WILL HAVE AS SHORT A DISTANCE TO THE GROUNDING CONNECTION POINT AS PRACTICABLE AND A MINIMUM NUMBER OF TURNS.
3. TO ENSURE PROPER GROUNDING, NON-CURRENT CARRYING METAL PARTS SHALL BE INSTALLED, NOTING THAT PAINT AND FINISH SHALL BE PROPERLY REMOVED WHERE IT MAY INSULATE AN ENCLOSURE'S BONDING CONNECTION. APPLY NO-LOX OR OTHER SIMILAR ANTI-OXIDANT COMPOUND TO EXPOSED SURFACES.
4. THE CONNECTION TO THE MODULE OF THE PROPOSED SOLAR ELECTRIC SYSTEM SHALL BE SO ARRANGED THAT REMOVAL OF A MODULE FROM THE PHOTOVOLTAIC SOURCE CIRCUIT DOES NOT INTERRUPT A GROUND TO ANOTHER PHOTOVOLTAIC SOURCE CIRCUIT.
5. GROUNDING SYSTEM COMPONENTS SHALL BE APPROVED FOR THEIR PURPOSE, INCLUDING BUT NOT LIMITED TO GROUND RODS, GROUNDING LUGS, GROUNDING CLAMPS, ETC. GROUNDING DEVICES EXPOSED TO THE ENVIRONMENT SHALL BE RATED FOR DIRECT BURIAL.
6. UNDERGROUND OR INACCESSIBLE CONNECTIONS OF GROUNDING CONDUCTORS SHALL ONLY BE MADE VIA EXO-THERMIC WELDS. THE USE OF MECHANICAL CONNECTIONS ARE ACCEPTABLE FOR ACCESSIBLE ABOVE GROUND LOCATIONS.
7. ALL METALLIC CONDUITS SHALL BE INSTALLED AND TERMINATED WITH INSULATED GROUND BUSHINGS.



4801 FRIEDRICH LN. SUITE 100 AUSTIN, TX 78744  
P: 512.640.3864  
freedomssolarpower.com

**SYSTEM INFORMATION**

DC SYSTEM SIZE: 539.32kW  
AC SYSTEM SIZE: 400.00kW  
MODULES:  
(1112) HANWHA Q CELLS  
Q.PEAK DUO XL-G10.3/BFG  
485W  
INVERTERS:  
(2) SOLAREEDGE TECHNOLOGIES  
SE120KUS (480/277V, 3PH)  
(2) SOLAREEDGE TECHNOLOGIES  
SE80K-US (480/277V, 3PH)  
OPTIMIZER:  
(558) SOLAREEDGE P1101  
POWER OPTIMIZER  
WIND SPEED: 105MPH  
SNOW LOAD: 5PSF  
MINIMUM  
TEMPERATURE: -8°C  
MAXIMUM  
TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS  
TX FIRM: F-26320  
SEALED: 05/16/2024

**SOLAR PV PROJECT**  
FOR  
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1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
32.912126, -96.445302

**REVISION**

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05/16/2024	EQUIPMENT UPDATE	B

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32.912126, -96.445302  
APN: 33829

AHJ: TX-CITY OF ROCKWALL

UTILITY: ONCOR

PRN NUMBER: FMS-CU-2023-1688



**ELECTRICAL MOUNTING  
DETAILS**

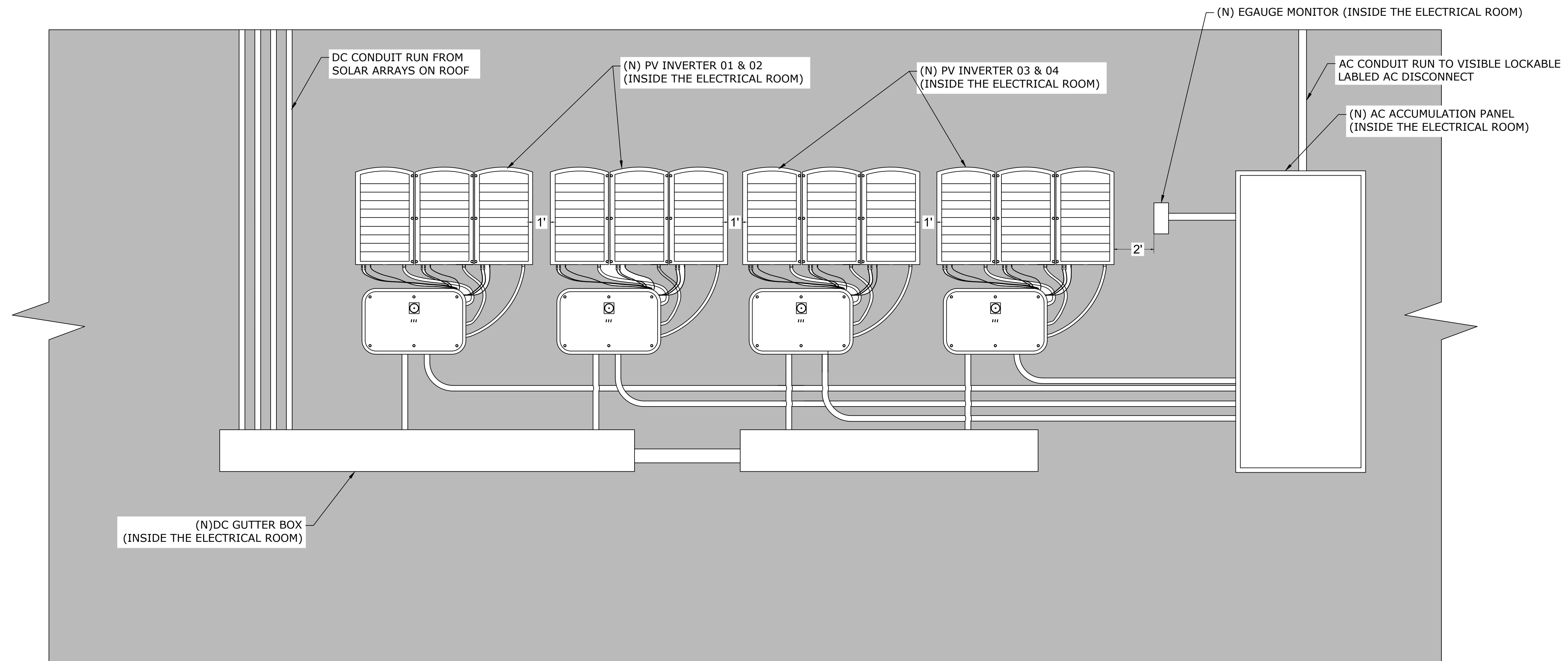
DRAFTED BY/QC'ED BY:  
NAVANEETHAN.C/MANISH A

SCALE: AS NOTED      REV: B

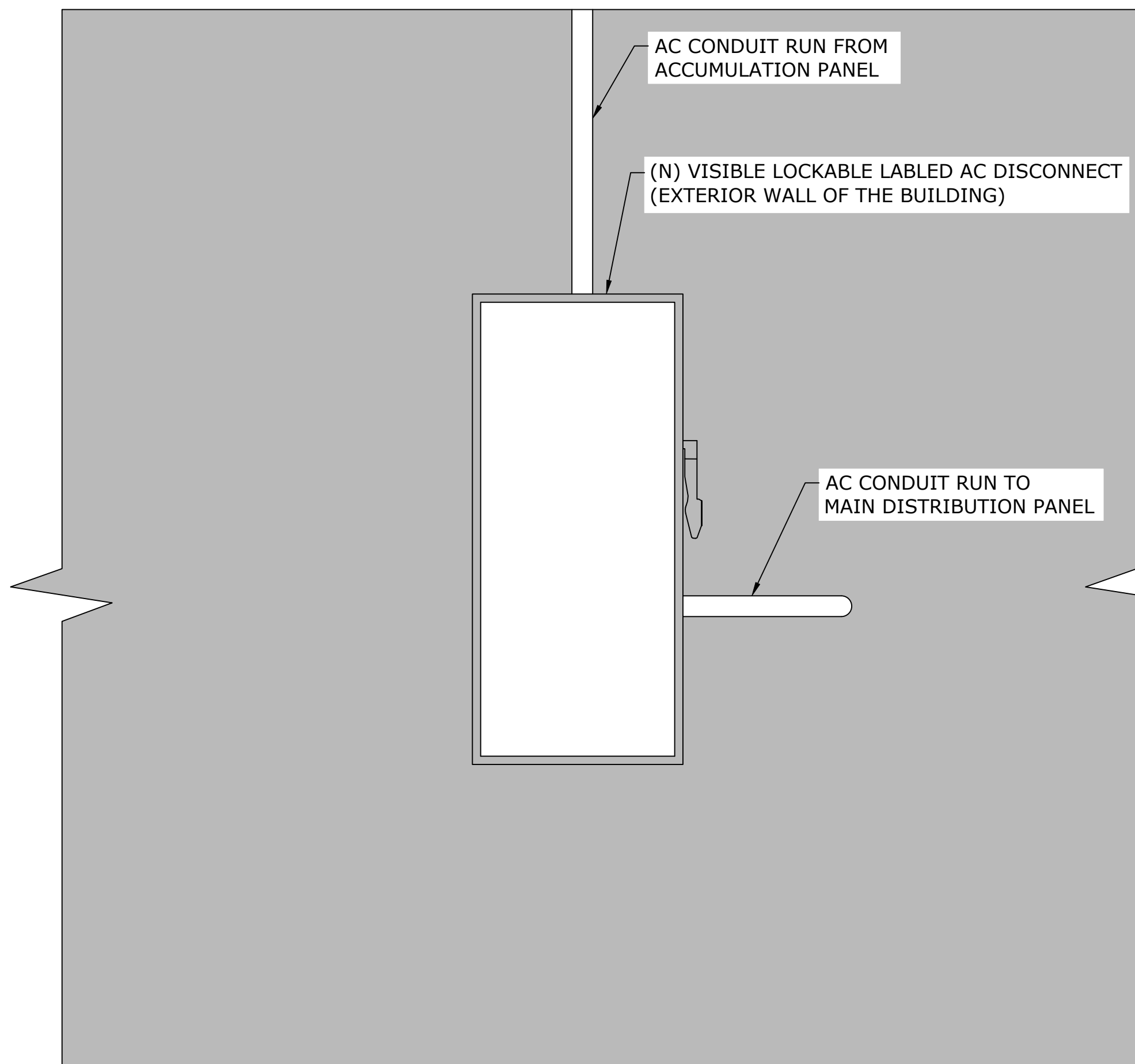
DATE: 05/16/2024      E-02



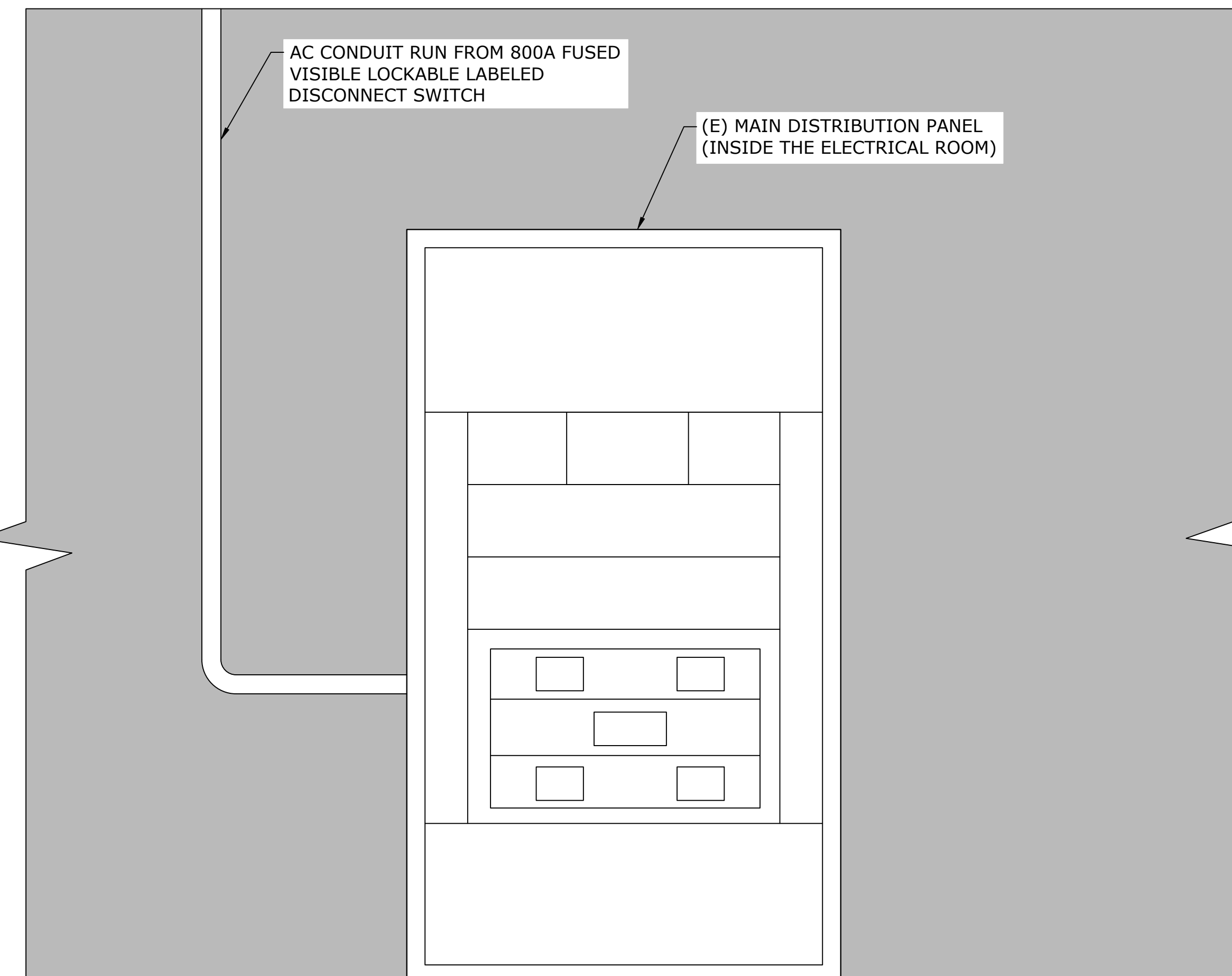
**ELECTRICAL EQUIPMENT ELEVATION VIEW :**



SCALE: NTS



SCALE: NTS



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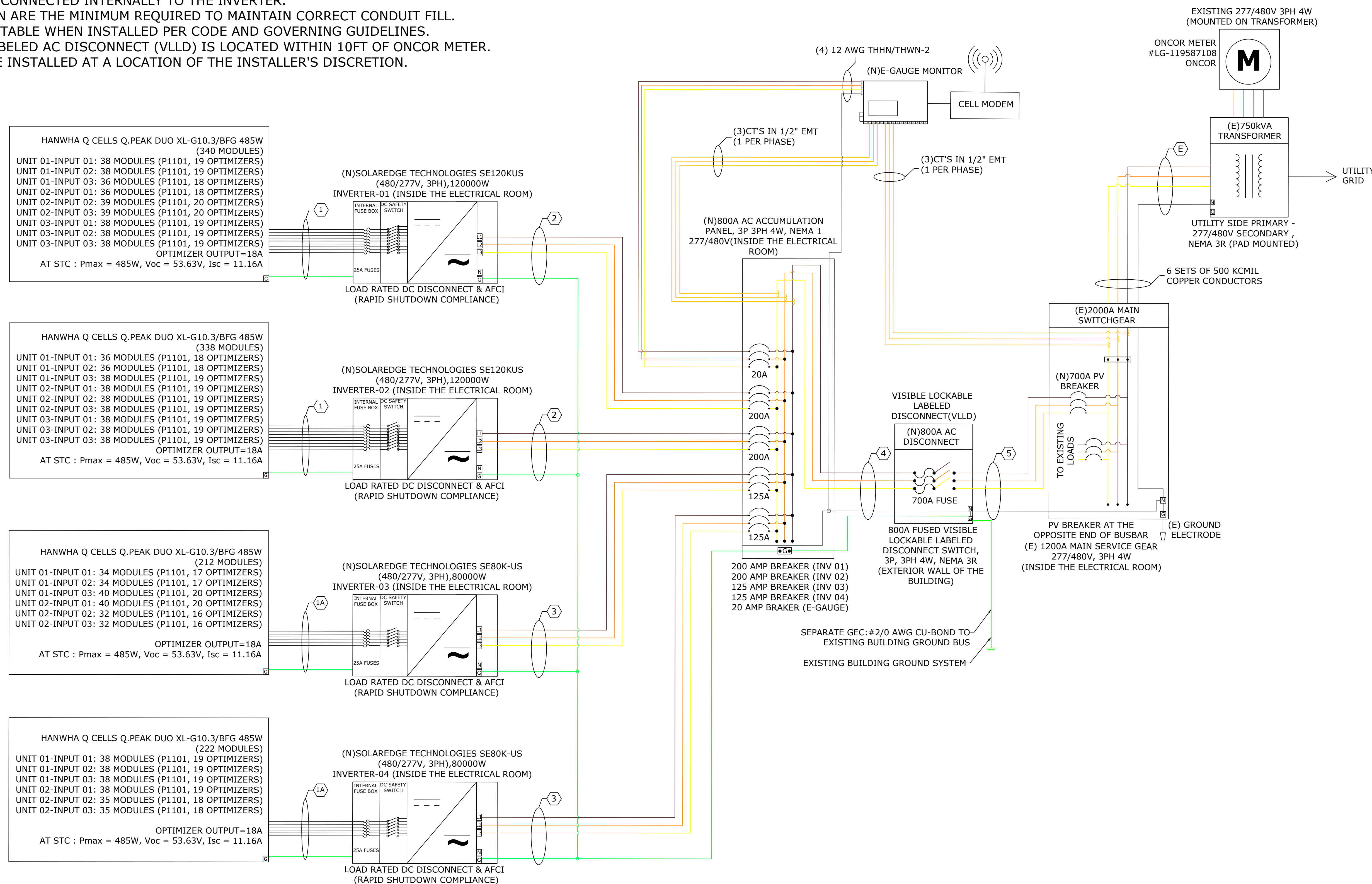


**EQUIPMENT ELEVATION VIEW**  
 DRAFTED BY/QC'ED BY:  
 NAVANEETHAN.C/MANISH A  
 SCALE: AS NOTED      REV: B  
 DATE: 05/16/2024      E-03



**ELECTRICAL DIAGRAM:** DC SYSTEM SIZE: **539.32kW**, AC SYSTEM SIZE: **400.00kW**

- NOTE:**
1. TYPICALLY EACH SOLAREEDGE P1101 POWER OPTIMIZER IS CONNECTED TO TWO MODULES.
  2. EACH SOLAREEDGE P1101 POWER OPTIMIZER IS RAPID SHUTDOWN COMPLIANT.
  3. ALL DC FUSES SHOWN ARE CONNECTED INTERNALLY TO THE INVERTER.
  4. ALL CONDUIT SIZES SHOWN ARE THE MINIMUM REQUIRED TO MAINTAIN CORRECT CONDUIT FILL.
  5. LARGER CONDUIT IS ACCEPTABLE WHEN INSTALLED PER CODE AND GOVERNING GUIDELINES.
  6. THE VISIBLE LOCKABLE, LABELED AC DISCONNECT (VLLD) IS LOCATED WITHIN 10FT OF ONCOR METER.
  7. MONITORING DEVICE TO BE INSTALLED AT A LOCATION OF THE INSTALLER'S DISCRETION.



CONDUIT SCHEDULE					
TAG ID	NO OF PARALLEL FEEDER	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND
1	1	1-1/4" EMT 1-1/4" EMT 1-1/4" EMT	(6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV	NONE	(1) 6 AWG THHN/THWN-2
1A	1	1-1/4" EMT 1-1/4" EMT	(6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV	NONE	(1) 6 AWG THHN/THWN-2
2	1	2" EMT	(3) 3/0 AWG THHN/THWN-2	NONE	(1) 6 AWG THHN/THWN-2
3	1	1-1/4" EMT	(3) 1 AWG THHN/THWN-2	NONE	(1) 6 AWG THHN/THWN-2
4	2	3" EMT	(3) 500 KCMIL THHN/THWN-2	(1) 1/0 AWG THHN/THWN-2	(1) 1/0 AWG THHN/THWN-2
5	2	3" EMT	(3) 500 KCMIL THHN/THWN-2	(1) 500 KCMIL THHN/THWN-2	NONE



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JH PROFESSIONAL DESIGNS  
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UTILITY: ONCOR  
PRN NUMBER: FMS-CU-2023-1688  
**ILLUMINE i**  
THREE LINE DIAGRAM  
DRAFTED BY/QC'ED BY:  
NAVANEETHAN.C/MANISH A  
SCALE: AS NOTED REV: B  
DATE: 05/16/2024 E-05



**ELECTRICAL CALCULATION:** DC SYSTEM SIZE: **539.32kW**, AC SYSTEM SIZE: **400.00kW**

**OCPD CALCULATIONS:**  
 MAIN PANEL RATING:2000A,  
 LINE SIDE INTERCONNECTION ALLOWABLE BACKFEED IS =2000A  
 OCPD CALCULATIONS: INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X 1.25  
 =(144.3AX2)+(96.5AX2)X1.25=602.00A=>PV BREAKER/FUSE = 700A  
 TOTAL REQUIRED PV BREAKER/FUSE SIZE =>700A PV BREAKER/FUSE

**ELECTRICAL CALCULATIONS:**

**SYSTEM INFO:**  
**539.32 kW DC SYSTEM SIZE**  
**(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W MODULES**  
**(2)SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)**  
**(2)SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)**  
**(558)SOLAREEDGE P1101 POWER OPTIMIZER**

**SYSTEM CHARACTERISTICS:(INV 01 & 02)**  
 VMP - MAXIMUM POWER POINT VOLTAGE = 850V  
 VOC - MAXIMUM INVERTER SYSTEM VOLTAGE = 1000V  
 IMP - RATED MAXIMUM POWER-POINT CURRENT = 144.75A  
 ISC - MAXIMUM CIRCUIT CURRENT = 144.75A

**SYSTEM CHARACTERISTICS:(INV 03 & 04)**  
 VMP - MAXIMUM POWER POINT VOLTAGE = 850V  
 VOC - MAXIMUM INVERTER SYSTEM VOLTAGE = 1000V  
 IMP - RATED MAXIMUM POWER-POINT CURRENT = 96.50A  
 ISC - MAXIMUM CIRCUIT CURRENT = 96.50A

**DC WIRE SIZING (TAG 1):**  
 MAX CIRCUIT CURRENT = OPTIMIZER MAX OUTPUT X HIGH IRRADIANCE [NEC 690.8(A)(1)] X 1.25 [NEC 690.53]  
 =18A X 1 X 1.25= 22.5A  
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]  
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 0.8 X 40A = 29.12A  
 TERMINAL RATING, [PER 110.14(C)] - 10 AWG , 75°C RATED = 35A  
 30A ≥ 22.5A SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING  
 ALSO, 29.12A ≥ 18A, AND **10 AWG** IS SUFFICIENT.

**AC WIRE SIZING (TAG 2):**  
 MAX AC OUTPUT CURRENT = MAX INVERTER OUTPUT X 1.25 [PER NEC 690.52] = 144.3A X 1.25 = 180.38A  
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]  
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 225A = 204.75A  
 TERMINAL RATING, [PER 110.14(C)] - 3/0 AWG , 75°C RATED = 200A  
 200A ≥ 180.38A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING  
 ALSO, 204.75A ≥ 144.3A, AND **3/0 AWG** IS SUFFICIENT.  
 INVERTER OVER CURRENT PROTECTION = INVERTER MAX OUTPUT CURRENT X 1.25  
 = 144.3A X 1.25 = 200A --> 200A OVERCURRENT PROTECTION

**AC WIRE SIZING (TAG 3):**  
 MAX AC OUTPUT CURRENT = MAX INVERTER OUTPUT X 1.25 [PER NEC 690.52] = 96.5A X 1.25 = 120.63A  
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]  
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 145A = 131.95A  
 TERMINAL RATING, [PER 110.14(C)] - 1 AWG , 75°C RATED = 130A  
 130A ≥ 120.63A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING  
 ALSO, 131.95A ≥ 96.5A, AND **1 AWG** IS SUFFICIENT.  
 OVER CURRENT PROTECTION = MAX OUTPUT CURRENT X CONTINUOUS LOAD  
 = 96.5A X 1.25 = 125A --> 125A OVERCURRENT PROTECTION

**AC WIRE SIZING (TAG 4 & 5): (NO OF PARALLEL FEEDER =2)**  
 OVER CURRENT PROTECTION = MAX OUTPUT CURRENT X 1.25  
 =(144.3A X 2)+(96.5A X 2)X 1.25 =602.00A/2 = 301A  
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]  
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 430A = 391.30A  
 TERMINAL RATING, [PER 110.14(C)] - 500 KCMIL , 75°C RATED = 380A  
 380A ≥ 301A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING  
 ALSO, 391.30A ≥ 240.8A, AND **500 KCMIL** IS SUFFICIENT.

**NOTE:**  
 1.THIS INSTALLATION IS TO BE CONSIDERED SUPERVISED.ALL NEW ADDITIONS AND ALTERATIONS TO ANY EQUIPMENT IDENTIFIED IN THIS DOCUMENT MUST BE MADE WITH ENGINEERING SUPERVISION AND ALL WORK MUST BE COMPLETED BY QUALIFIED PERSONNEL.  
 2.ALL EQUIPMENT AND TERMINALS MUST BE MINIMUM 75°C RATED.  
 3.ALL CONDUCTORS ARE COPPER, UNLESS OTHERWISE SPECIFIED.

MODULE SPECIFICATIONS	
MODEL	HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
MODULE POWER @ STC	485W
OPEN CIRCUIT VOLTAGE: <b>Voc</b>	53.63V
MAX POWER VOLTAGE: <b>Vmp</b>	45.63V
SHORT CIRCUIT CURRENT: <b>Isc</b>	11.16A
MAX POWER CURRENT: <b>Imp</b>	10.63A

INVERTER-01 & 02 SPECIFICATIONS	
MODEL	SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
POWER RATING	120000W
MAX OUTPUT CURRENT	144.3A
CEC WEIGHTED EFFICIENCY	98.5%
MAX INPUT CURRENT	144.75A
MAX DC VOLTAGE	1000V

OPTIMIZER CHARACTERISTICS	
MODEL	SOLAREEDGE P1101 POWER OPTIMIZER
MAX INPUT VOLTAGE	125 VDC
MAX INPUT CURRENT	14.1 ADC
MAX OUTPUT CURRENT	18 ADC

INVERTER-03 & 04 SPECIFICATIONS	
MODEL	SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
POWER RATING	80000W
MAX OUTPUT CURRENT	96.5A
CEC WEIGHTED EFFICIENCY	98.5%
MAX INPUT CURRENT	96.5A
MAX DC VOLTAGE	1000V

**VOLTAGE DROP CALCULATIONS:**

DC VOLTAGE DROP CALCULATION												
SOURCE	TERMINATION	TAG	CONDUIT TYPE	OPTIMIZER CURRENT (IMP)	STRING VOLTAGE AT 2%DB (VMP)	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTANCE AT 75 DEG C	RESISTANCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
MODULES	INVERTER 01	1	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	230	1.06%
MODULES	INVERTER 02	1	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	390	1.80%
MODULES	INVERTER 03	1A	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	260	1.20%
MODULES	INVERTER 04	1A	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	200	0.92%
											<b>MAX Vdrop</b>	<b>1.80%</b>
3 PHASE AC VOLTAGE DROP CALCULATION												
SOURCE	TERMINATION	TAG	CONDUIT TYPE	CURRENT	VOLTAGE	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTANCE AT 75 DEG C	RESISTANCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
INVERTER TO POI												
INVERTER 01	AC ACCUMULATION	2	EMT	144.3	480	1	L AWG 3/0	Cu	0.000082	0.000071935	10	0.04%
INVERTER 02	AC ACCUMULATION	2	EMT	144.3	480	1	L AWG 3/0	Cu	0.000082	0.000071935	10	0.04%
INVERTER 03	AC ACCUMULATION	3	EMT	96.5	480	1	L AWG 3/0	Cu	0.000082	7.19353E-05	10	0.03%
INVERTER 04	AC ACCUMULATION	3	EMT	96.5	480	1	L AWG 3/0	Cu	0.000082	7.19353E-05	10	0.03%
AC ACCUMULATION	AC DISCONNECT	4	EMT	481.6	480	1	I AWG 01	Cu	0.00016	0.000140362	25	0.61%
AC DISCONNECT	POI	5	EMT	481.6	480	2	R 500 KCMIL	Cu	0.000032	0.000028072	15	0.04%
											<b>MAX Vdrop</b>	<b>0.84%</b>
											<b>TOTAL SYSTEM VDROD</b>	<b>2.64%</b>



4801 FRIEDRICH LN.SUITE 100 AUSTIN, TX 78744  
 P: 512.640.3864  
 freedomsolarpower.com

**SYSTEM INFORMATION**  
 DC SYSTEM SIZE: 539.32kW  
 AC SYSTEM SIZE: 400.00kW  
 MODULES:  
 (1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W  
 INVERTERS:  
 (2)SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)  
 (2)SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)  
 OPTIMIZER:  
 (558)SOLAREEDGE P1101 POWER OPTIMIZER  
 WIND SPEED:105MPH  
 SNOW LOAD:5PSF  
 MINIMUM TEMPERATURE: -8°C  
 MAXIMUM TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS  
 TX FIRM: F-26320  
 SEALED: 05/16/2024

**SOLAR PV PROJECT**  
 FOR  
**CTE ENTERTAINMENT, LP COM-41783**  
 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
 32.912126, -96.445302

REVISION		
DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

**PROJECT INFORMATION**  
 NAME:CTE ENTERTAINMENT, LP COM-41783  
 ADDRESS:1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
 EST ID: 10443720006363900  
 32.912126, -96.445302  
 APN:33829  
 AHJ:TX-CITY OF ROCKWALL  
 UTILITY:ONCOR  
 PRN NUMBER:FMS-CU-2023-1688

**ILLUMINE i**

ELECTRICAL CALCULATION

DRAFTED BY/QC'ED BY:  
 NAVANEETHAN.C/MANISH A

SCALE:AS NOTED      REV:B

DATE:05/16/2024      E-06



PLACARDS

**1. WARNING**  
**ELECTRIC SHOCK HAZARD**  
 TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

INSTALLED ON: AC DISCONNECT, LOAD CENTERS, COMBINER PANELS, POINT OF INTERCONNECTION  
 APPLICABLE CODE(S): NEC 690.13(B)

**2. WARNING: PHOTOVOLTAIC POWER SOURCE**

INSTALLED ON: CONDUIT, RACEWAYS, AND J-BOXES (LABELED EVERY 10'). REFLECTIVE. MIN 3/8" WHITE TEXT ON BLACK BACKGROUND.  
 APPLICABLE CODE(S): NEC 690.31(D)(2)

**3. PHOTOVOLTAIC DC DISCONNECT**

INSTALLED ON: DC DISCONNECT(S)  
 APPLICABLE CODE(S): NEC 690.13(B)

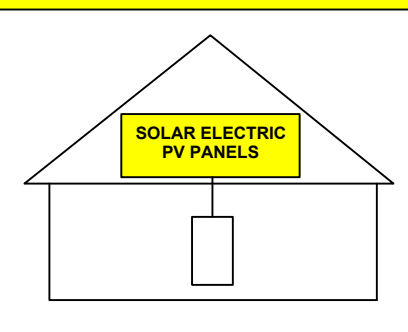
INVERTER 1 & 2

**4. MAXIMUM DC VOLTAGE OF PV SYSTEM**  
**1000 V**

INSTALLED ON: INVERTER  
 APPLICABLE CODE(S): NEC 690.53

**5. SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



INSTALLED ON: WITHIN 3 FT OF SERVICE DISCONNECTING MEANS. MIN 3/8" BLACK TEXT ON YELLOW BACKGROUND & 3/16" BLACK TEXT ON WHITE BACKGROUND.  
 APPLICABLE CODE(S): NEC 690.56(C)

**6. RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM**

INSTALLED ON: RAPID SHUTDOWN SWITCH  
 APPLICABLE CODE(S): NEC 690.56(C)(2)

**7. PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH**  
 RATED AC OPERATING CURRENT 481.6 AMPS AC  
 AC NOMINAL OPERATING VOLTAGE 480 VAC

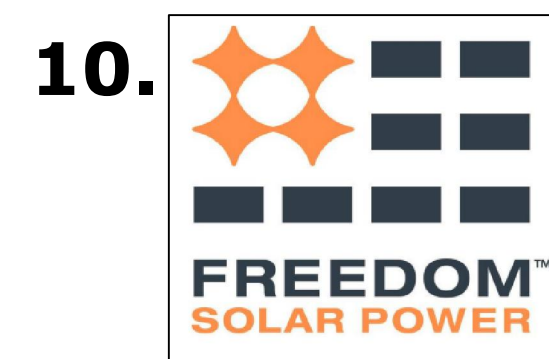
INSTALLED ON: AC DISCONNECT(S), POINT OF INTERCONNECTION.  
 APPLICABLE CODE(S): NEC 690.54

**8. WARNING DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM**

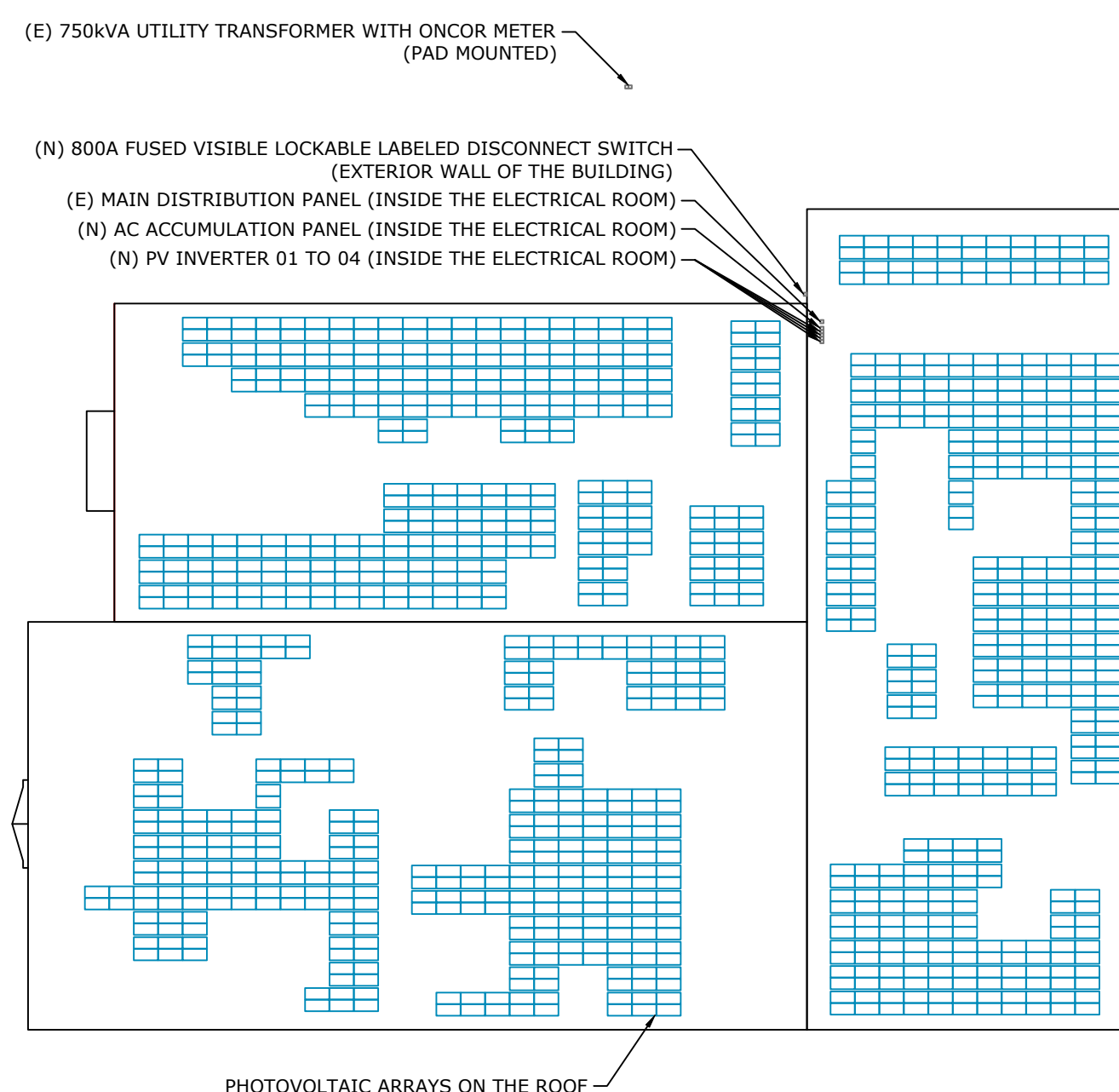
INSTALLED ON: POINT OF INTERCONNECTION  
 APPLICABLE CODE(S): NEC 705.12(C)

**9. DEDICATED PHOTOVOLTAIC SYSTEM COMBINER PANEL NO LOAD SHALL BE ADDED TO THIS PANEL**

INSTALLED ON: COMBINER PANEL



**11. WARNING: !**  
 POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032

ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N. PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE. FASTENERS APPROVED BY THE LOCAL JURISDICTION

LABEL LOCATION  
 SERVICE PANEL  
 PER CODE: NEC 705.10

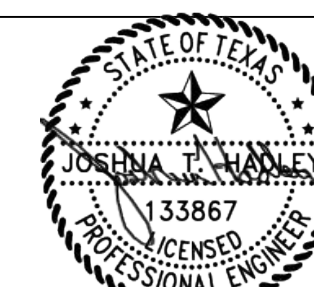
KEY	QTY.	LOCATION
1.	3	AC DISCONNECT, LOAD CENTER, POINT OF INTERCONNECTION
2.	10	CONDUIT
3.	4	DC DISCONNECTS
4.	4	INVERTER
5.	6	AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
6.	4	INVERTER
7.	2	AC DISCONNECT, POINT OF INTERCONNECTION
8.	1	POINT OF INTERCONNECTION
9.	1	COMBINER PANEL
10.	1	POINT OF INTERCONNECTION
11.	1	POINT OF INTERCONNECTION

**NOTES:** ROOFTOP TRIP HAZARDS ON ROOF SHALL BE IDENTIFIED WITH REFLECTIVE MATERIAL. MARKING CONTENT AND FORMAT RED BACKGROUND WHITE LETTERING MINIMUM 3/8" LETTER HEIGHT ALL CAPITAL LETTERS, ARIAL OR SIMILAR FONT, NON-BOLD. WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (DURABLE ADHESIVE MATERIALS MUST MEET THIS REQUIREMENT).



4801 FRIEDRICH LN, SUITE 100 AUSTIN, TX 78744  
 P: 512.640.3864  
 freedom.solarpower.com

**SYSTEM INFORMATION**  
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 WIND SPEED: 105MPH  
 SNOW LOAD: 5PSF  
 MINIMUM TEMPERATURE: -8°C  
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JH PROFESSIONAL DESIGNS  
 TX FIRM: F-26320  
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**SOLAR PV PROJECT**  
 FOR  
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 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
 32.912126, -96.445302

REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME: CTE ENTERTAINMENT, LP COM-41783  
 ADDRESS: 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032  
 ESI ID: 10443720006363900  
 32.912126, -96.445302  
 APN: 33829

AHJ: TX-CITY OF ROCKWALL

UTILITY: ONCOR

PRN NUMBER: FMS-CU-2023-1688



ELECTRICAL PLACARDS

DRAFTED BY/QC'ED BY:  
 NAVANEETHAN, C/MANISH A

SCALE: AS NOTED REV: B

DATE: 03/22/2024 E-06











CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW SOLAR ENERGY COLLECTOR PANELS ON THE ROOF OF AN EXISTING BUILDING SITUATED ON A FIVE (5) ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, PARK PLACE BUSINESS CENTRE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing building situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Solar Energy Collector Panels* as stipulated by Subsection 01.02, *Land Use Schedule*, of 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to *Solar Energy Collector Panels* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the *Site Plan* and *Building Elevations* depicted in *Exhibits 'B' and 'C'* of this ordinance.
- (2) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing.
- (3) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

## 2.2. COMPLIANCE

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

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and 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 1<sup>ST</sup> DAY OF JULY, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 17, 2024

2<sup>nd</sup> Reading: July 1, 2024

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1290 E. IH-30

Legal Description: Lot 2, Block A, Park Place Business Centre Addition

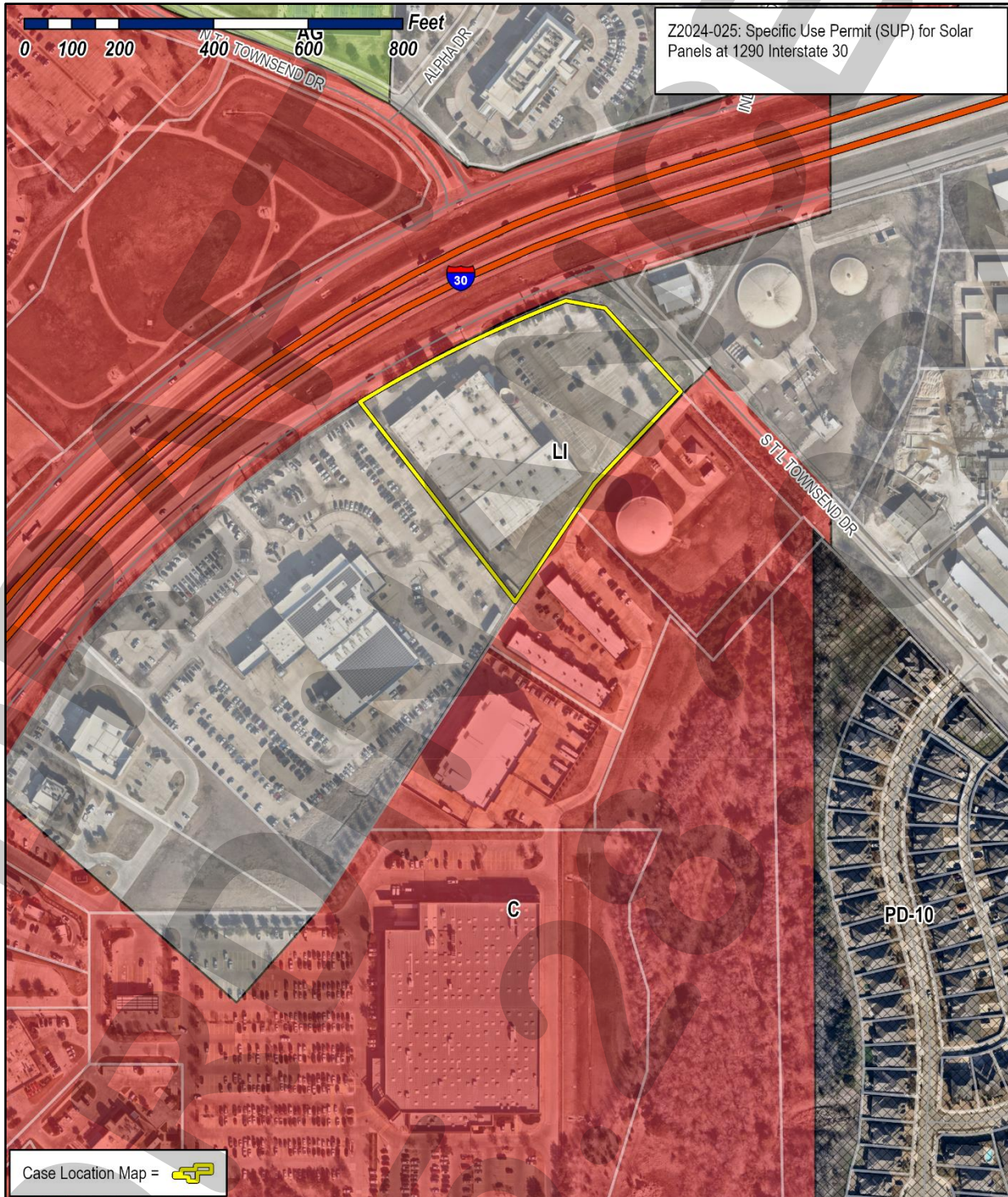


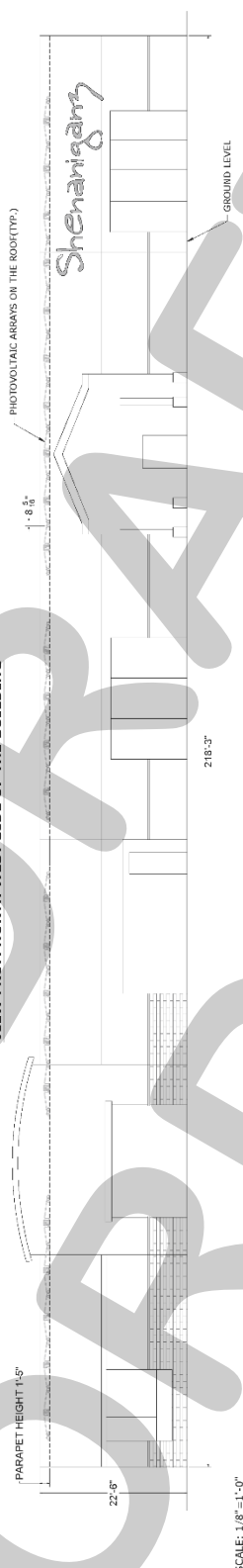


Exhibit 'B':  
Concept Plan



**Exhibit 'C':**  
**Building Elevations**

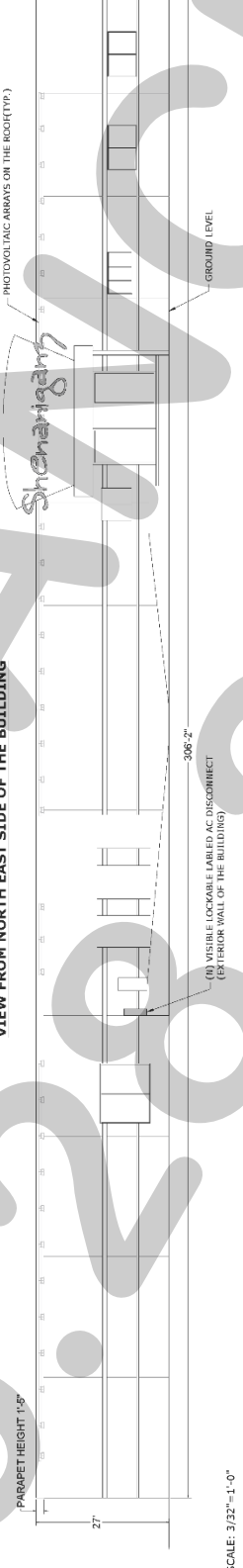
**VIEW FROM NORTH WEST SIDE OF THE BUILDING**



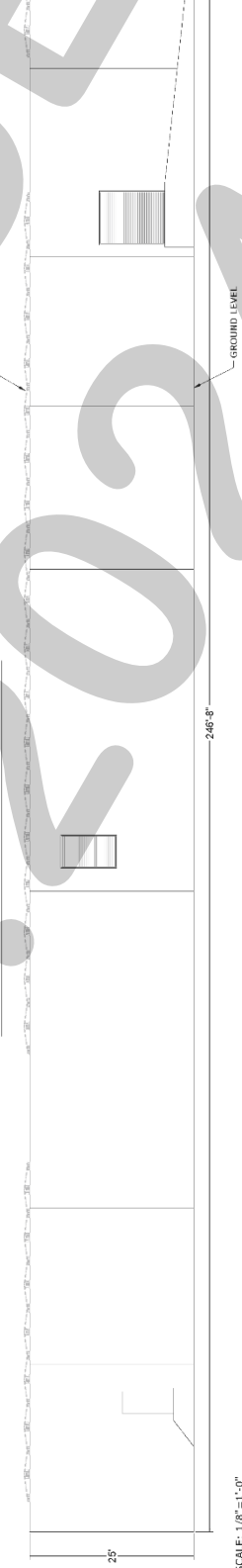
**VIEW FROM SOUTH WEST SIDE OF THE BUILDING**



**VIEW FROM NORTH EAST SIDE OF THE BUILDING**



**VIEW FROM SOUTH EAST SIDE OF THE BUILDING**





# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: Z2024-026  
PROJECT NAME: SUP for 711 Lamar Street  
SITE ADDRESS/LOCATIONS: 711 LAMAR ST, ROCKWALL, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Sherman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	05/24/2024	Approved w/ Comments

05/24/2024: Z2024-026; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 711 Lamar Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, and addressed as 711 Lamar Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2024-026) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated within the B. F. Boydston Addition and situated within 500-feet of the Ridgell and Robbins Additions. All of these subdivisions have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be more than 90% developed.

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

I.6 In this case, the proposed request appears to meet most of the requirements for Residential Infill in an Established Subdivision, and the zoning requirements for a property in a Single-Family 7 (SF-7) District, and the requirements for the Southside Residential Neighborhood Overlay (SRO) District.

I.7 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately 22-feet, 9-inches in front of the front façade of the home. While this is not

uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.8 Ordinances. Please review the attached draft ordinance prior to the June 11, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by June 4, 2024.

I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 28, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on June 11, 2024.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 17, 2024 (1st Reading) and July 1, 2024 (2nd Reading).

I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024:
1. Sherman is not a curbed street.
  2. Driveway must be concrete.
  3. Culvert is required. Minimum 18", must be reinforced concrete, and sized by an engineer.
  4. Show a 10' utility easement along the site frontage.
  5. What are these?
  6. AC may not interfere with side yard swale.
  7. Verify these utility easements.
  8. No fences in utility easement.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- Impact Fees (Water, Sewer, Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No structures or fences allowed within easements.
- Additional comments may be provided at the time of Building Permit.

Drainage Items:

- Property must drain to ROW.
- Maximum grading allowed is 4:1.

Water and Wastewater Items:

- There is an existing 8" sewer main located in the back of the property available for use.
- There is an existing 8" water main located in the back of the property available for use.
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:

- Must meet City driveway spacing requirements.



- Driveways must be reinforced concrete. (No rock, gravel, or asphalt allowed).

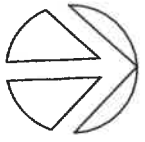
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved w/ Comments
05/23/2024: DRIVEWAY WIDTH WILL BE A MINIMUM OF 18 FEET WIDE - CURRENTLY SHOWS 16' 4"			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved w/ Comments
05/20/2024: Assigned address will be 714 SHERMAN ST. ROCKWALL, TX 75087			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved
No Comments			



NORTH  
SCALE: 1" = 20'-0"

**General Items:**

- Must meet City 2023 Standards of Design and Construction
- Impact Fees (Water, Sewer, Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No structures or fences allowed within easements.
- Additional comments may be provided at the time of Building Permit.

**Drainage Items:**

- Property must drain to ROW.
- Maximum grading allowed is 4:1.

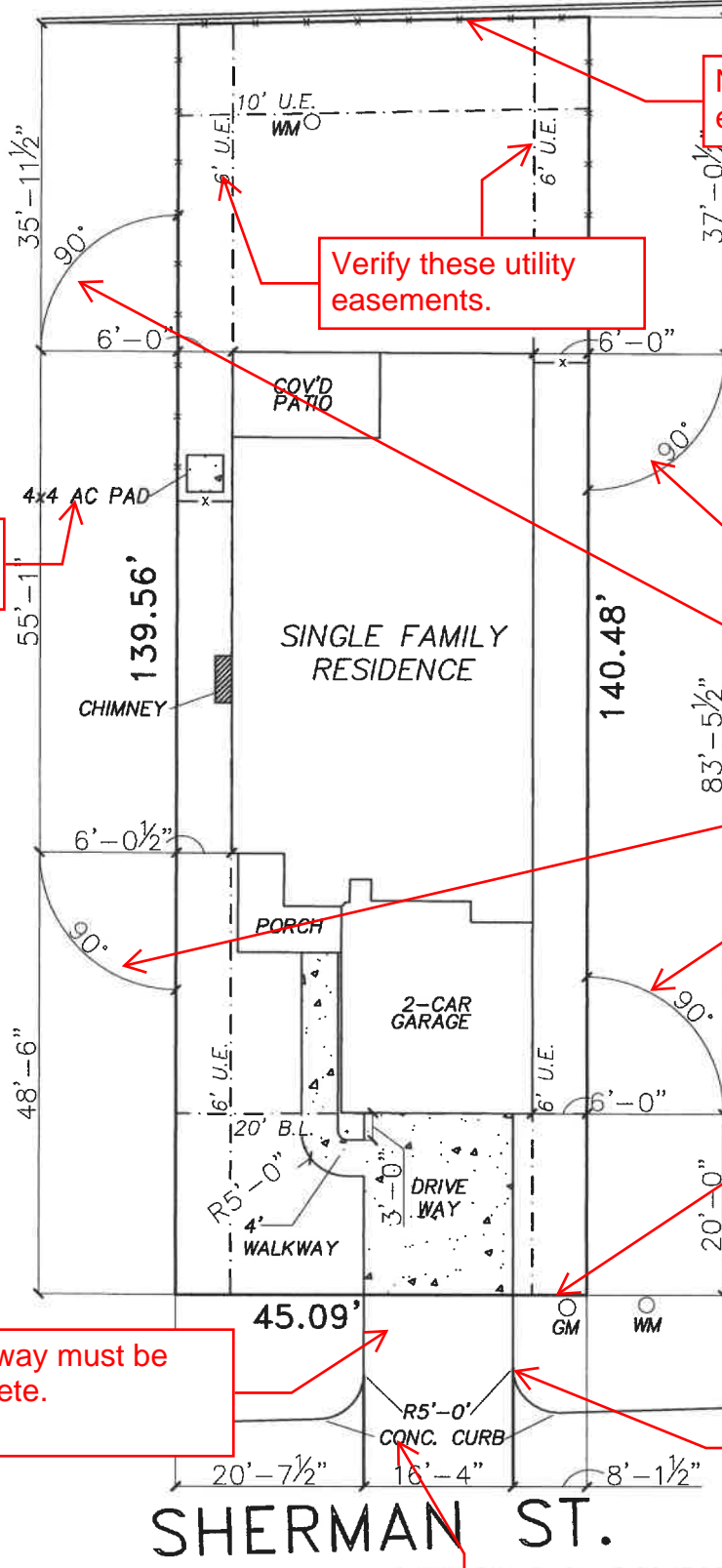
**Water and Wastewater Items:**

- There is an existing 8" sewer main located in the back of the property available for use.
- There is an existing 8" water main located in the back of the property available for use.
- Water to be 10' separated from storm and sewer lines.

**Roadway Paving Items:**

- Must meet City driveway spacing requirements.
- Driveways must be reinforced concrete. (No rock, gravel, or asphalt allowed).

LAMAR ST  
45.02'



No fences in utility easement.

Verify these utility easements.

AC may not interfere with side yard swale.

What are these?

Show a 10' utility easement along the site frontage.

Driveway must be concrete.

Culvert is required. Minimum 18", must be reinforced concrete, and sized by an engineer.

Sherman is not a curbed street.

CUSTOMER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

NOTES:

<b>LEGEND</b>		- DRAINAGE FLOW
		- PROPOSED FENCE
		- EXISTING FENCE
		- CURLEX
		- RETAINING WALL
		- REQUIRED TREE PLANTING
		- REQUIRED BUSH
	<b>B.L.</b> - BUILDING LINE	
	<b>D.E.</b> - DRAINAGE EASEMENT	
	<b>P.A.E.</b> - PEDESTRIAN ACCESS EASEMENT	
<b>S.S.E.</b> - SANITARY SEWER EASEMENT		
<b>T.E.</b> - TRANSFORMER EASEMENT		
<b>U.E.</b> - UTILITY EASEMENT		
<b>W.M.E.</b> - WALL MAINT. EASEMENT		
<b>M.E.</b> - MAINTENANCE EASEMENT		
<b>V.E.</b> - VISIBILITY EASEMENT		
		- EXPOSED AGGREGATE CONCRETE

BUILDER: RICHARD EXPO	DATE: 05-14-2024
ADDITION: N/A	DRAWN BY: DDSG-HR
ADDRESS: 714 SHERMAN STREET	CITY: ROCKWALL
LOT: 9      BLOCK: 111	PLAN: N/A      ELEVATION: A
PHASE: N/A	SWING: RIGHT
OPTION: N/A	

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. FLATWORK IS ONLY A REPRESENTATION.	
---	--

**DDS GROUP**

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**PLOT PLAN      SP1**





# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup> 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.  
<sup>2</sup> 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 714 Sherman St.

SUBDIVISION \_\_\_\_\_ LOT 9 BLOCK 111

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]

<input type="checkbox"/> OWNER	<u>Ryszard Waszczuk, Dagmara Plaza</u>	<input type="checkbox"/> APPLICANT	<u>R. Waszczuk, D. Plaza</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>Ryszard Waszczuk</u>
ADDRESS	<u>820 E Heath St.</u>	ADDRESS	<u>820 E Heath St.</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972-400-8047</u>	PHONE	<u>972-400-8047</u>
E-MAIL	<u>RichardExp@HOTMAIL.COM</u>	E-MAIL	<u>Richardexpo@hotmail.com</u>

**NOTARY VERIFICATION** [REQUIRED]

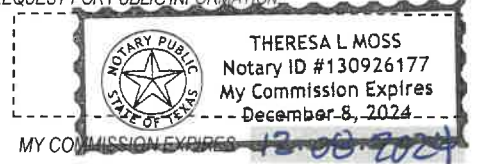
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryszard Waszczuk / Dagmara Plaza [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5/17/2024 DAY OF May 2024 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 17 DAY OF May 2024.

OWNER'S SIGNATURE [Signature]


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







Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street

Case Location Map = 



# City of Rockwall

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

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



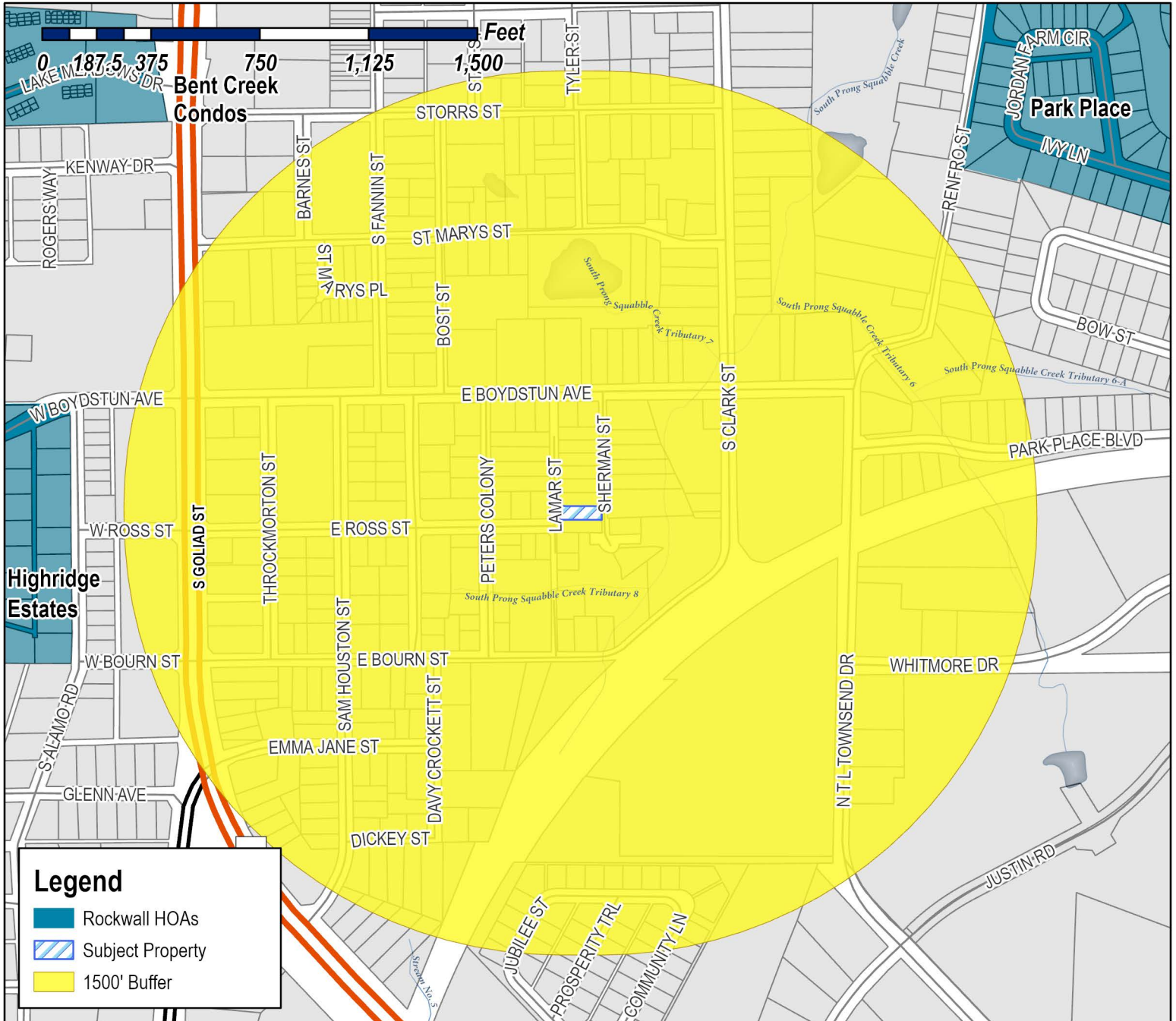




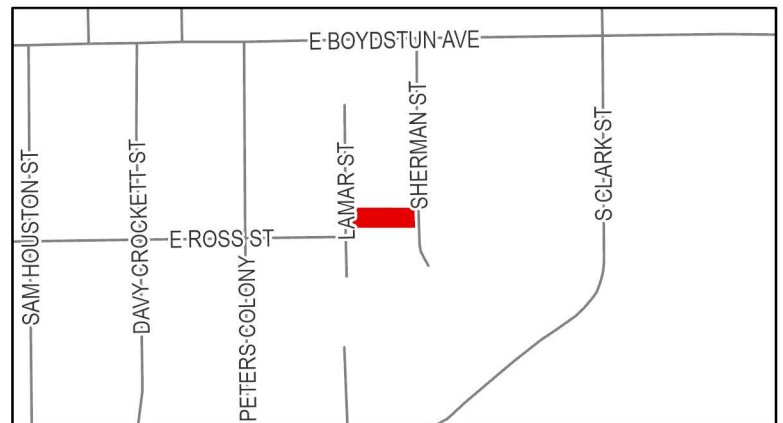
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**Case Number:** Z2024-026  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 711 Lamar Street



**Date Saved:** 5/20/2024

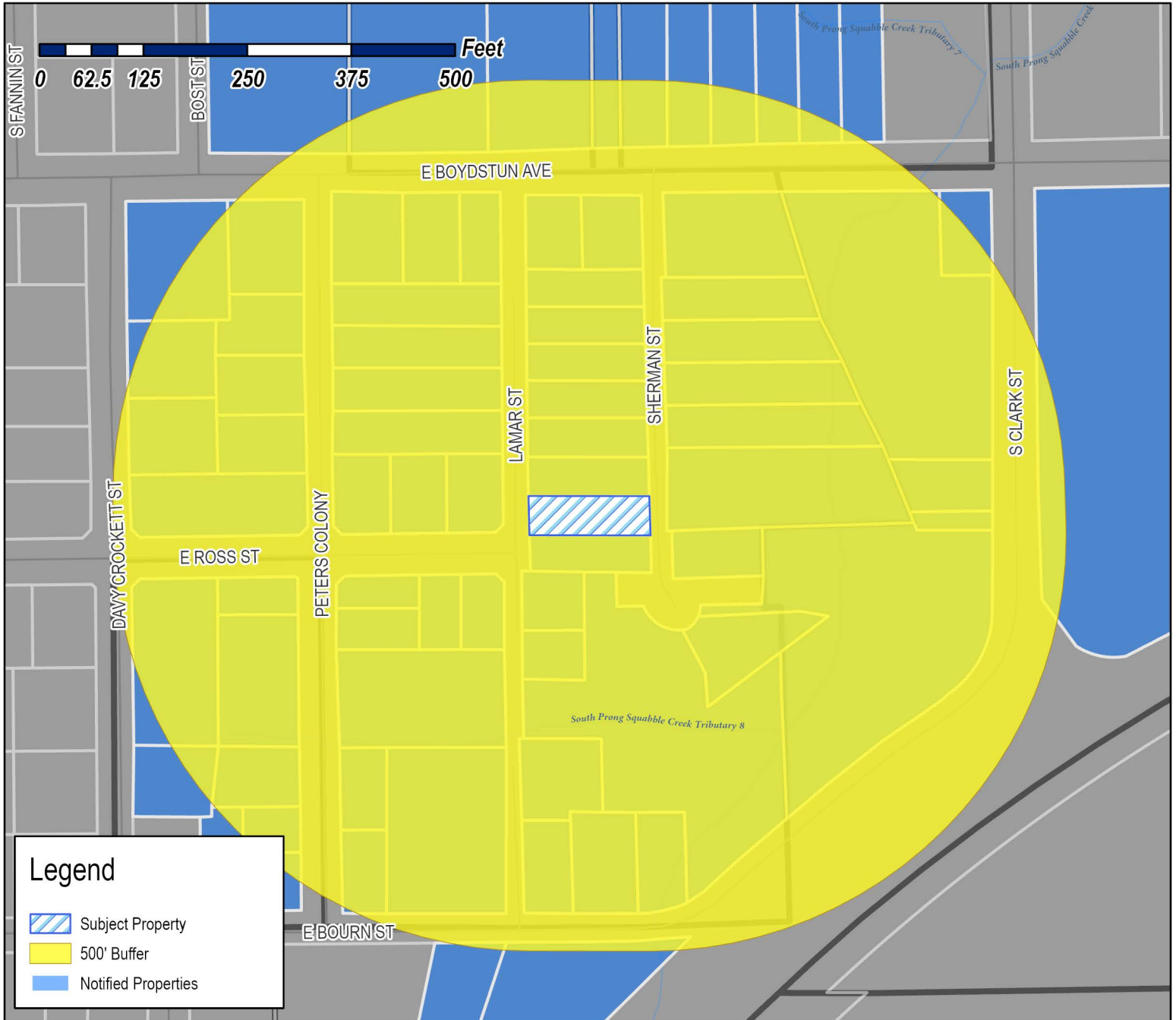
For Questions on this Case Call (972) 771-7745



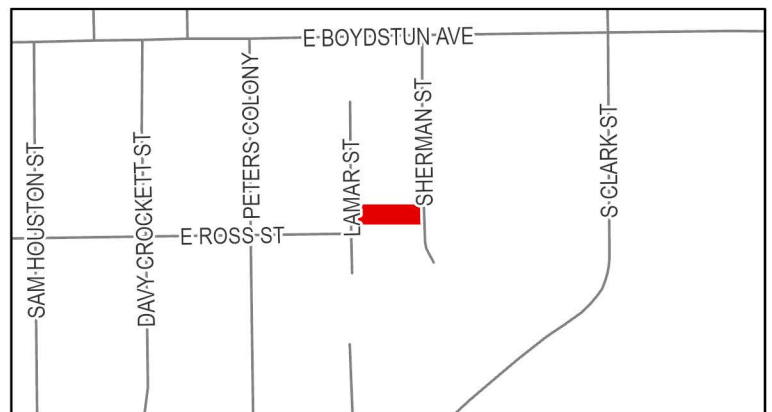
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**Case Number:** Z2024-026  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 711 Lamar Street



**Date Saved:** 5/20/2024

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



PEREZ MARIA D  
1002 E WOODIN BLVD  
DALLAS, TX 75126

WELCH CHRISTOPHER & HAZEL  
1212 CLIFFTOP LN  
DALLAS, TX 75208

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

RSR CAPITAL LLC  
1321 CRESENT COVE DRIVE  
ROCKWALL, TX 75087

HOGUE MIKE & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

PIERATT ALAN & MELODY  
1540 MEADOWS CIR  
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
C/O GENESEE & WYOMING RAILROAD  
1940 ENCHANTED WAY 201  
GRAPEVINE, TX 76051

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

OFF MARKET LLC  
DBA BIG STATE HOME BUYERS  
2800 N LOOP WEST #925  
HOUSTON, TX 77092

HANEY W  
2824 MISTY RIDGE  
ROCKWALL, TX 75032

CUMMINGS JOHN AND LORI  
308 STONEBRIDGE DR  
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D  
402 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 E BOURN ST  
ROCKWALL, TX 75087

JONES MARGARINE ESTATE  
410 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA  
414 E. COACHLIGHT TRAIL  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS  
CHURCH  
423 WILLOW RIDGE CIRCLE  
ROCKWALL, TX 75032

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

GRUBBS JOHN W  
501 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
504 ROSS  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
507 E BOYDSTUN AVE  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND  
JACQUELINE YVETTE JACOBS AND JEFFREY  
DWAYNE JACOBS  
5961 CONNIE LANE  
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA  
602 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
604 S ROSS  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

RESIDENT  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
607 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
611 E BOYDSTUN AVE  
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN  
613 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN  
615 E BOYDSTUN AVENUE  
ROCKWALL, TX 75032

RESIDENT  
617 E BOYDSTUN AVE  
ROCKWALL, TX 75087

KENNEDY BLAKE  
619 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RANDOLPH JAMES R JR  
621 E. BOYDSTUN AVE  
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC  
627 SORITA CIR  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

ROSS LESLIE  
703 SHERMAN ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
705 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
705 PETERS COLONY  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY  
706 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

CRENSHAW LORENZA  
707 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
708 PETERS COLONY  
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE  
708 SHERMAN ST  
ROCKWALL, TX 75087



MURPHREE LYNDI LOUISE & CAMERON JUSTIN  
LEE  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

RESIDENT  
710 PETERS COLONY  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 LAMAR  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE  
712 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E  
715 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

RESIDENT  
801 DAVY CROCKETT  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

HASS DANIEL & AMBER  
801 PETERS COLONY  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

JOHNSON MELDRIA  
809 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
812 PETERS COLONY  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

JCK CONCRETE INC  
PO BOX 311  
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
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:

**Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street**

Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, June 17, 2024 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. Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street**

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





ISSUED FOR REVIEW:  
05-16-24

BUYER:  
RICHARD EXPO

ADDRESS:  
714 SHERMAN ST  
BLK 111 / LOT 9  
ROCKWALL, TX.



PLAN: 714 SHERMAN ST

ELEVATION: A

**INDEX:**

C1	COVER PAGE: INDEX, GENERAL NOTES & ABBRV.
R1	REVISION LOG & WALL LEGEND
SP1	SITE PLAN
S1	SLAB FORM & PLUMBING PLAN
S1.1	SECOND FLOOR PLUMBING PLAN
A1	FIRST FLOOR PLAN
A1.1	SECOND FLOOR
A2	INTERIOR ELEVATION
A3	FRONT & RIGHT ELEVATION
A4	REAR & LEFT ELEVATION
A5	ROOF PLAN
A6	FIRST FLOOR ELECTRICAL PLAN
A6.1	SECOND FLOOR ELECTRICAL PLAN
F1	FOUNDATION PLAN
F2	FOUNDATION DETAILS
R1	FIRST FLOOR CEILING JOIST PLAN
R2	FIRST FLOOR RAFTER SUPPORT
R3	ROOF RAFTER PLAN
R4	FRAMING DETAILS
R5	FRAMING DETAILS
R6	FRAMING DETAILS
S1	FIRST FLOOR SHEAR WALL PLAN
S2	SHEAR WALL DETAILS
MEP1	MECHANICAL ROOF PLAN
MEP2	MECHANICAL SPECIFICATIONS
MEP3	FIRST FLOOR MECHANICAL PLAN
1	RES-CHECK SINGLE FAMILY HOUSE ENERGY REPORT
2	RES-CHECK PROJECT INFORMATION
3	RES-CHECK ESTIMATED ANNUAL ENERGY USAGE

**GENERAL NOTES**

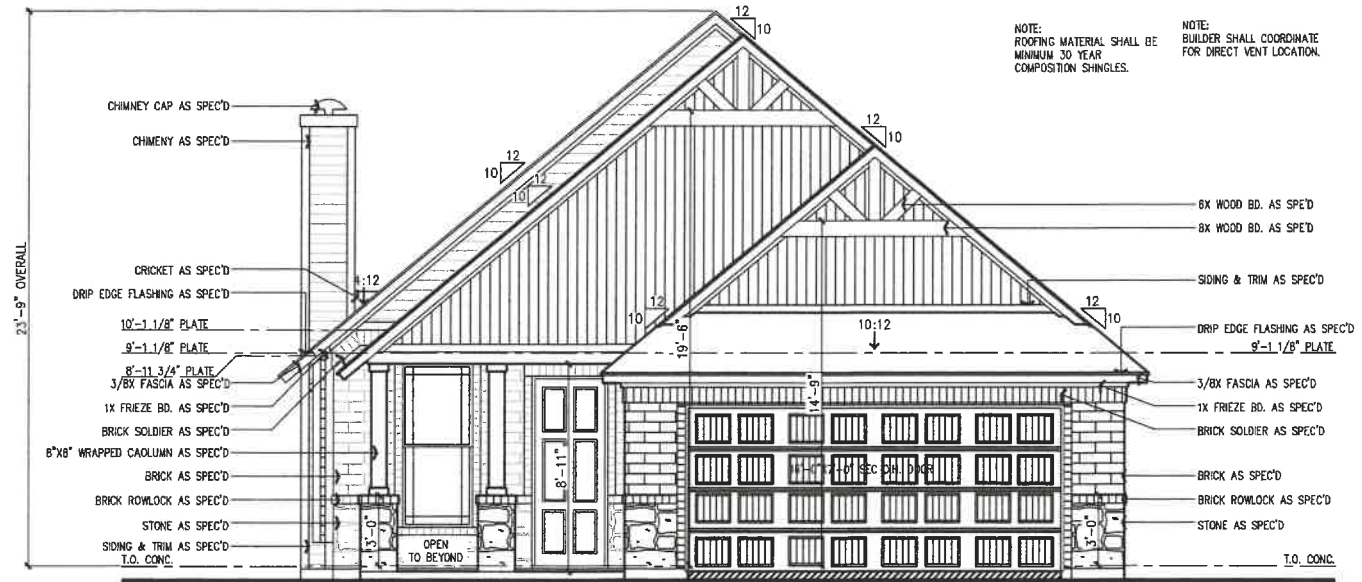
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF THE LOCAL JURISDICTION, INCLUDING, BUT NOT LIMITED TO, PERMITS PRIOR TO COMMENCING CONSTRUCTION, INSPECTIONS AT VARIOUS STAGES DURING CONSTRUCTION, AND CERTIFICATE OF OCCUPANCY AFTER COMPLETION.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL, WATERTIGHT, AND SOUND WORKMANLIKE PROJECT, PROVIDING ANY ITEMS OR WORK NEEDED TO ACHIEVE THE ABOVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, SAFETY PROCEDURES, AND MATERIALS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION, UNLESS NOTED OTHERWISE. ARCHITECTURAL BUILDING AND WALL SECTIONS ARE DIAGRAMMATIC. CONSULT ENGINEER FOR ACTUAL FRAMING CONFIGURATIONS, SIZES, SPACING, ANCHORS, SHEATHING TYPE AND THICKNESS, ETC. FOUNDATION DESIGN SHALL BE PER ENGINEER.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH BEST PRACTICES FOR RESIDENTIAL CONSTRUCTION AS DEFINED BY THE CURRENT AND ADOPTED IRC AND NAHB BUILDING STANDARDS.

**ABBREVIATIONS:**

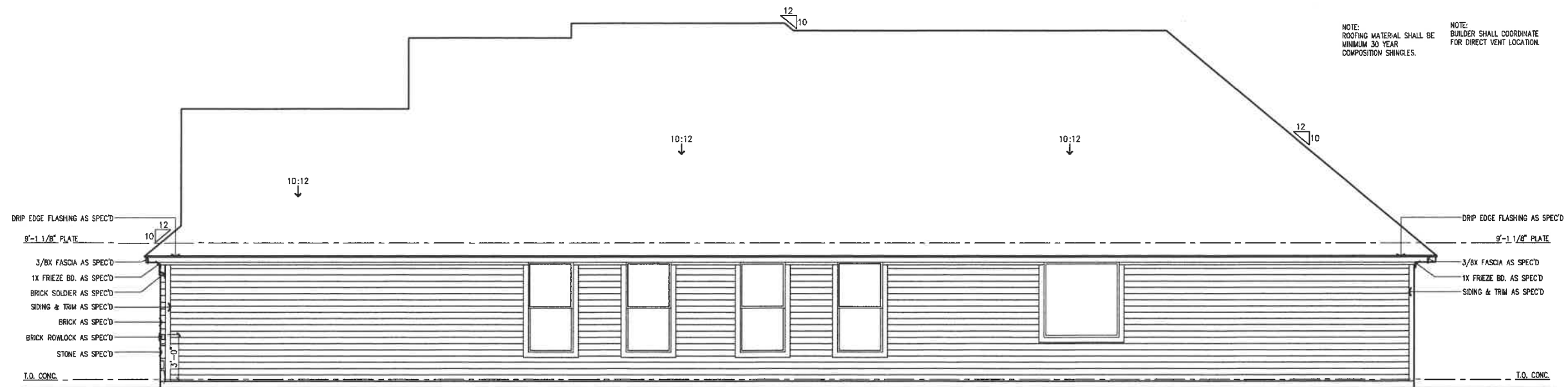
R & S	ROD & SHELF
X-SH	SHELF/SHELVES
ABV.	ABOVE
A.F.F.	FINISH FLOOR
APRX.	APPROXIMATE
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
COV'D	COVERED
CPT	CARPET
DL	DIVIDED LITE
EXT'D	EXTENDED
FLUOR	FLUORESCENT
FX	FIXED
HB	HOSE BIB
HDR	HEADER
HZ	HORIZONTAL
ILO	IN LIEU OF
MTL	METAL
OBS.	OBSCURE
OPQ	OPAQUE
OPT.	OPTIONAL
PL	PLATE HEIGHT
PWDR	POWDER ROOM
RAD/R	RADIUS
REF.	REFERENCE
STD.	STANDARD
TEMP	TEMPERED
TRANS	TRANSOM
TYP.	TYPICAL
W.C.	WATER CLOSET
WD	WOOD
W.I.C.	WALKING CLOSET
WP	WATER PROOF



MATERIAL AREA TABULATIONS		714 SHERMAN ST									
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	82	S.F.	25.00%	34	S.F.	10.37%	212	S.F.	64.63%	328	S.F.
Right Side Elevation	2	S.F.	0.36%	1	S.F.	0.18%	552	S.F.	99.46%	555	S.F.
Rear Elevation	0	S.F.	0.00%	0	S.F.	0.00%	207	S.F.	100.00%	207	S.F.
Left Side Elevation	130	S.F.	22.38%	77	S.F.	13.25%	374	S.F.	64.37%	581	S.F.
Total Area	214	S.F.		112	S.F.		1,345	S.F.		1,671	S.F.
Total Brick Area							214	S.F.		12.81%	
Total Stone Area							112	S.F.		6.70%	
Total Siding Area							1,345	S.F.		80.49%	
Overall Width = 34'-10"						Overall Depth = 83' 5 1/2"					



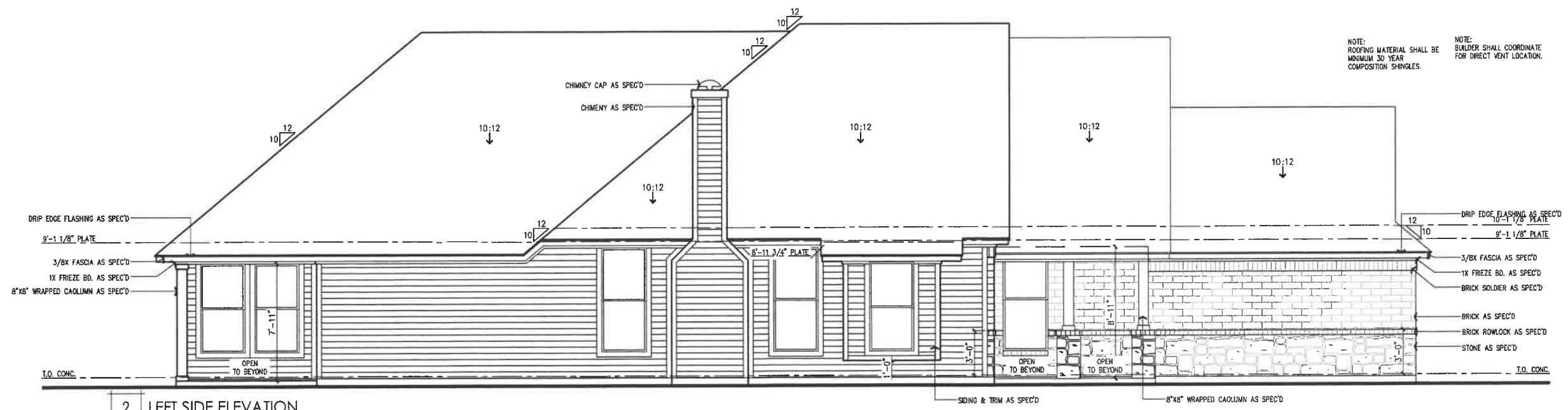
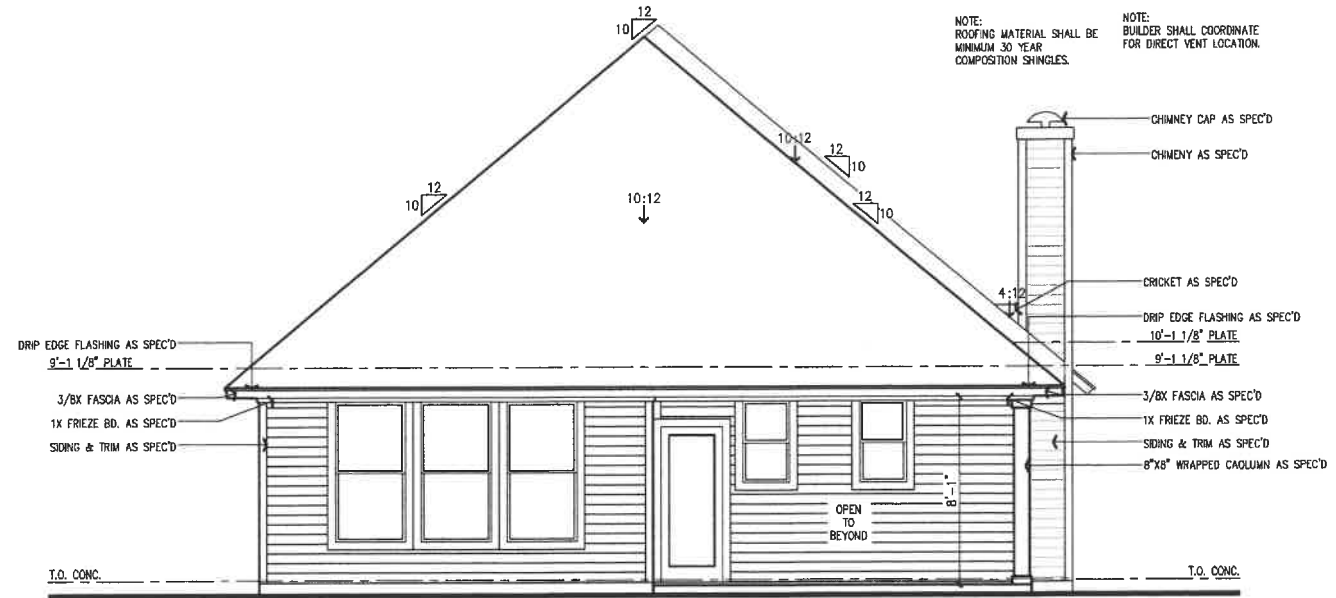
1 FRONT ELEVATION  
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
A3 SCALE: 1/8" = 1'-0"

MATERIAL AREA TABULATIONS		714 SHERMAN ST									
	BRICK VENEER		STONE VENEER		SIDING/STUCCO			TOTAL			
Front Elevation	82	S.F.	25.00%	34	S.F.	10.37%	212	S.F.	64.63%	328	S.F.
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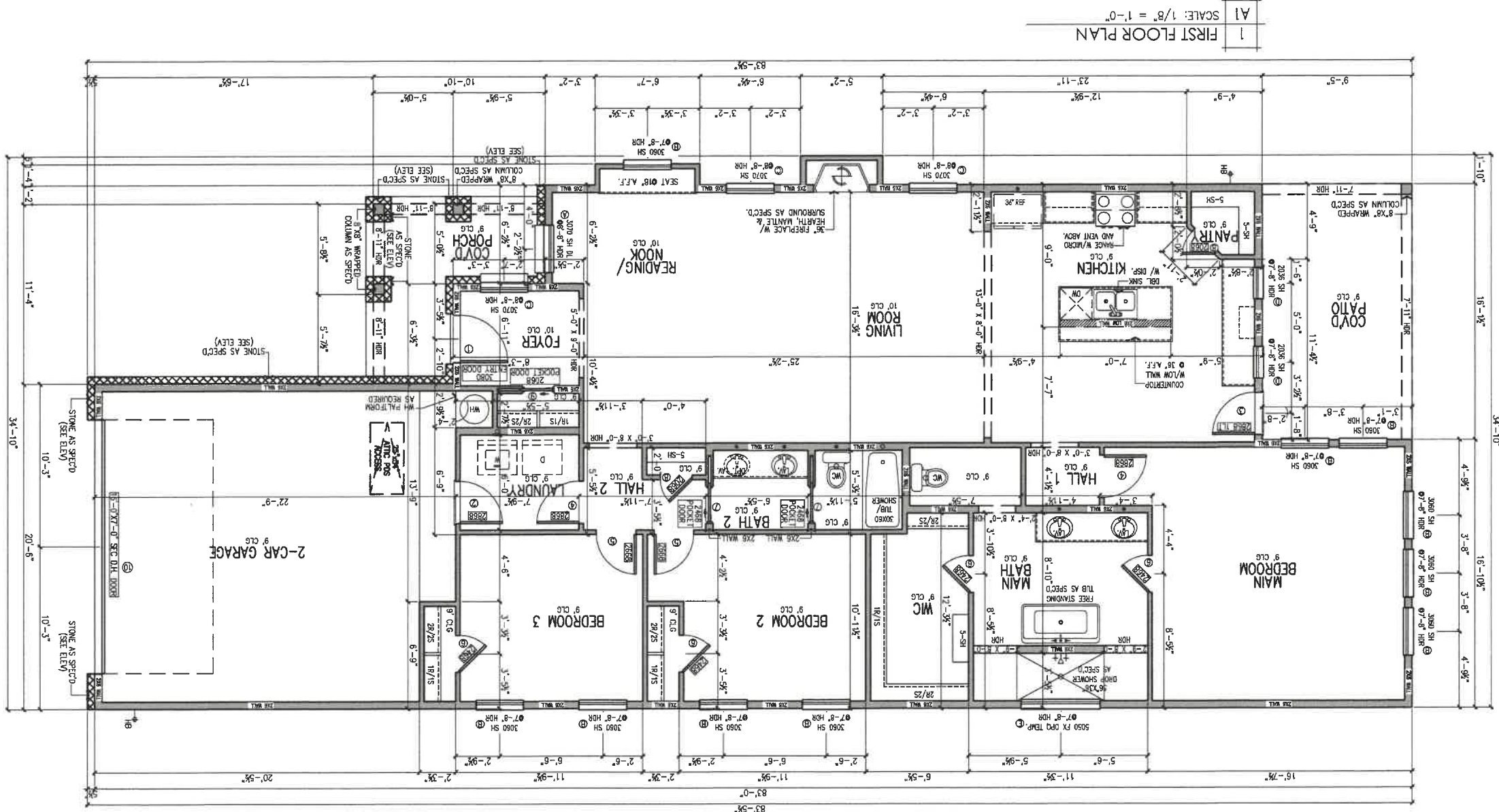
1 REAR ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
A4 SCALE: 1/8" = 1'-0"

Y:\RICHARD EXP\714 SHERMAN ST\CONSTRUCTION DOCUMENTS\714 SHERMAN ST ARCHITECTURAL 2024-05-15.DWG





1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

ID	QTY	TYPE	DESCRIP.
A 1	3070	VINYL 3 STAR ENERGY - SINGLE HUNG DL	
B 10	3060	VINYL 3 STAR ENERGY - SINGLE HUNG	
C 3	3070	VINYL 3 STAR ENERGY - SINGLE HUNG	
D 2	2056	VINYL 3 STAR ENERGY - SINGLE HUNG	
E 1	5050	VINYL 3 STAR ENERGY - FIXED OPO. TEMP	

DOOR SCHEDULE

ID	QTY	TYPE	DESCRIP.
1	1	3080	EXTERIOR INSULATED DOOR
2	1	2868	EXTERIOR INSULATED DOOR
3	1	2868	LT EXTERIOR DOOR W/GLASS
4	2	2868	INTERIOR
5	2	2668	INTERIOR
6	4	2468	INTERIOR
7	2	2468	INTERIOR
8	2	2068	INTERIOR
9	1	2068	INTERIOR
10	1	16070	GARAGE OVERHEAD

- GENERAL NOTES
- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
  - ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
  - SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
  - UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
  - DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
  - WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
  - U.N.O. ALL ANGLED WALLS TO BE AT 45° DEGREES.
  - FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
  - ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
  - "CORNERS" AND "TS" SHALL BE TRUE, NOT CALIFORMA STYLE. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
  - PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
  - ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
  - PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
  - SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ OPENING AS REQUIRED BY CODE.
  - 20" DEEP FLUSH HEARTH THAT EXTENDS 12" MIN. BEYOND

MASONRY LEGEND

	STONE
	BRICK

SQUARE FOOTAGE TABLE

AREA	1,839 SF
FIRST FLOOR	1,839 SF
TOTAL LIVING	476 SF
GARAGE	86 SF
FRONT PORCH	152 SF
COVERED PATIO	2,553 SF
TOTAL COMBINED	2,553 SF
TOTAL SLAB	2553 SF

ELEVATION: A  
SHEET NUMBER: A1

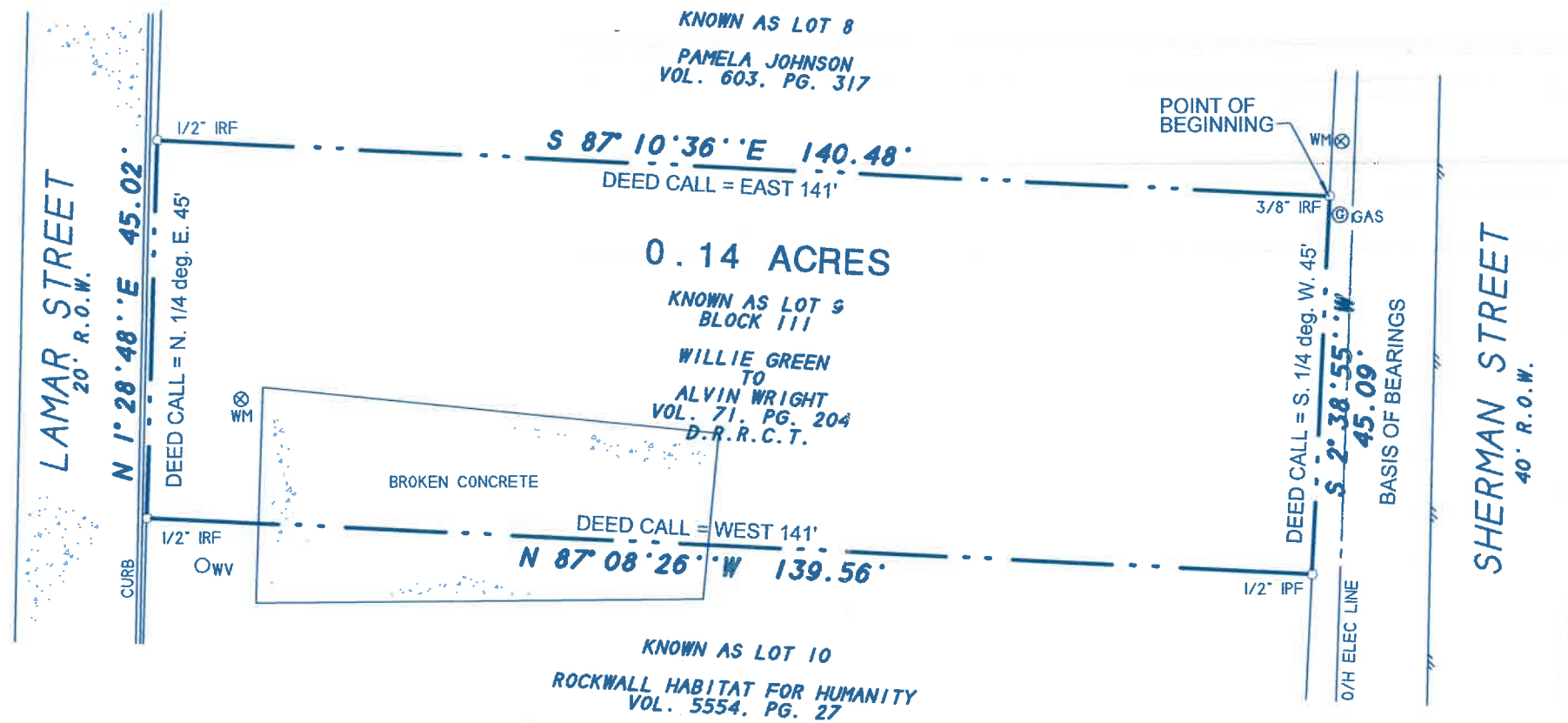
714 SHERMAN ST  
ROCKWALL, TX.

DESIGNER: DDS GROUP  
PROJECT #: 183858

DESIGN AND DRAFT SERVICES GROUP  
WWW.DDSG.US SERVICES-DDSG.US  
PH: 469-999-0800 PH: 214-966-0550  
123 W. MAIN ST., SUITE 120  
GRAND PRAIRE, TX 75050



PLAT OF SURVEY



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being known as Lot 9, Block 111, and being the same tract of land as described in a Warranty deed from Willie Green, et al to Alvin Wright, dated November 25, 1964 and being recorded in Volume 71, Page 204 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the west right-of-way of Sherman Street, being the northeast corner of Wright tract and the southeast corner of Lot 8, Block 111 as described in a Deed to Pamela Johnson, as recorded in Volume 603, Page 317 of the Real Property Records of Rockwall County, Texas;

THENCE S. 02 deg. 38 min. 55 sec. W. along the west right-of-way of Sherman Street, a distance of 45.09 feet to a 1/2" iron pipe found for corner at the northeast corner of a tract of land as described in a Warranty deed to Rockwall Habitat for Humanity, as recorded in Volume 5554, Page 27 of the Official Public Records of Rockwall County, Texas;

THENCE N. 87 deg. 08 min. 26 sec. W. along the south boundary of said Wright tract, a distance of 139.56 feet to a 1/2" iron rod found for corner in the east right-of-way line of Lamar Street;

THENCE N. 01 deg. 28 min. 48 sec. E. along said right-of-way line, a distance of 45.02 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 10 min. 36 sec. E. along the south boundary of said Johnson tract, a distance of 140.48 feet to the POINT OF BEGINNING and containing 0.14 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L 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: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company and Richard Expo at 711 Lamar Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 6th day of April, 2021.

  
 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT
ELECTRIC METER	ELEC. BOX SUBSURFACE JUNCTION BOX	WATER METER	LIGHT POLE
FENCE	EASEMENT LINE	AIR COND. UNIT	PROPANE TANK

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 10150900  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 6, 2021  
 SCALE 1" = 20' FILE # 20210120  
 CLIENT EXPO GF # 21118784-10GH

SURVEY ACCEPTED BY:

\_\_\_\_\_  
 DATE \_\_\_\_\_

\_\_\_\_\_  
 DATE \_\_\_\_\_





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
707 Sherman Street	Single-Family Home	2007	1,494	N/A	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	480	Siding
709 Sherman Street	Single-Family Home	2007	1,494	40	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	N/A	Siding
711 Sherman Street	Single-Family Home	1982	2,942	N/A	Siding
712 Sherman Street	Vacant	N/A	N/A	N/A	N/A
713 Sherman Street	Single-Family Home	1990	1,896	N/A	Brick
715 Sherman Street	Vacant	N/A	N/A	N/A	N/A
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
711 Lamar Street	Vacant	N/A	N/A	N/A	N/A
AVERAGES:		1992	1,738	260	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



707 Sherman Street



708 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

**PLANNING AND ZONING DEPARTMENT**

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709 Sherman Street



710 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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711 Sherman Street



712 Sherman Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



713 Sherman Street



715 Sherman Street





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



716 Sherman Street



711 Lamar Street



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1450-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 111, B. F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ryszond Waszczvk for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7*

(SF-7) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

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

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

## 2.2 COMPLIANCE

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

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

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

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

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

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

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



PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF JULY, 2024.

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 17, 2024

2<sup>nd</sup> Reading: July 1, 2024

**Exhibit 'A':  
Location Map**

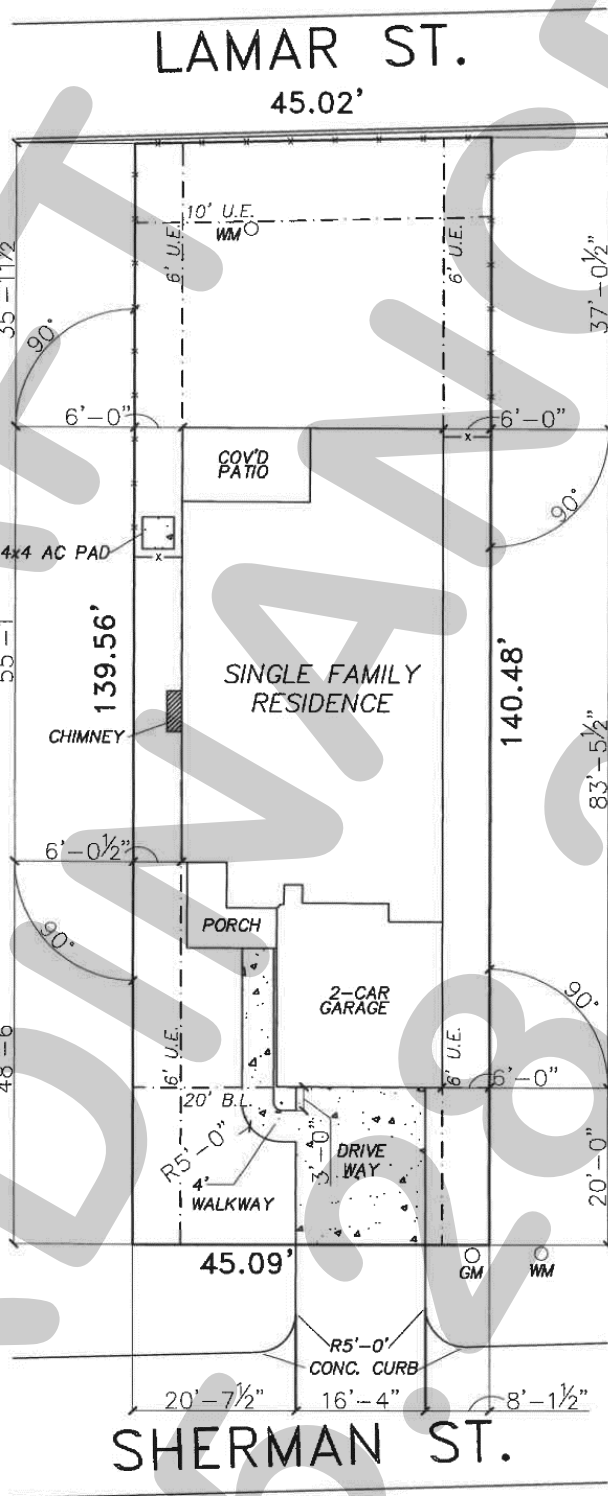
Address: 711 Lamar Street

Legal Description: Lot 9, Block 111, B. F. Boydston Addition





Exhibit 'B':  
Residential Plot Plan









# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: Z2024-027  
PROJECT NAME: Zoning Change from AG to PD  
SITE ADDRESS/LOCATIONS: FM 205

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	05/24/2024	Approved w/ Comments

05/24/2024: Z2024-027; Zoning Change (AG to PD) for the Lofland Tract  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email [rcmiller@rockwall.com](mailto:rcmiller@rockwall.com).

M.3 For reference, include the case number (Z2024-027) in the lower right-hand corner of all pages on future submittals.

I.4 Unified Development Code (UDC). Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(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."

Staff Response: The proposed garage configurations do NOT conform to the Engineering Standards of Design and Construction and the Unified Development Code (UDC). This will require the discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.



(3) Landscape Buffers Along Perimeter Roadways. According to Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "(a) minimum of a 30-landscape buffer shall be provided adjacent to all perimeter roadways (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 30-inches and a maximum height of 48-inches. In addition, three (3) canopy and four (4) accent trees shall be planted per 100-feet of linear frontage."

Staff Response: The concept plan and development standards provided by the applicant do not show the required 30-foot landscape buffer along the Minor Collector that extends from SH-205 to the southern most property boundary (directly adjacent to the proposed public park on the south side of the concept plan). Since this is a requirement of the PD Standards contained in the Unified Development Code (UDC), staff has included this into the PD ordinance.

(4) Landscape Buffers Abutting a Collector Street. According to Subsection 05.01, Landscape Buffers, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any residential lot or subdivision that abuts a collector street. All residential lots adjacent to a collector street shall incorporate one (1) canopy tree per 50-linear feet of frontage along the collector street inside the required landscape buffer ..."

Staff Response: The draft PD Standards provided by the applicant do not include the required landscape buffers. Staff has included this provision in the proposed PD ordinance.

(5) Open Space. According to Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "In a residential Planned Development (PD) Districts, all lots less than 12,000 SF shall be located within 800-feet of a neighborhood-oriented park or open space (i.e. public or private). All open space areas shall be landscaped and serve as a visual amenity and/or gathering place for socializing with neighbors."

Staff Response: Please provide an exhibit showing conformance to this requirement of the Unified Development Code (UDC).

(6) Trails. According to Subsection 38-9, Subdivision Requirements, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances, "(a)ll trails shall be a minimum of eight (8) feet in width where required; however, a ten (10) foot hike-and-bike trail shall be required along John King Boulevard."

Staff Response: The trails provided on the Layout Plan submitted by the applicant show all eight (8) foot trails. Staff has provided a marked-up copy showing the necessary revisions and included language in the PD ordinance making the necessary changes.

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the South Central Residential District and the Southwest Residential District, and according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential and Commercial/Retail land uses. The proposed zoning request does GENERALLY conform to these designations; HOWEVER, there are areas on the concept plan that show revisions will need to be made to the Future Land Use Plan. This aspect of this request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

I.6 South Central Residential District. The following are the pertinent District Strategies of the South Central Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that could incorporate Traditional Neighborhood Design (TND) principles; however, the ordinance does not require this. This is an important aspect of the District Strategies and was implemented in the adjacent development (i.e. the Somerset Park Subdivision). In addition, the proposed 62' x 110' and 72' x 110' lots -- which is the predominate lot types -- are not considered to be a mix of "larger to mid-sized lots". Based on this the proposed concept plan is not in conformance with this District Strategy.

(2) Commercial Land Uses. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial

developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the Commercial/Retail areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature. Staff would recommend that the six (6) acre tract of Commercial on the concept plan be converted back to Low Density Residential in conformance with the plan as this area is not a logical transition from the proposed residential lots south of this area. In addition, staff has also included language within the proposed PD ordinance that would meet the intent of this District Strategy with regard to the buffer and transition from residential. If this language and the proposed changes are retained, then the applicant's plan would appear to conform to this District Strategy.

(3) John King Boulevard Trail Plan. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in Appendix 'A' of this Comprehensive Plan.

Staff Response: The Layout Plan provided by the applicant currently shows an eight (8) foot trail in this area. Staff has included language in the proposed PD ordinance that would require a ten (10) foot trail along John King Boulevard. In addition, the District Strategies Map for the South Central Residential District shows that a Rest Stop/Trailblazer Pylon element is designated for the southeast corner of the future intersection of Lakes of Somerset Drive and S. Goliad Street. This could be moved to the northeast corner of the future intersection and the design could be integrated into the signage element for the neighborhood (e.g. similar to Breezy Hill, Saddle Star, or Rockwall Downes). This should be included in the concept plan with an example elevation or picture of this element. Another opportunity for a Trail Head exists at the northwest corner of the intersection of Lofland Circle and SH-205 (see the Planning Markups for the Layout Plan).

I.7 Southwest Residential District. The following are the pertinent District Strategies of the Southwest Residential District and how the proposed concept plan conforms to these strategies:

(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.

Staff Response: In this case, the concept plan provided by the applicant shows a mixture of lots ranging in size from 185' x 200' to 62' x 110'; however, the predominate lot sizes are 62' x 110' and 72' x 110'. These lots sizes appear to be appropriate adjacent to the Lake Rockwall Estates and Peach Tree Subdivisions, but the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size. Based on this the amount of smaller lots appears to be disproportionate to the requirements of this District Strategy. A larger lot product equal to the size of the lots in the Oaks of Buffalo Way Subdivision should be incorporate along Lofland Circle in addition to the one (1) acre lots that would better step down the transition of lot sizes in this area. As the plan is currently drafted, it is staff's opinion that the plan does not conform to this District Strategy.

I.8 Master Thoroughfare Plan. The Master Thoroughfare Plan (MTP) contained in the OURHometown Vision 2040 Comprehensive Plan requires the following:

(1) The 60' Minor Collector shown on the concept plan that extends from SH-205 to the southern property line is required to be a M4U (i.e. a major arterial, four [4] lane, undivided roadway). This type of roadway requires a right-of-way of 65-feet. Please correct this on the concept plan.

(2) Lofland Circle is designated as a Minor Collector and is intended to extend from SH-205 to the above mentioned M4U. The proposed concept plan proposes realigning this roadway north of Lofland Circle. This will be a discretionary change for the City Council.

I.9 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2). Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff's Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1½-acres in size. A lot product that is of a similar size should be incorporated along Lofland Circle -- adjacent to the subdivision -- to better provide a transition of lots sizes to the 80' x 110' and 100' x 110' lots proposed on the concept plan.



(2) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff's Response: The proposed concept plan appears to generally conform to the existing development patterns north of John King Boulevard and adjacent to the Lake Rockwall Estates Subdivision; however, the following changes should be incorporated to better conform to the existing development patterns: [1] larger estate lots should be incorporated adjacent to the Oaks of Buffalo Way Subdivision, [2] the lots adjacent to FM-549 should all be changed to the 80' x 110' lot product to better conform to the lot sizes present in the Fontana Ranch Subdivision, and [3] better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of John King Boulevard to match the style of the homes established in the Somerset Park Subdivision.

(3) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, gingerbread or farmhouse architectural styles/material mixes, etc.) as the adjacent Somerset Park Subdivision to create a consistent development theme throughout the area north of John King Boulevard.

(4) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff's Response: Homes adjacent to open spaces should face onto the open space -- instead of being oriented so that the side yard faces the open space --, and be accessible by a single-loaded street. Currently, the plan could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

(5) CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3). Design neighborhoods utilizing the Housing Tree Model ... A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff's Response: The larger 100' x 150' lots should be located adjacent to John King Boulevard, SH-205, and FM-549.

(6) CH. 8; Section 2.03; Goal #3 | Policy #3 (Page 8-4). 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 20.00% 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's Response: In this case, the applicant has built in a five (5) foot recess for front entry garages; however, this does not conform to the requirements of the Engineering Standards of Design and Construction, Unified Development Code (UDC) or Comprehensive Plan. While the applicant has limited the number of forward-facing garages to 20.00% it may only be appropriate to incorporate this type of product in the areas north of John King Boulevard, as this is similar as to what was permitted in the Somerset Park Subdivision. To lessen the impact of this request, staff has included language in the PD ordinance that would incorporate a 25-foot front yard building line for all forward-facing garages. This is consistent with the Comprehensive Plan.

I.10 Non-Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for non-residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.03; Goal #1 | Policy #3 (Page 1-2). Strip commercial centers should be avoided to encourage development that will not result in a sprawling community.

Staff's Response: The additional six (6) acre tract of land along FM-549 that does not conform to the Future Land Use Plan appears to be most suitable for strip commercial center development and should be converted back to Low Density Residential in conformance with the Future Land Use Plan.

I.11 PD Ordinance. Based on the above information staff has made the following changes to the proposed PD Standards in the draft PD Ordinance:

- (1) Staff removed the Variation Table. This is not needed and would provide the ability to add additional smaller lots. The PD ordinance as written would allow the lot types to be varied as long as the lot was being varied to a larger lot product.
- (2) The landscape buffer section was changed to reflect the requirements of the Unified Development Code (UDC) and the trail and sidewalk requirements of the Municipal Code of Ordinances.
- (3) The section alleviating the applicant of paying the pro-rata equipment fees was removed. The proposed development is located within two (2) different park districts and the choice to dedicate the public parks is the applicant's choice. This -- based on the Parkland Dedication Ordinance -- should not waive the requirement to provide the equipment fees, which will be used to amenitize these areas.

M.12 Based on the submitted plans, please make the following corrections or provide the requested information by June 4, 2024:

- (1) Please provide an exhibit showing that all lots less than 12,000 SF are located within 800-feet of a public or private open space.
- (2) Please provide images of the trail heads in conformance with staff's comments and the John King Boulevard Corridor Plan contained in the Comprehensive Plan.
- (3) Please show all required landscape buffers on the concept plan.
- (4) Please make the requested changes to the Layout Plan regarding trail locations and widths.
- (5) Please provide a cross section of the Lofland Circle landscape buffer (i.e. like the exhibit showing the buffer for John King Boulevard).
- (6) Please correct the John King Boulevard landscape buffer exhibit to remove the slip street as this does not match the concept plan.
- (7) Please show the open space calculation (i.e. ½ floodplain + parks + open space) on the concept plan.
- (8) Please correct the width of the Minor Collector extending from SH-205 to the southern property boundary from 60-feet to 65-feet.

M.13 In addition to the above required changes, staff is recommending the following:

- (1) Change the six (6) acre tract of land -- located along FM-549 -- that is designated for Commercial land uses to Low Density Residential land uses in conformance with the Future Land Use Plan.
- (2) Change the garage orientation requirements to incorporate a 25-foot building setback for all forward-facing garage entry configurations.
- (3) Provide a larger landscape buffer adjacent to FM-549. The requirement is 30-feet; however, staff feels that a 50-foot landscape buffer is more appropriate in this area.
- (4) Change all lots in the pod adjacent to FM-549 to the 80' x 110' lot product. There is currently a mixture of 80' x 110', 72' x 110', and 62' x 110'. This is more consistent with the development patterns east of the subject property.
- (5) Incorporate an additional lot product that is a minimum 1½-acres adjacent Lofland Circle in addition to the one (1) acre lots to provide a better transition from the Oaks of Buffalo Way Subdivision. This will also reduce the number of smaller 72' x 110' and 62' x 110' lots in this area.

M.14 Please review the attached draft ordinance prior to the May 28, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by June 4, 2024. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 28, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.16 The projected City Council meeting dates for this case will be June 17, 2024 (1st Reading) and July 1, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Revised site plan, engineering plan, and replat required for Peachtree subdivision to connect to proposed subdivision.  
2. Not 60' ROW this is required to be 65' ROW with 45' back to back street section  
3. This collector roadway shown on the Master Thoroughfare plan must be approved to be moved to the "60' collector"  
4. Suggest calling out as proposed alignment by TxDOT.  
5. Show proposed 2 acres location for City's water tower.  
6. What does red mean?



General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
- Gas Line/Easement crosses site - Letter of Permission to cross/build over.
- Need approval from NRCS/SCS for any construction in their easement

Streets/Paving:

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Lofland Circle (must build 24' min. on the section adjacent to ex. development). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Must install 8" and 12" sewer mains per City master plans. Dedicate easements.
- Must install 12" water mains per City master plans. Dedicate easements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- An Infrastructural Study will be required. Review fees apply.
- City is in the design of extending sanitary sewer from south property line to the corner of John King and Goliad.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Property is divided by two separate water pressure plains. May not interconnect plains.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Sewer Pro-ratas (FM 3097 - \$432.74/acre, Somerset - \$545.38/acre)
- Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to

get with City of Heath on required separation distances and easement size they require.

- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.

Drainage/Floodplain/Lakes:

- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
- Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
- Lot to Lot drainage is not allowed.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved w/ Comments

05/22/2024: We will need to review the north-east corner (on the opposite side of the flood plain) for compliance with the following:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with IFC Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved
No Comments			

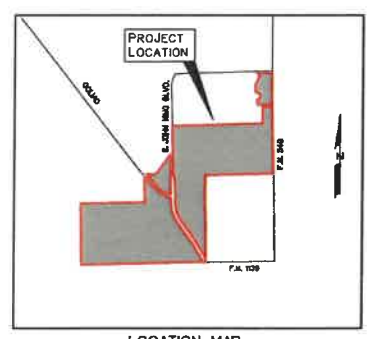




**LEGEND**

TYPICAL LOT SIZES

- 62' X 125' - 467 LOTS
- 72' X 125' - 367 LOTS
- 80' X 135' - 54 LOTS
- 100' X 150' - 74 LOTS
- 1 ACRE - 27 LOTS
- OPEN SPACE - 125.51 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 51.18 Ac.



THIS AREA IS DESIGNATED AS LDR ON THE FLU. THIS WILL REQ. TO BE CHANGED TO C/R.  
 IF THIS AREA STAYS COM. A 20' LSB IS REQ.

ALL LOTS IN THIS AREA SHOULD BE 80' X 135'

30' LSB REQUIRED; HOWEVER, STAFF IS RECOMMENDING A 50' LSB

THIS AREA IS DESIGNATED AS C/R ON THE FLU. THIS WILL REQ. TO BE CHANGED TO LDR.

TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	51.18
TOTAL RESIDENTIAL LOTS	989
RESIDENTIAL DENSITY	1.830
TOTAL FLOOD PLAN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

GROSS RESIDENTIAL DENSITY IS 2.02 DWELLING UNITS/AC  
 (I.E. 540.33 - 51.18 = 489.15; 989 / 489.15 = 2.02 DU/AC)  
 SHOW HOW THIS IS CALCULATED

SITUATED IN THE  
 W.H. BAIRD SURVEY, ABSTRACT NO. 25  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
 IN THE

CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
 CORWIN ENGINEERING, INC.





200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200





MAY 2024 SCALE 1" = 400'

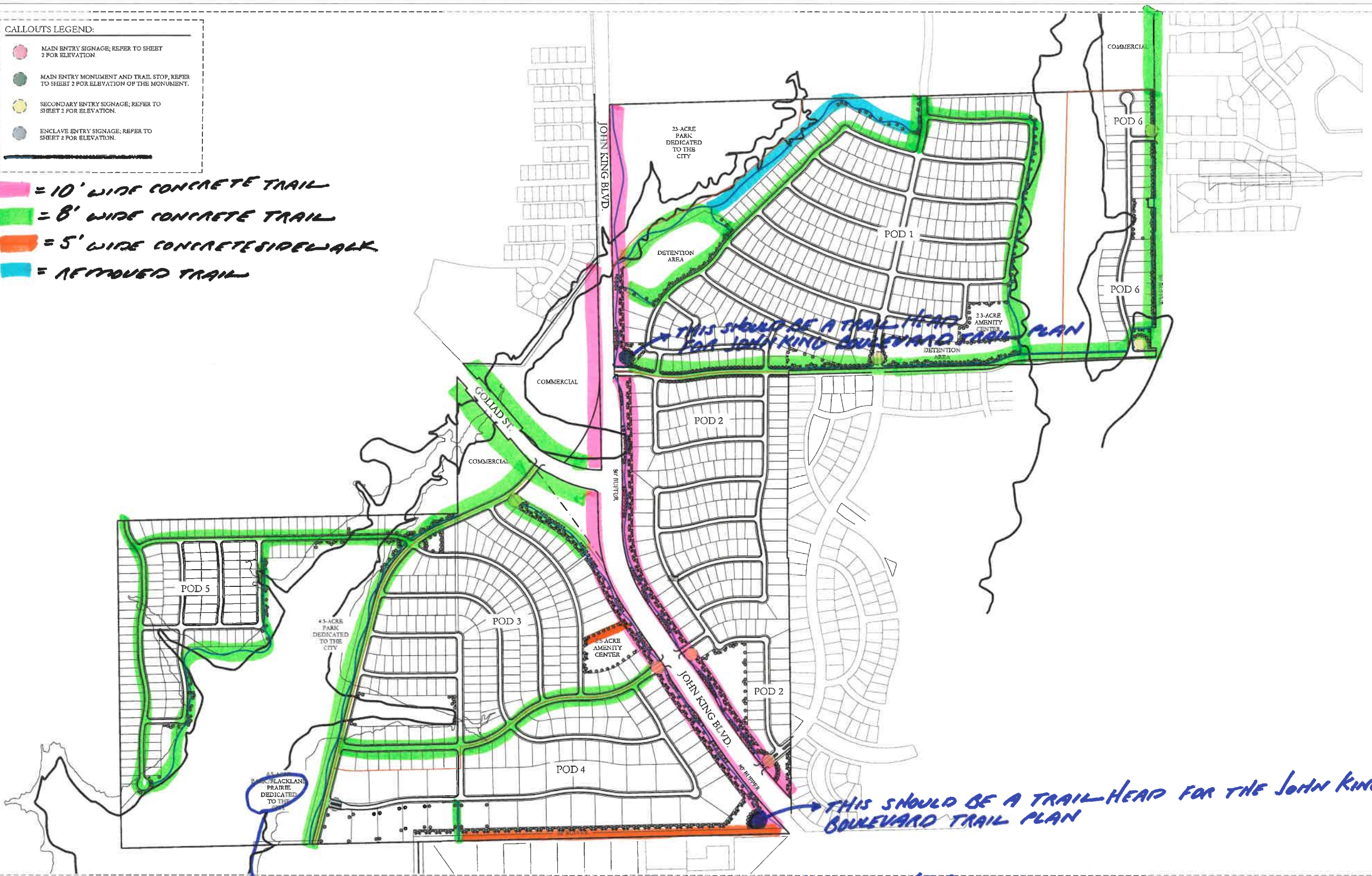
CASE NO. XXXX

OWNERS  
 J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,  
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,  
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND  
 1 CARMARTHEN COURT  
 DALLAS, TEXAS 75225



- CALLOUTS LEGEND:**
-  MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
  -  MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
  -  SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
  -  ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.

-  = 10' WIDE CONCRETE TRAIL
-  = 8' WIDE CONCRETE TRAIL
-  = 5' WIDE CONCRETE SIDEWALK
-  = REMOVED TRAIL



NORTH  
SCALE: 1" = 300'-0"

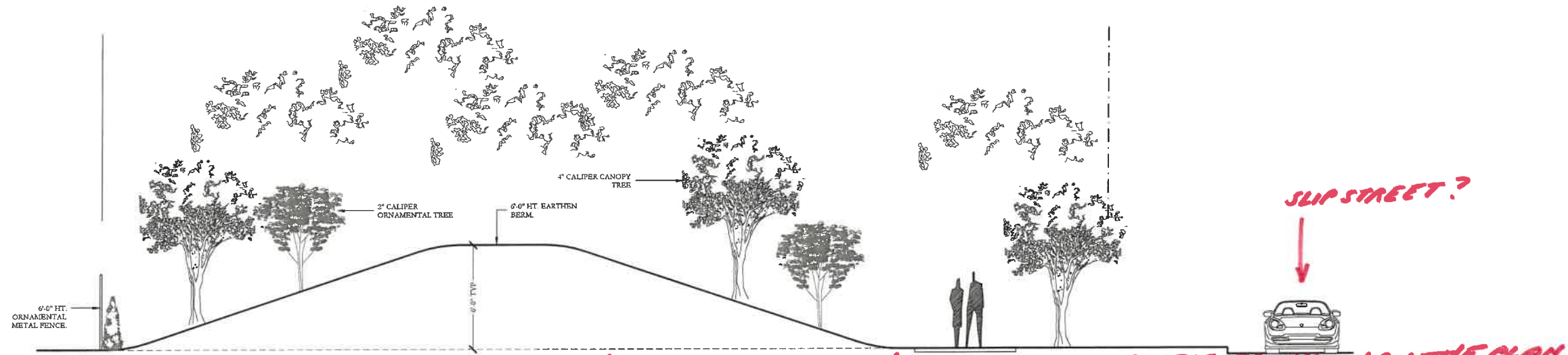
**JUNIPER / OVERALL LAYOUT PLAN**

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 4  
Owner: Submittal 5-7-2024

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



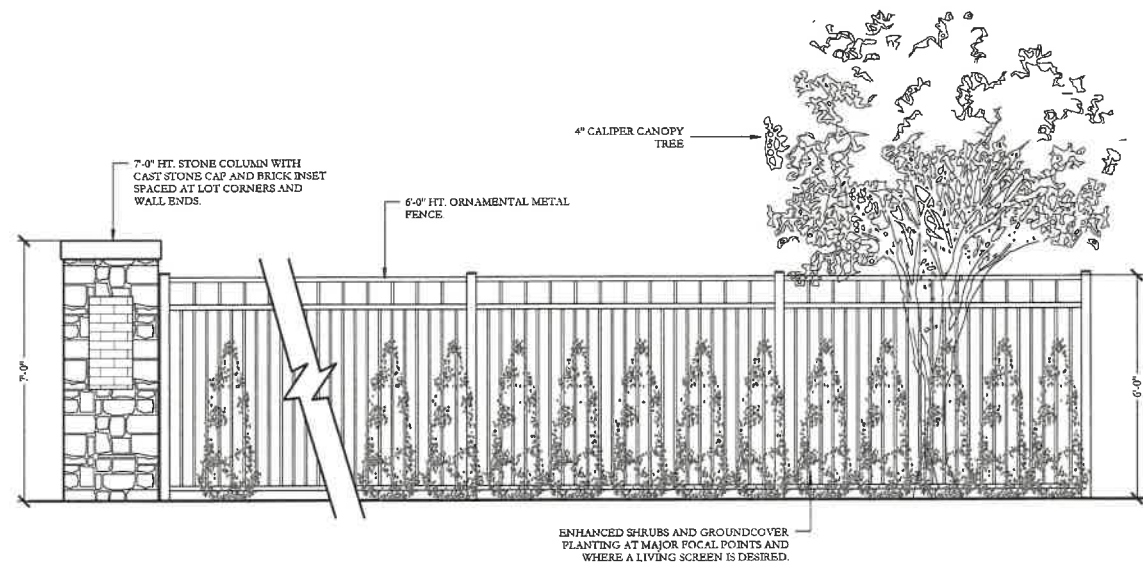


**NOTE: THIS EXHIBIT DOES NOT MATCH THE CONCEPT PLAN. THERE ARE NO SLIP STREETS SHOWN ON THE PLAN.**

TYPICAL CROSS SECTION OF JOHN KING BLVD.

ELEVATION

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



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS

ELEVATION

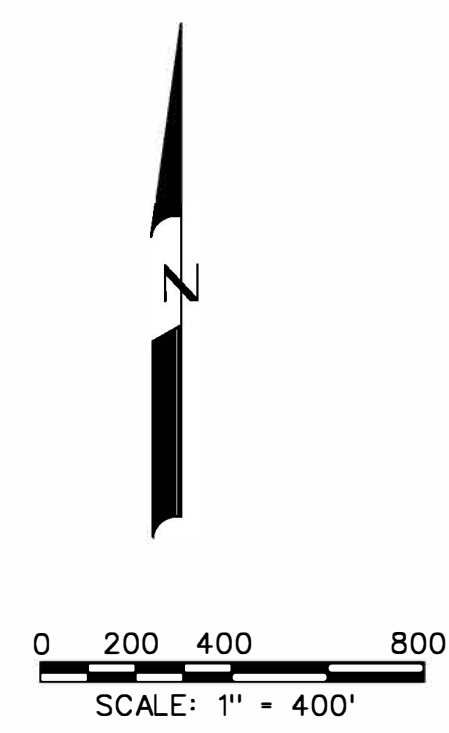
SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

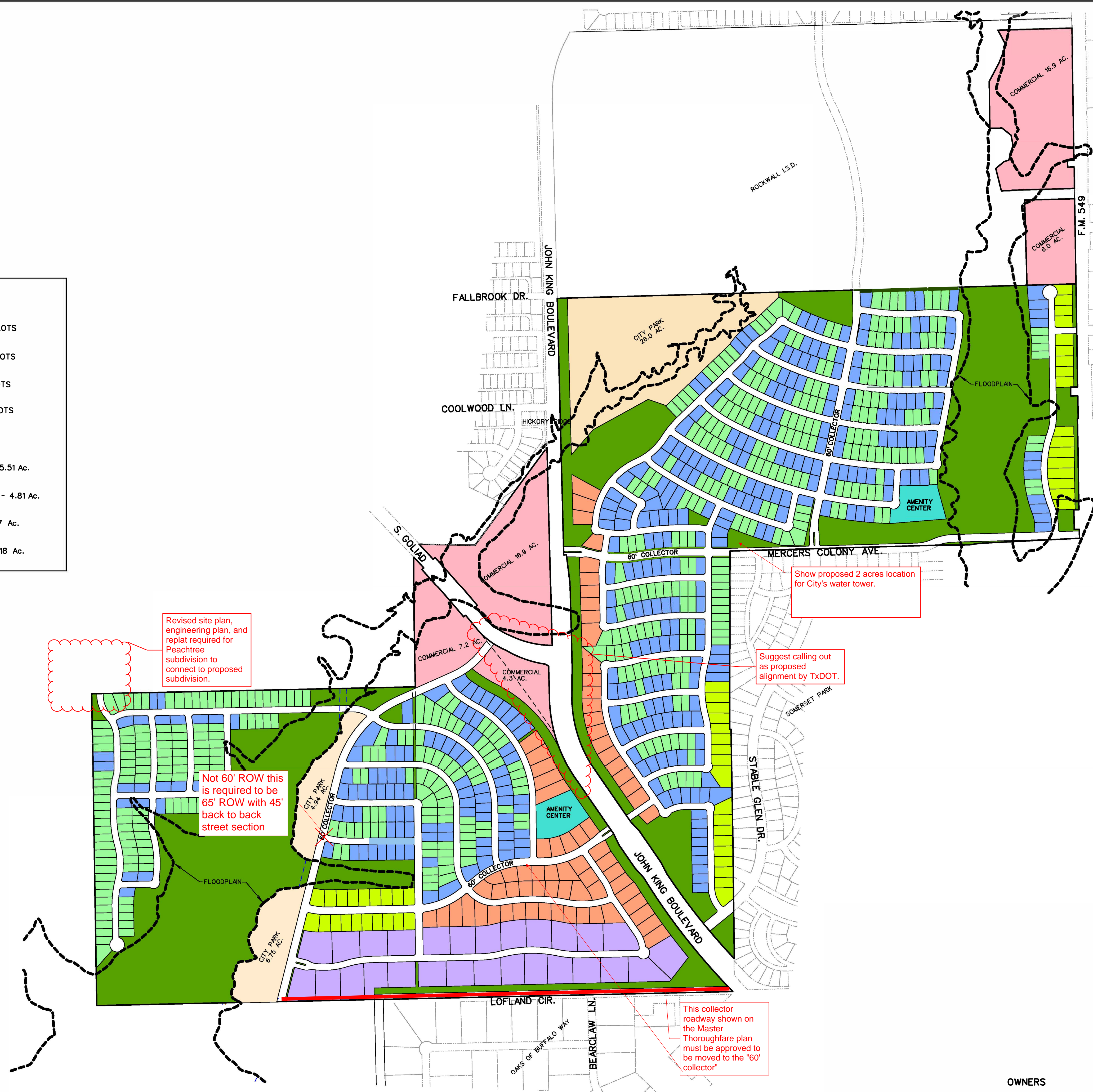
City of Rockwall, Rockwall County, Texas

SHEET 1 OF 4  
Owner Submittal 5-7-2024





LEGEND	
TYPICAL LOT SIZES	
	- 62' X 125' - 467 LOTS
	- 72' X 125' - 367 LOTS
	- 80' X 135' - 54 LOTS
	- 100' X 150' - 74 LOTS
	- 1 ACRE - 27 LOTS
	- OPEN SPACE - 125.51 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 51.18 Ac.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway).
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - Required 10' utility easement along all street frontages.
  - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
  - The property must be platted.
  - Tree mitigation will be required when removing existing trees on the property.
  - Additional comments may be provided at time of Site Plan.
  - Utility easements may not cross through residential properties. Must be in a HOA maintained lot.
  - Gas Line/Easement crosses site - Letter of Permission to cross/build over.
  - Need approval from NRCS/SCS for any construction in their easement
- Streets/Paving:**
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
  - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
  - All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
  - City (and TXDOT) driveway spacing requirements must be met. Driveway/street spacing requirements must be met along John King Blvd, future and ex. SH 205, and all streets/driveways.
  - A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Mercers Colony Avenue to the proposed P6D at John King Blvd. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
  - A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required running from Stableglen Drive to the future Stableglen Drive for RISD High School. On-street parking lanes and a minimum 5' sidewalk will be required on both sides of the roadway.
  - A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Lofland Circle (must build 24' min. on the section adjacent to ex. development). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
  - Must construct all roadways on the current Master Thoroughfare Plan
  - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
  - Any medians must be curbed, and streets draining away from medians.
  - Future John King Extension (south of SH 205) is a 65' ROW with a 45' b-b street section
- Water and Wastewater Items:**
- Must loop min 8" water line on site.
  - Must install 8" and 12" sewer mains per City master plans. Dedicate easements.
  - Must install 12" water mains per City master plans. Dedicate easements.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Must have 8" sewer line minimum through the property.
  - An Infrastructural Study will be required. Review fees apply.
  - City is in the design of extending sanitary sewer from south property line to the corner of John King and Gollad.
  - Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
  - Property is divided by two separate water pressure plains. May not interconnect plains.
  - Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
  - Sewer Pro-ratas (FM 3097 - \$432.74/acre, Somerset - \$545.38/acre)
  - Provide corridor for City of Heath 24-inch water transmission line that run north-south along Lofland Circle. No fencing, structures, trees, etc over line and easement. Will need to get with City of Heath on required separation distances and easement size they require.
  - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Drainage/Floodplain/Lakes:**
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
  - Detention must be above the 100yr floodplain elevation where adjacent.
  - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
  - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
  - No vertical walls are allowed in detention easements.
  - Must show and meet erosion hazard setback for all creeks/streams.
  - Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.
  - Flood plain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot)
  - Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20'.
  - Lot to Lot drainage is not allowed.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

TOTAL FLOOD PLAIN ACRES 87.09  
 TOTAL OPEN SPACE ACRES 125.51

CONCEPT PLAN  
 OF  
**JUNIPER**  
 SITUATED IN THE  
 W.H. BAIRD SURVEY, ABSTRACT NO. 25  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 MAY 2024 SCALE 1" = 400'

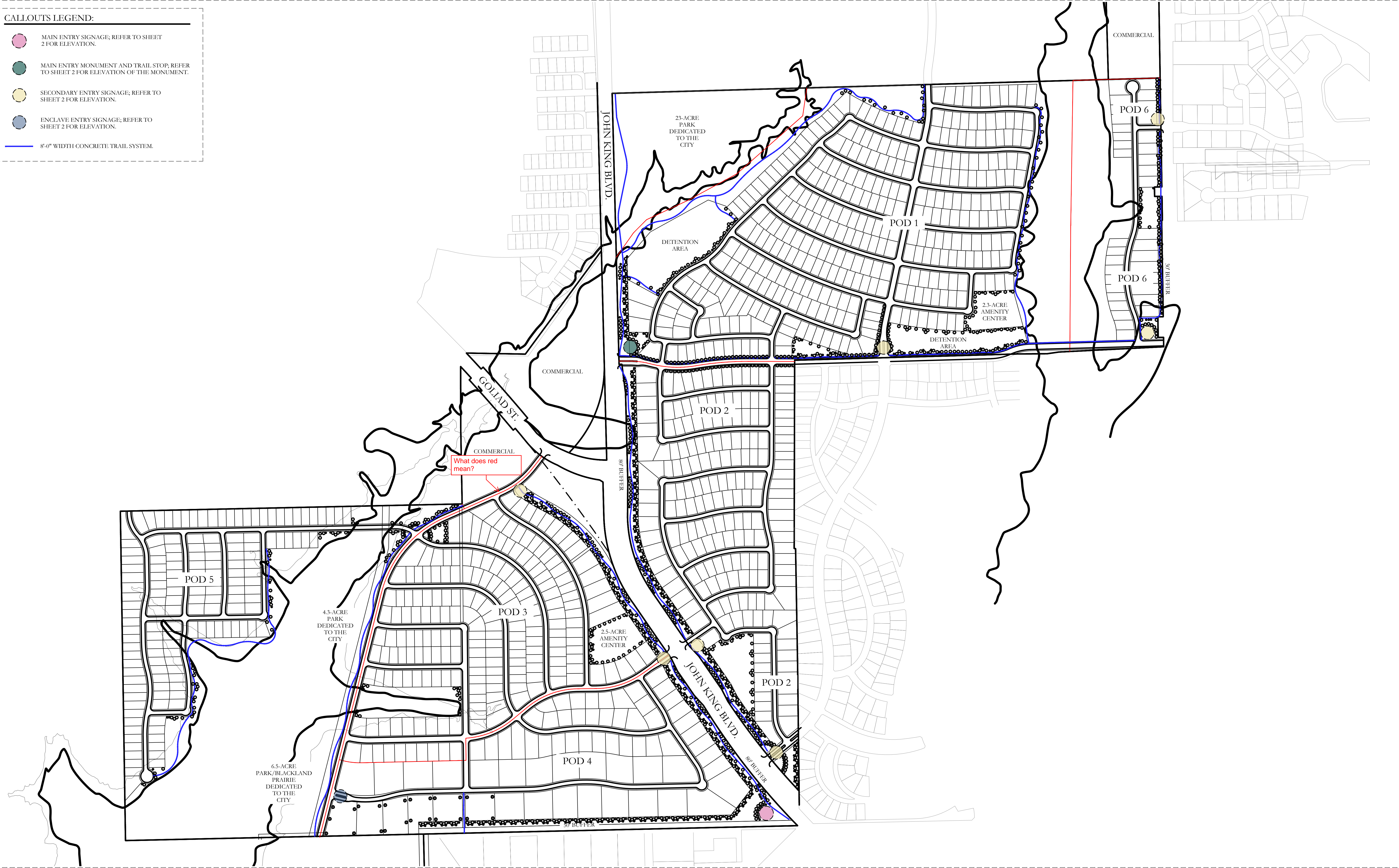
OWNERS  
**J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,  
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,  
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND**  
 1 CARMARTHEN COURT  
 DALLAS, TEXAS 75225

CASE NO. XXXX



**CALLOUTS LEGEND:**

- MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM.



**JUNIPER / OVERALL LAYOUT PLAN**

City of Rockwall, Rockwall County, Texas



NORTH

SCALE: 1" = 300'-0"

SHEET 1 OF 4  
Owner Submittal 5-7-2024



TBP/ELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup>: 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.  
<sup>2</sup>: 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 FM205, TX

SUBDIVISION W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128 BLOCK

GENERAL LOCATION At Intersection of Goliad & S. John King Blvd.

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING Agricultural

CURRENT USE Agricultural

PROPOSED ZONING Planned Development District

PROPOSED USE Single Family, Commercial

ACREAGE 544.89

LOTS [CURRENT]

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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 Bill Lofland

APPLICANT Michael Joyce Properties

CONTACT PERSON Michael Ryan Joyce

CONTACT PERSON Ryan Joyce

ADDRESS 1 Carmarthen Ct

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 75225

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-693-0120

PHONE 512-965-6280

E-MAIL bill\_lofland@juno.com

E-MAIL ryan@michaeljoyceproperties.com

**NOTARY VERIFICATION [REQUIRED]**

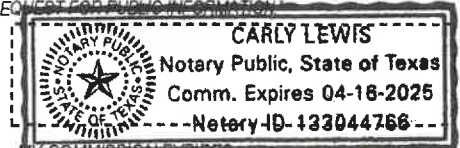
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael R Joyce [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 8373.35 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF May 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

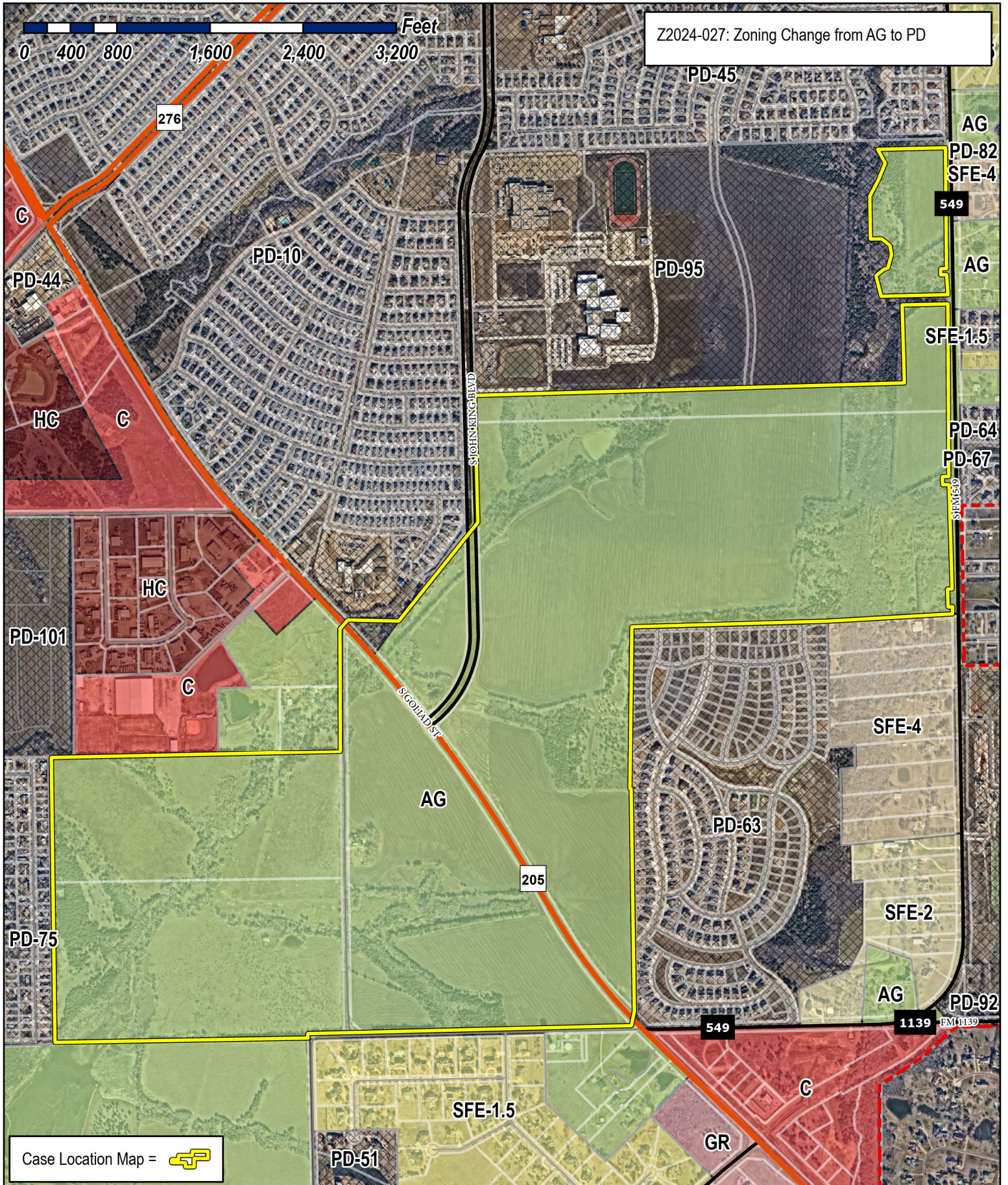
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF May 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# City of Rockwall

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

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



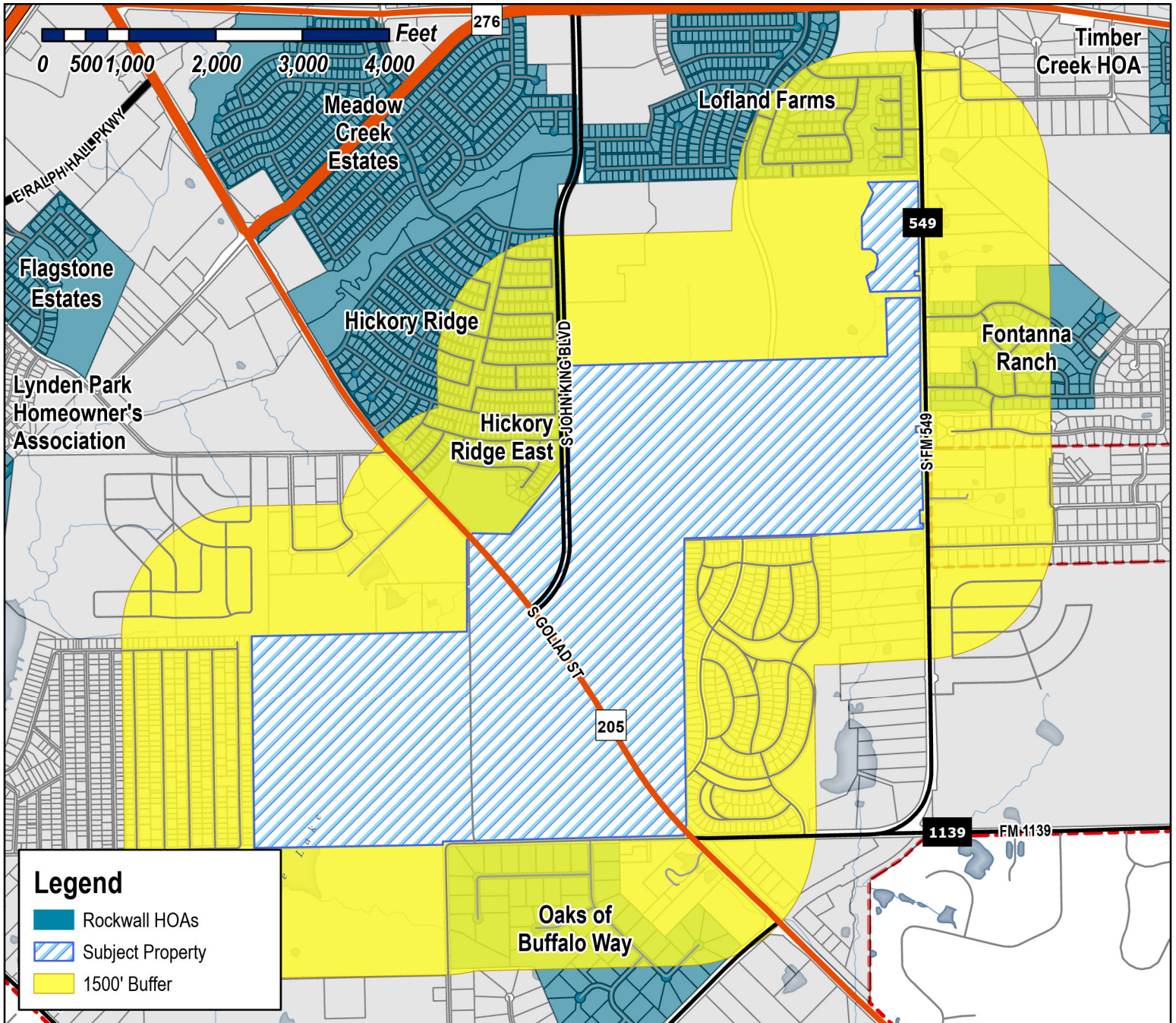




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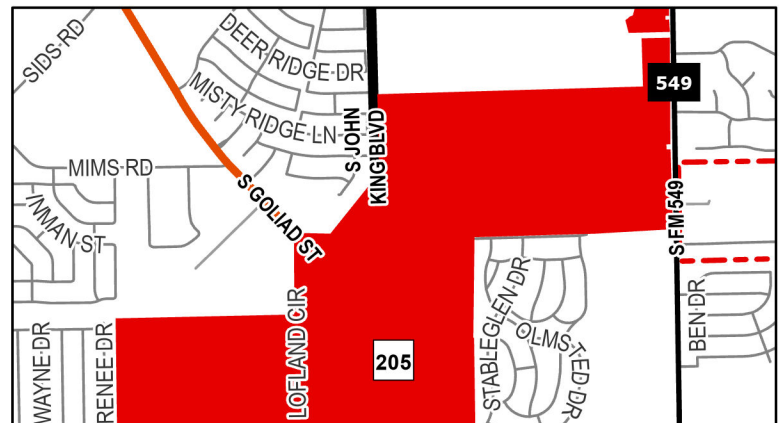
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### Legend

- Rockwall HOAs
- Subject Property
- 1500' Buffer

**Case Number:** Z2024-027  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** FM 205



**Date Saved:** 5/17/2024

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



## Miller, Ryan

---

**From:** Guevara, Angelica  
**Sent:** Monday, May 20, 2024 2:24 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany  
**Subject:** Neighborhood Notification Program [Z2024-027]  
**Attachments:** HOA Map (05.17.2024).pdf; Public Notice (05.20.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, May 24, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 11, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 17, 2024 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](mailto: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>.

### **Z2024-027: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

*Angelica Guevara*

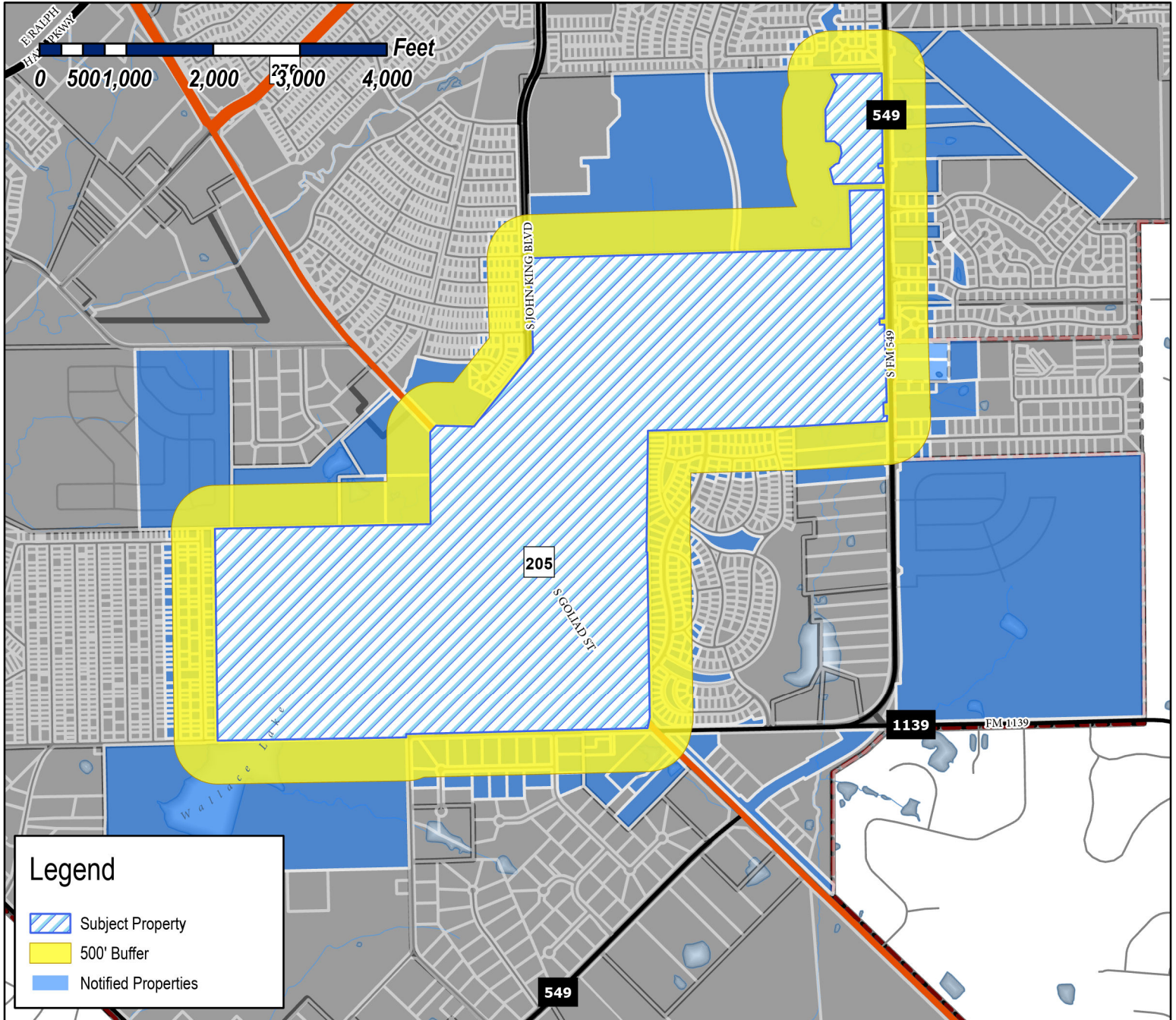
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438



# City of Rockwall

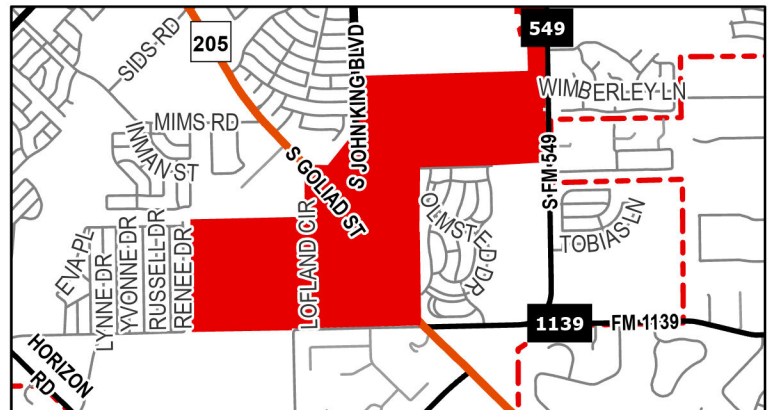
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**Case Number:** Z2024-027  
**Case Name:** Zoning Change from AG to PD  
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**Date Saved:** 5/17/2024  
 For Questions on this Case Call: (972) 771-7745





ROCKWALL 205 INVESTORS LLC (1075652)  
1 CANDLELITE TRAIL  
HEATH, TX 75032

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

ROBINSON JEREMY A  
10012 TISBURY DR  
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP  
105 CLIPPER COURT  
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP  
1050 E. STATE HWY 114 EAST SUITE 210  
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC  
10527 CHURCH RD # 201  
DALLAS, TX 75238

DEAN ANN W  
106 STANDING OAK DR  
GEORGETOWN, TX 78633

FLORES ALEJANDRO  
1070 N BEN PAYNE RD  
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND  
SULEIMA Y MONTERROSO  
111 NICOLE DRIVE  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

RESIDENT  
115 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
116 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
118 RENEE DR  
ROCKWALL, TX 75032

HP TEXAS I LLC  
120 SOUTH REIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G  
1209 QUAIL DR  
GARLAND, TX 75040

ODOM TERRI S  
122 JAMS LN  
ROCKWALL, TX 75032

WING-PAL LLC  
1227 WOODLAWN AVE  
DALLAS, TX 75208

WING-PAL LLC  
1227 WOODLAWN AVE  
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

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QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

VASQUEZ FRANCISCO  
125 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
127 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
130 RENEE DR  
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND  
RUSSELL THETU LY  
131 W SANTA ANITA TERRACE  
ARCADIA, CA 91007

VALDEZ JOSE G  
1311 PRATO AVE  
MCLENDON CHISHOLM, TX 75032

RESIDENT  
137 NICOLE DR  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

RESIDENT  
139 RENEE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
149 NICOLE DR  
ROCKWALL, TX 75032

NGO HA THAI  
1508 GRETCHEN DR  
CEDAR PARK, TX 78613

NGO HA THAI  
1508 GRETCHEN DR  
CEDAR PARK, TX 78613

RESIDENT  
152 NICOLE DR  
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI  
156 JAMS LN  
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

RESIDENT  
159 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA  
162 RENEE DR  
ROCKWALL, TX 75032

PENA ISAAC  
16300 CR 250  
TERRELL, TX 75160

RESIDENT  
164 NICOLE DR  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER  
1648 TROW BRIDGE  
ROCKWALL, TX 75032

VASQUEZ JESUS  
167 RENEE DR  
ROCKWALL, TX 75032

ROCK RANDALL L  
1704 ASBURY DR  
WYLIE, TX 75098

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

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

SRP SUB LLC  
1717 MAIN ST SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP  
17430 CAMPBELL RD STE 230  
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND  
JUANA DIAZ  
1750 E FM 550  
ROCKWALL, TX 75032

RESIDENT  
176 NICOLE DR  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

WALKER JANICE L  
1777 FM 549  
ROCKWALL, TX 75032

ANDRADE MARTIN &  
MARIO VALENZUELA  
179 WILLOW RIDGE CIR  
ROCKWALL, TX 75032

RESIDENT  
1791 FM549  
ROCKWALL, TX 75032



WILLIAMS MELISSA L  
180 JAMS LANE  
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ  
181 RENEE DR  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

BARKER JOHNNY  
184 WILLOW RIDGE CIRCLE  
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

TERMINI EUGENE D & BONNIE  
1851 S FM 549  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

DICHARD CHRIS E  
1903 FM 549  
ROCKWALL, TX 75032

RESIDENT  
191 RENEE DR  
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI  
1920 BROKEN LANCE LANE  
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA  
1925 BROKEN LANCE LN  
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER  
193 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY  
1940 BROKEN LANCE LN  
ROCKWALL, TX 75032

RESIDENT  
195 NICOLE DR  
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE  
1950 BROKEN LANCE LN  
ROCKWALL, TX 75032

INGRAM JAMES KENDELL  
1957 S FM 549  
ROCKWALL, TX 75032

RESIDENT  
196 NICOLE DR  
ROCKWALL, TX 75032

WILKINSON RICHARD S  
1970 BROKEN LANCE LANE  
ROCKWALL, TX 75032

RESIDENT  
1990 BROKEN LANCE LN  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D  
2005 BROKEN LANCE LANE  
ROCKWALL, TX 75032

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G  
2020 BROKEN LANCE LN  
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY  
2025 BROKEN LANCE LANE  
ROCKWALL, TX 75032

CURTIS PAMELA  
2040 BROKEN LANCE LN  
ROCKWALL, TX 75032

BAKER ALEXANDER AND  
ARTEMIS LI  
2045 BROKEN LANCE LN  
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY  
2060 BROKEN LANCE LANE  
ROCKWALL, TX 75032

RESIDENT  
2065 BROKEN LANCE LN  
ROCKWALL, TX 75032

RESIDENT  
207 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
208 NICOLE DR  
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA  
2080 BROKEN LANE  
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE  
211 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

GAINOUS LESLIE III AND  
ERICA ESCOBAR  
2110 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2120 NEW HOLLAND DR  
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W  
2130 GLEANER DR  
ROCKWALL, TX 75032

CAVETT DEBRA  
2130 NEW HOLLAND DR  
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE  
2139 SOUTH FM 549  
ROCKWALL, TX 75032

MEJIA SERGIO  
2140 GLEANER DR  
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN  
2140 NEW HOLLAND DR  
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W  
2150 GLEANER DR  
ROCKWALL, TX 75032

RESIDENT  
221 RENEE DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
222 NICOLE DR  
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN  
2287 S FM 549  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2301 S JOHN KING BLVD  
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC  
2321 FIELDCREST DR  
ROCKWALL, TX 75032

RESIDENT  
233 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2380 FM549  
ROCKWALL, TX 75032

RESIDENT  
2390 S FM549  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

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

DIGGS DAVID WILEY  
2401 LOUDON ST WEST  
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE  
2405 LOUDON ST WEST  
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J  
2406 LOUDON ST E  
ROCKWALL, TX 75032



GIL ANNA AND JULIAN  
2409 LOUDON STREET WEST  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE  
2413 LOUDON ST WEST  
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND  
ALEXANDER NICHOLAS KUJAK  
2417 LOUDON ST WEST  
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN  
2418 LOUDON STREET EAST  
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND  
ANGEL JAVIER SANCHEZ ROJAS  
2419 LOUDON ST WEST  
ROCKWALL, TX 75032

HUGHES BRYAN  
2423 LOUDON ST WEST  
ROCKWALL, TX 75032

RESIDENT  
2424 FM549  
ROCKWALL, TX 75032

RESIDENT  
245 RENEE DR  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
250 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
250 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2500 LOUDON ST W  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT  
2501 LOUDON ST WEST  
ROCKWALL, TX 75032

RESIDENT  
2502 LINDBERG ST  
ROCKWALL, TX 75032

FURLONG FAMILY TRUST  
2502 LONG COMMON NORTH  
ROCKWALL, TX 75032

RESIDENT  
2503 MERCERS COLONY AVE  
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY  
D  
2504 LOUDON ST EAST  
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST  
GENARO A SIGNO AND JULITA R SIGNO-  
TRUSTEES  
2505 LOUDON STREET WEST  
ROCKWALL, TX 75032

RESIDENT  
2506 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2507 MERCERS COLONY AVE  
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE  
2509 LOUDON ST W  
ROCKWALL, TX 75032

RESIDENT  
2510 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2513 MERCERS COLONY AVE  
ROCKWALL, TX 75032

JOSHI MAYURESH S AND  
BINITA SINHA  
2513 LOUDON ST WEST  
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN  
2517 LOUDON ST WEST  
ROCKWALL, TX 75032

TAYLOR SHELLY A  
2518 LONG COMMON NORTH  
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH  
2518 LOUDON ST E  
ROCKWALL, TX 75032

DENSON PATRICIA ANN  
2521 LOUDON ST WEST  
ROCKWALL, TX 75032

RESIDENT  
2600 LONG COMMON S  
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003  
JOSEPH C AND SHIZUKO BOCK-TRUSTEES  
2601 LONG COMMON SOUTH  
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL  
MARIE RODRIGUEZ  
2601 PATRICIA LN  
GARLAND, TX 75041

RESIDENT  
2605 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2608 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2609 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2612 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2613 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2616 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2617 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2617 MERCERS COLONY AVE  
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST  
DEBRA JEAN CRUZ - TRUSTEE  
262 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
2620 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2621 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2623 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2624 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2625 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2628 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2629 MERCERS COLONY AVE  
ROCKWALL, TX 75032

RESIDENT  
2631 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2632 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2635 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2636 LINDBERG ST  
ROCKWALL, TX 75032

RESIDENT  
2639 LINDBERG ST  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
274 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
2741 MASSEY LN  
ROCKWALL, TX 75032

PAXTON CLAUDIA  
2750 MASSEY LN  
ROCKWALL, TX 75032

RESIDENT  
2751 MASSEY LN  
ROCKWALL, TX 75032



GARCIA ROBERT & GLENDA  
2760 MASSEY LN  
ROCKWALL, TX 75032

LAFLEUR SIEGEN  
2761 MASSEY LANE  
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE  
2770 MASSEY LN  
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN  
2771 MASSEY LN  
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN  
2771 MCCORMICK CT  
ROCKWALL, TX 75032

RESIDENT  
283 NICOLE DR  
ROCKWALL, TX 75032

RETTMAN KRISTIE  
2830 DEUTZ COURT  
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY  
2831 DUETZ CT  
ROCKWALL, TX 75032

SNYDER STACY & CHARLES  
2840 DEUTZ CT  
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE  
2841 DEUTZ CT  
ROCKWALL, TX 75032

DUNN DAVID IRVIN II  
2841 HAYMAKER DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
2850 DEUTZ CT  
ROCKWALL, TX 75032

RESIDENT  
2851 HAYMAKER DR  
ROCKWALL, TX 75032

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

DUNAWAY LORI J  
2860 DEUTZ COURT  
ROCKWALL, TX 75032

RESIDENT  
2861 DEUTZ CT  
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE  
2861 HAYMAKER DR  
ROCKWALL, TX 75032

FOWLER KATELIN  
2871 DEUTZ COURT  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
291 RENEE DR  
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC  
2922 S GOLIAD ST  
ROCKWALL, TX 75032

RESIDENT  
2922 S HWY205  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST  
CYNTHIA KAY BACHMAN TRUSTEE  
3001 SAN MARCOS DR  
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S  
3005 SAN MARCOS DR  
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F  
3006 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA  
3009 FONTANA BOULEVARD  
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE  
3009 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D  
3009 WIMBERLEY LN  
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B  
3010 FONTANNA BLVD  
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND  
JOSE ENRIQUE FRESQUEZ  
3010 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE  
3010 WIMBERLEY LANE  
ROCKWALL, TX 75032

CHISHOLM JILL MARIE  
3011 FONTANA BLVD  
ROCKWALL, TX 75032

DAWA DAWA AND  
TENZIN LHAMO  
3011 WIMBERLEY LANE  
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA  
3012 FONTANNA BOULEVARD  
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS  
3012 WIMBERLEY LN  
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE  
3013 FONTANA BLVD  
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD  
3013 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY  
3013 WIMBERLEY LN  
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE  
3014 FONTANA BOULEVARD  
ROCKWALL, TX 75032

RILEY CHRISTINE  
3014 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN  
3014 WIMBERLEY LANE  
ROCKWALL, TX 75032

TURNER CALEB MAURICE  
3015 FONTANNA BLVD  
ROCKWALL, TX 75032

PARKER LYNN TERRY  
3015 WIMBERLEY LN  
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE  
3016 FONTANNA DR  
ROCKWALL, TX 75032

RESIDENT  
302 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3025 LIMESTONE HILL LN  
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

CULBERTSON JACK NEAL  
3046 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3047 FALLBROOK DR  
ROCKWALL, TX 75032

MAH JEFFERY  
305 BLANCO CIR  
SOUTHLAKE, TX 76092

RESIDENT  
3054 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3054 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3055 DEER RIDGE DR  
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L  
3055 FALLBROOK DR  
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA  
3061 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3062 DUSTY RIDGE DR  
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE  
3062 DEER RIDGE DR  
ROCKWALL, TX 75032



VILLA CORNELIO & ESTHER  
3062 FALLBROOK DR  
ROCKWALL, TX 75032

CRESPIN DEBRA  
3063 DEER RIDGE DR.  
ROCKWALL, TX 75032

TATE ERIN ELIZABETH  
3063 FALLBROOK DR  
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO  
3067 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

BURNS A STACEY  
3070 DEER RUDGE DR  
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M  
3070 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

MADRID AYDEE E  
3070 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3071 FALLBROOK DR  
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W  
3071 DEER RIDGE DR  
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY  
3073 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3078 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3078 LIMESTONE HILL LN  
ROCKWALL, TX 75032

THOMPSON LISA  
3078 DEER RIDGE DR  
ROCKWALL, TX 75032

CARRANZA GILBERTO E  
3078 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3079 DUSTY RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
3079 FALLBROOK DR  
ROCKWALL, TX 75032

WESSON LAURIE K  
3079 DEER RIDGE DR  
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS  
3081 COOLWOOD LANE  
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY  
3083 MISTY RIDGE LN  
ROCKWALL, TX 75032

TOWNSEND NINA  
3084 MISTY RIDGE LN  
ROCKWALL, TX 75032

CEVALLOS JASON & MARY  
3086 LIMESTONE HILL LN  
ROCKWALL, TX 75032

CARRANZA LUCY  
3087 DEER RIDGE DR  
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA  
3087 DUSTY RIDGE DR  
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D  
3087 FALLBROOK DR  
ROCKWALL, TX 75032

RESIDENT  
3089 COOLWOOD LN  
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN  
3090 DUSTY RIDGE DR  
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D  
3090 FALLBROOK DR  
ROCKWALL, TX 75032

JARMAN EMMA  
3091 MISTY RIDGE LN  
ROCKWALL, TX 75032

RESIDENT  
3092 COOLWOOD LN  
ROCKWALL, TX 75032

RESIDENT  
3092 MISTY RIDGE LN  
ROCKWALL, TX 75032

DENNIS AMY L  
3094 LIMESTONE HILL LN  
ROCKWALL, TX 75032

RESIDENT  
3097 COOLWOOD LN  
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE  
3099 MISTY RIDGE LN  
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY  
3100 COOLWOOD LN  
ROCKWALL, TX 75032

REGGIA DANIELLE R  
3100 MISTY RIDGE LN  
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH  
3102 LIMESTONE HILL LN  
ROCKWALL, TX 75032

GARNER AMY  
3105 MISTY RIDGE LN  
ROCKWALL, TX 75032

OCHOA RENE  
3107 COOLWOOD LANE  
ROCKWALL, TX 75032

RESIDENT  
3108 MISTY RIDGE LN  
ROCKWALL, TX 75032

HAYES KRISTOPHER  
3108 COOLWOOD LN  
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A  
3111 MISTY RIDGE LANE  
ROCKWALL, TX 75032

RESIDENT  
3112 LIMESTONE HILL LN  
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY  
3112 SAN MARCOS  
ROCKWALL, TX 75032

RESIDENT  
3116 COOLWOOD LN  
ROCKWALL, TX 75032

RESIDENT  
3116 MISTY RIDGE LN  
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL  
3117 MISTY RIDGE LANE  
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN  
3119 COOLWOOD LANE  
ROCKWALL, TX 75032

RESIDENT  
312 NICOLE DR  
ROCKWALL, TX 75032

ESPARZA MARCO A  
312 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
3124 MISTY RIDGE LN  
ROCKWALL, TX 75032

VARGAS JOSE A  
3124 COOLWOOD LN  
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN  
3125 MISTY RIDGE LN  
ROCKWALL, TX 75032

RESIDENT  
3129 COOLWOOD LN  
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ  
PARADA  
3132 COOLWOOD LN  
ROCKWALL, TX 75032

RESIDENT  
3137 COOLWOOD LN  
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH  
3158 LUCHENBACK TRL  
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA  
3162 LUCKENBACH TRAIL  
ROCKWALL, TX 75032

RESIDENT  
319 RENEE DR  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI  
RAMOS IZIDORO  
327 NICOLE DRIVE  
ROCKWALL, TX 75032



JIMENEZ RICARDO  
330 RENEE DR  
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC  
3336 MORNING LIGHT DRIVE  
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
337 RENEE DR  
ROCKWALL, TX 75032

SWAIT TIFFANY  
3402 POST OAK DR  
ROCKWALL, TX 75032

MENDOZA MIGUEL  
3410 POST OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3418 POST OAK DR  
ROCKWALL, TX 75032

WOODWARD CHERIE J  
3426 POST OAK DR  
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A  
3434 POST OAK DRIVE  
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ  
344 COUNTY LINE RD  
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE  
3442 POST OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3450 POST OAK DR  
ROCKWALL, TX 75032

BEAVERS SHIRLEY  
3460 POST OAK DR  
ROCKWALL, TX 75032

OROZCO ARMANDO  
3465 POST OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3468 POST OAK DR  
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER  
3469 POST OAK DRIVE  
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA  
3472 POST OAK DR  
ROCKWALL, TX 75032

LEWIS REX STEPHEN  
3473 POST OAK DR  
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N  
3476 POST OAK DRIVE  
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST  
350 MEADOW GATE RD  
MEADOW VISTA, CA 95722

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

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

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
353 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
358 RENEE DR  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3601 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3602 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3606 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3607 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
363 RENEE DR  
ROCKWALL, TX 75032

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

RESIDENT  
3702 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3702 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3703 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3703 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3705 HERRICK ST  
ROCKWALL, TX 75032

RESIDENT  
3705 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3706 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3706 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3707 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3707 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3709 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3710 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3710 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3710 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3711 BURLING ST  
ROCKWALL, TX 75032

RESIDENT  
3711 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3713 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3714 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3714 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3715 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3717 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3718 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3718 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3719 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
372 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3721 STABLEGLEN DR  
ROCKWALL, TX 75032



RESIDENT  
3722 OLMSTEAD DR EAST  
ROCKWALL, TX 75032

RESIDENT  
3722 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3723 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3725 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3725 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
3726 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
3727 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3729 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
373 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
3731 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3735 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3739 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3743 OLMSTEAD DR  
ROCKWALL, TX 75032

MCCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
3801 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3805 OLMSTEAD DR  
ROCKWALL, TX 75032

RESIDENT  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

RESIDENT  
3809 OLMSTEAD DR  
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS  
3813 OLMSTED DRIVE  
ROCKWALL, TX 75032

RESIDENT  
382 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
383 RENEE DR  
ROCKWALL, TX 75032

CASTILLO JOSE &  
LUZ DELGAEDO  
383 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
3831 HERRICK ST  
ROCKWALL, TX 75032

RESIDENT  
386 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
3875 SELBORNE DR  
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN  
3901 STABLEGLEN DR  
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA  
3902 STABLEGLEN DR  
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E  
3905 STABLEGLEN AVE  
ROCKWALL, TX 75032

CONFIDENTIAL OWNER  
3906 STABLEGLEN DR  
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE  
3909 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

GILMORE CARA D  
3910 STABLEGLEN DR  
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE  
3913 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING  
TRUST  
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES  
3917 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
395 RENEE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS  
395 NICOLE DR  
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA  
398 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

GUERRERO ALVARO AND  
MARGARITA CASTILLO  
400 RENEE RD  
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH  
4001 STABLEGLEN DR  
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING  
CENTER  
4002 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW  
4003 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN  
4006 STABLEGLEN DR  
ROCKWALL, TX 75032

SEUMANUTAFU JOHN AND CHRISTINE  
4009 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY  
4010 QUINCY STREET  
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN  
4010 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

DUKE ROCHELLE  
4013 OLMSTED DRIVE  
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY  
4013 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C  
4014 QUINCY STREET  
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE  
4014 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
4015 QUINCY ST  
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY  
4017 OLMSTED DRIVE  
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN  
4018 QUINCY STREET  
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON  
4019 QUINCY STREET  
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND  
JESSICA GUAZZONE  
4023 QUINCY ST  
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER  
4027 QUINCY ST  
ROCKWALL, TX 75032

RESIDENT  
408 NICOLE  
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE  
4101 QUINCY STREET  
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE  
4101 STABLEGLEN DRIVE  
ROCKWALL, TX 75032



RESIDENT  
4102 STABLEGLEN DR  
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE  
4105 QUINCY STREET  
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW  
4105 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P  
4106 STABLEGLEN DR  
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F  
4109 STABLEGLEN DR  
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN  
4110 STABLEGLEN DR  
ROCKWALL, TX 75032

ROSOFF AMY LYNN  
4111 QUINCY STREET  
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA  
4113 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
414 RENEE DR  
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE  
4202 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A  
4205 STABLEGLEN DR  
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A  
4206 STABLE GLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
4207 QUINCY ST  
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY  
ANN  
4209 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
421 NICOLE DR  
ROCKWALL, TX 75032

MELI JILL MARIE  
4210 QUINCY ST  
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS  
4210 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN  
4214 QUINCY ST  
ROCKWALL, TX 75032

BROWN KAREN D  
4215 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I  
CASTILLO  
424 NICOLE DR  
ROCKWALL, TX 75032

LOPEZ SILVIA  
430 RENEE DR  
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE  
4301 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH  
4302 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

VIDICAN FLORIN  
4306 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE  
4309 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

RESIDENT  
431 NICOLE DR  
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER  
4310 STABLE GLEN DRIVE  
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN  
4314 SELBORNE DR  
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY  
4317 STABLEGLEN DR  
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &  
ROZENEIDE S SOUSA LINS  
4318 SELBORNE DR  
ROCKWALL, TX 75032

RESIDENT  
4319 STABLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
433 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
441 NICOLE DR  
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA  
441 LYNNE DR  
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA  
441 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
448 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
4509 SYLVAN PARK DR  
ROCKWALL, TX 75032

XU ZICAI  
4509 PORTRAIT LANE  
PLANO, TX 75024

WHEELER JANIS & KEVIN M  
451 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
452 EVANS RD  
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE  
452 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
463 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
464 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
466 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
470 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
471 NICOLE DR  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

MAYHALL DANNEJ  
473 RENEE DR  
ROCKWALL, TX 75032

MAYHALL DANNEJ  
473 RENEE DR  
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND  
BERT G CURTIS & PAMELA S CURTIS  
4735 BEAR CLAW LANE  
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E  
4755 BEAR CLAW LANE  
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE  
4768 S STATE HWY 205  
ROCKWALL, TX 75032

RESIDENT  
4800 LOFLAND CIR  
ROCKWALL, TX 75032

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE  
4815 BEAR CLAW LANE  
ROCKWALL, TX 75032

RESIDENT  
482 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
485 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
486 EVANS RD  
ROCKWALL, TX 75032



JIMENEZ TOMAS  
4930 CREEKRIDGE LN  
GARLAND, TX 75043

RESIDENT  
496 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
498 EVANS RD  
ROCKWALL, TX 75032

RESIDENT  
503 RENEE DR  
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON  
503 NICOLE DR  
ROCKWALL, TX 75032

VALDEZ EUSEBIO  
505 EVANS  
ROCKWALL, TX 75032

VALDEZ EUSEBIO  
505 EVANS  
ROCKWALL, TX 75032

RESIDENT  
508 RENEE DR  
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC  
C/O RANDY PARDUE  
508 TWILIGHT TRAIL SUITE 99  
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR  
514 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
515 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
520 RENEE DR  
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ  
522 EVANS DR  
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ  
522 EVANS DR  
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA  
523 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
526 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
535 NICOLE DR  
ROCKWALL, TX 75032

RUDELL TODD L AND JOANNA K  
544 MUSTANG COURT  
LAVON, TX 75166

GALLARDO RENE AND  
MARIBEL GALLARDO  
547 NICOLE DR  
ROCKWALL, TX 75087

GALLARDO RENE AND  
MARIBEL GALLARDO  
547 NICOLE DR  
ROCKWALL, TX 75087

CERVANTES HECTOR AND  
ERIKA MOLINA  
548 NICOLE DRIVE  
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND  
ERIKA J MOLINA-OLVERA  
548 NICOLE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
557 RENEE DR  
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &  
HAWKINS HAOHAI YAO  
5887 KILLARNEY CIR  
SAN JOSE, CA 95138

PEOPLES DONNIE  
589 CORNELIUS  
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P  
6271 HORIZON RD  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'  
ASSOCIATION INC  
6750 HILLCREST PLAZA DRIVE SUITE 326  
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA  
C/O LAKE POINTE CHURCH  
701 I-30  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN  
7401 RODEO DR  
DENTON, TX 76208

BRUCE LIVING TRUST  
757 AVALON DR  
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

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

RODRIGUEZ BRIAN  
8 BROOKWAY CT  
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA  
C/O BERNABE COLUNGA  
807 N JOSEPHINE ST  
ROYSE CITY, TX 75189

NGUYEN ANNA  
812 BLUFFCREEK LN APT 208  
ARLINGTON, TX 76006

SN DFW LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

USCMF SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

JUNFA USA, LLC  
910 MELISSA LN  
GARLAND, TX 75040

TAN JUDY AND  
LAM KHANG DUY  
914 FALCON TRAIL  
MURPHY, TX 75094

BAYOUD JENNIFER  
940 COTTON DEPOT LN APT 440  
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC  
9901 BRODIE LANE SUITE 160-172  
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

MCINTIRE JUANITA  
M/R  
, TX

HENSON RICHARD W & SHARON ES  
PO BOX 1091  
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION  
PO BOX 2034  
ROCKWALL, TX 75087

CHINN DERRICK O  
PO BOX 35011  
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

POWERS JUSTIN D  
PO BOX 850  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

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

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

**Z2024-027: Zoning Change from an Agricultural (AG) District to a Planned Development District**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. 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, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 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](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 17, 2024 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. Z2024-027: Zoning Change from an Agricultural (AG) District to a Planned Development District**

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.

[Empty form area for comments]

Name: [Input field]  
Address: [Input field]

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



767 Justin Rd  
Rockwall, TX 75087

May 16, 2024

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

RE: Zoning Application, Lofland Tract,

Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

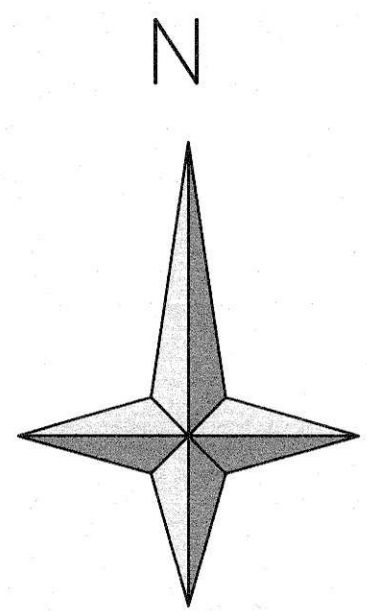
We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

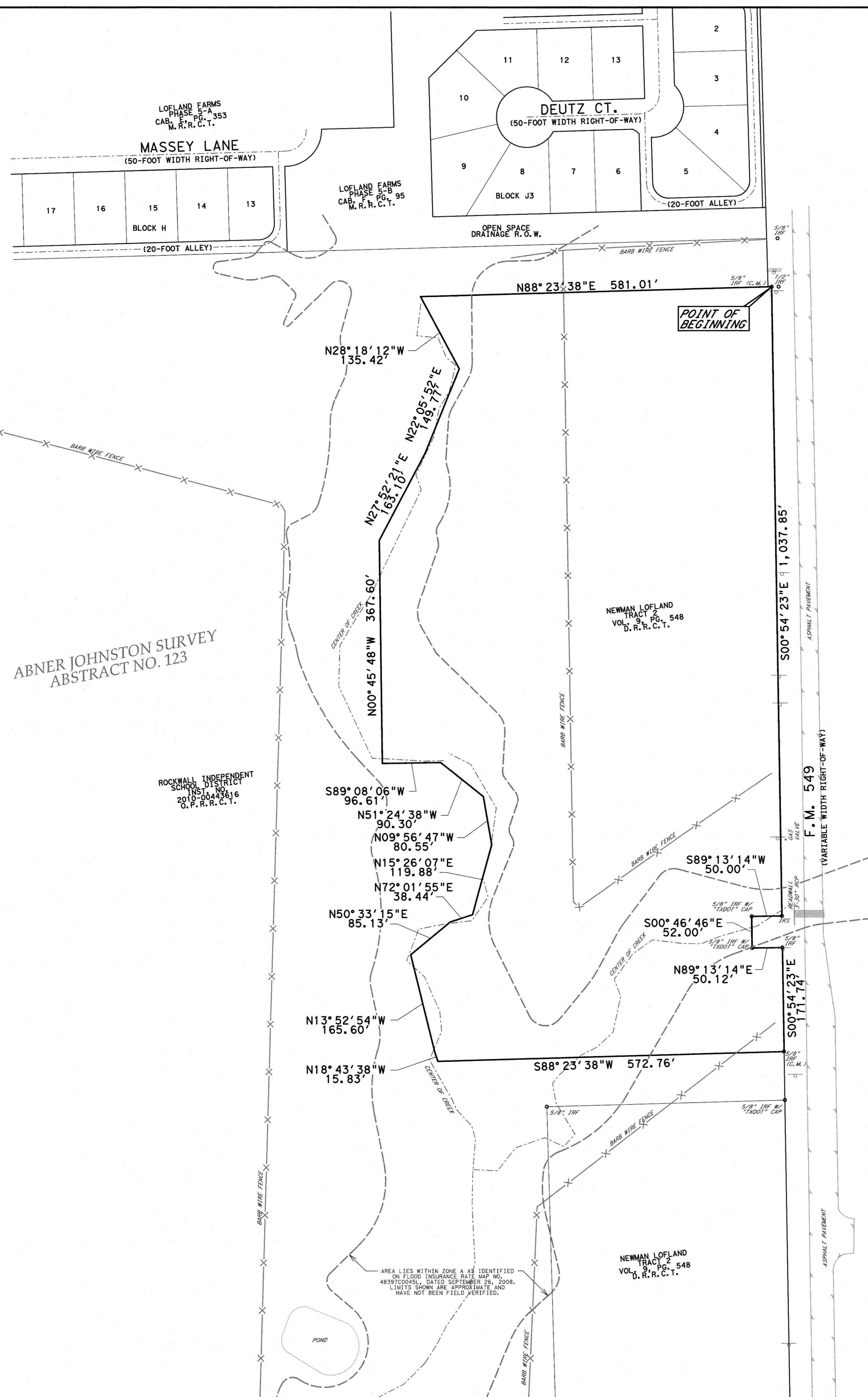
A handwritten signature in blue ink, appearing to be 'RJ', is written over the word 'Sincerely,'.

Ryan Joyce  
President, Michael Joyce Properties





Scale: 1"=100'



ABNER JOHNSTON SURVEY  
ABSTRACT NO. 123

ROCKWALL INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 2010-0043616  
O.P.R.C.T.

AREA LIES WITHIN ZONE 4 AS IDENTIFIED  
ON FLOOD INSURANCE RATE MAP NO.  
48397C0245L, DATED SEPTEMBER 26, 2008.  
LIMITS SHOWN ARE APPROXIMATE AND  
HAVE NOT BEEN FIELD VERIFIED.

NEWMAN LOFLAND  
TRACT 2  
VOL. 9, PG. 548  
D. R. R. C. T.

Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
  - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
  - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
  - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
  - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
  - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
  - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
  - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
  - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
  - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
  - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
  - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
  - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
- SSMH SANITARY SEWER MANHOLE
- CMP CORRUGATED METAL PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 2020000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

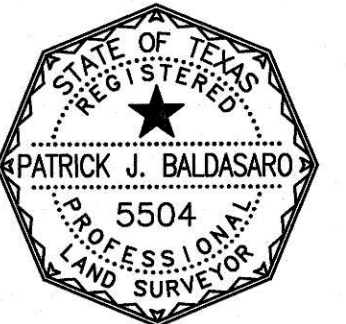
THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Quatico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

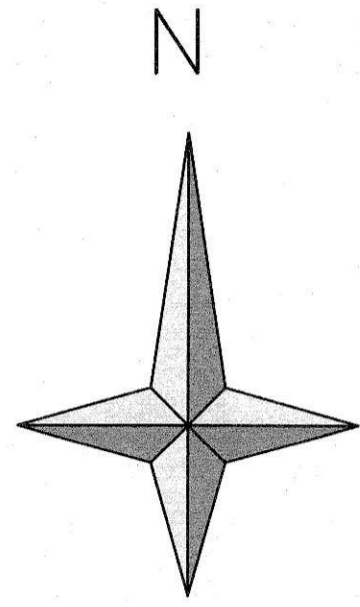
Patrick J. Baldasaro  
Registered Professional Land Surveyor 5504



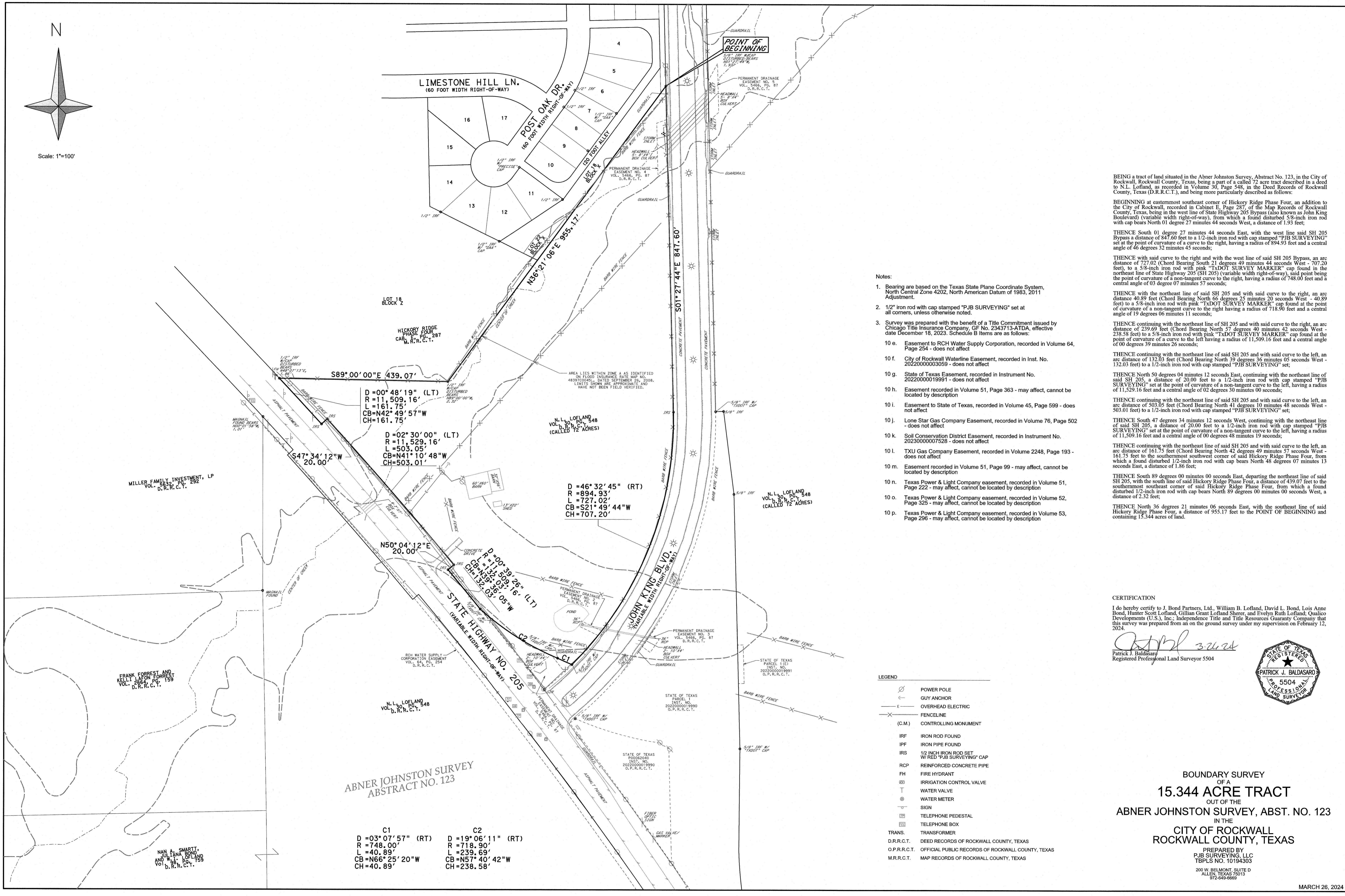
BOUNDARY SURVEY  
OF A  
**16.8895 ACRE TRACT**  
OUT OF THE  
**ABNER JOHNSTON SURVEY, ABST. NO. 123**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PREPARED BY  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-649-6669





Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
  - Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
  - City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
  - State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
  - Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
  - Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
  - Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
  - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
  - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
  - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet) to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro* 3/26/24  
 Patrick J. Baldasaro  
 Registered Professional Land Surveyor 5504



LEGEND

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	(C.M.) CONTROLLING MONUMENT
	IRF IRON ROD FOUND
	IPF IRON PIPE FOUND
	IRS 1/2 INCH IRON ROD SET
	WI REED "PJB SURVEYING" CAP
	RCP REINFORCED CONCRETE PIPE
	FH FIRE HYDRANT
	ICV IRRIGATION CONTROL VALVE
	WV WATER VALVE
	WM WATER METER
	SIGN
	TP TELEPHONE PEDESTAL
	TB TELEPHONE BOX
	TRANS. TRANSFORMER
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY  
 OF A  
**15.344 ACRE TRACT**  
 OUT OF THE  
**ABNER JOHNSTON SURVEY, ABST. NO. 123**  
 IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

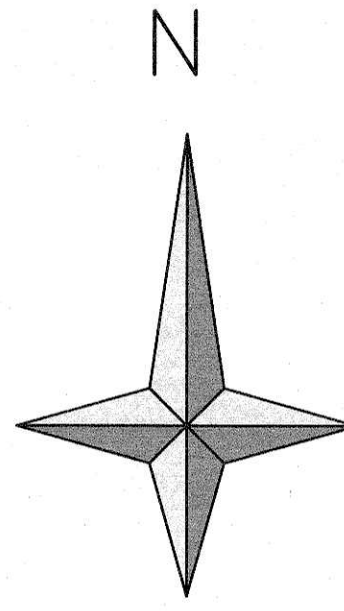
PREPARED BY  
 PJB SURVEYING, LLC  
 TBPLS NO. 10194303

200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-8669

C1  
 D = 03° 07' 57" (RT)  
 R = 748.00'  
 L = 40.89'  
 CB = N66° 25' 20"W  
 CH = 40.89'

C2  
 D = 19° 06' 11" (RT)  
 R = 718.90'  
 L = 239.69'  
 CB = N57° 40' 42"W  
 CH = 238.58'





Scale: 1"=200'

VICMAR I, LTD. VOL. 2015, PG. 200 D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC INST. NO. 2022000001115 O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP VOL. 2013, PG. 292 D.R.R.C.T.

POINT OF BEGINNING

FRANK FORREST AND KELLI LAFON FORREST VOL. 2019, PG. 59 D.R.R.C.T.

N.L. LOFLAND VOL. 30, PG. 48 D.R.R.C.T.

NAN A. SMART, JULIANA BOND AND W. J. BOND VOL. 2018, PG. 759 D.R.R.C.T.

N.L. LOFLAND VOL. 55, PG. 269 D.R.R.C.T.

ROCKWALL LAKE DEVELOPMENT CAB. NO. 79 M.R.R.C.T.

JOHN R. JOHNSON SURVEY ABSTRACT NO. 128

WILLIAM W. FORD SURVEY ABSTRACT NO. 80

ABNER JOHNSON SURVEY ABSTRACT NO. 123

LOFLAND CIR (FORMERLY ROCKWALL-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL-HILLSOLM HIGHWAY)

BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)

WALLACE LANE

BEAR CLAW LN (60-FOOT WIDTH RIGHT-OF-WAY)

- LEGEND
- POWER POLE
  - GUY ANCHOR
  - OVERHEAD ELECTRIC
  - FENCELINE
  - CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - 12 INCH IRON ROD SET WITH RED "PJB SURVEYING" CAP
  - SSMH SANITARY SEWER MANHOLE
  - CMP CORRUGATED METAL PIPE
  - FH FIRE HYDRANT
  - IIR IRRIGATION CONTROL VALVE
  - WATER VALVE
  - WATER METER
  - SIGN
  - TELEPHONE PEDESTAL
  - TELEPHONE BOX
  - TRAFFIC CONTROL BOX
  - TRAFFIC SIGNAL POLE
  - ELECTRIC BOX
  - TRANS. TRANSFORMER

- Notes:
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
  - 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
  - Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
    - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown
    - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
    - 10 g. State of Texas Easement, recorded in Instrument No. 2022000019991 - does not affect
    - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
    - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
    - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown
    - 10 k. Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
    - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown
    - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
    - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
    - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
    - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 48, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 55, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T., and the southeast corner of a called 15.98 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found mag nail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 90 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.95 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.69 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 192.30 feet (Chord Bearing South 4 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract and the southwest corner of said Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract of land described in deed to Vicmar I, Ltd., as recorded in Volume 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC recorded in Instrument No. 2022000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro* 3.20.24  
 Patrick J. Baldasaro  
 Registered Professional Land Surveyor 5504

BOUNDARY SURVEY  
 OF A  
**242.2768 ACRE TRACT**  
 OUT OF THE  
**JOHN. R. JOHNSON SURVEY, ABST. NO. 128**  
 AND THE  
**ABNER JOHNSON SURVEY, ABST. NO. 123**  
 IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

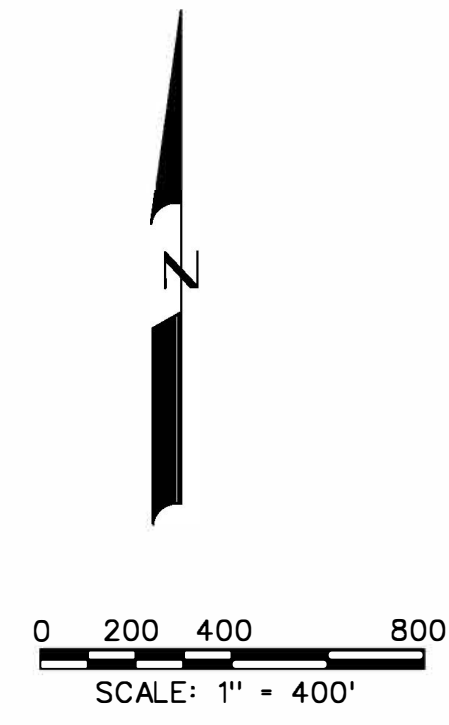
PREPARED BY  
**PJB SURVEYING, LLC**  
 TBPELS NO. 10194303  
 200 W. BELMONT SUITE D  
 ALLEN, TEXAS 75013  
 872-648-6669

MARCH 26, 2024














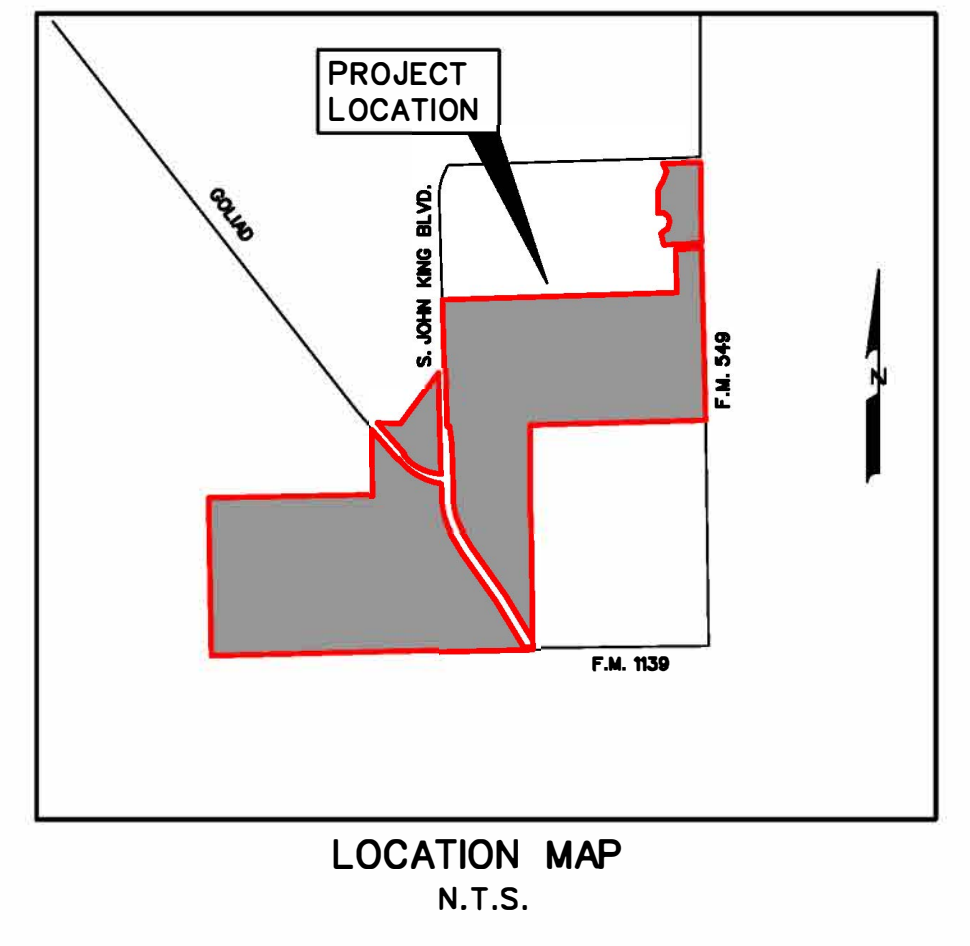
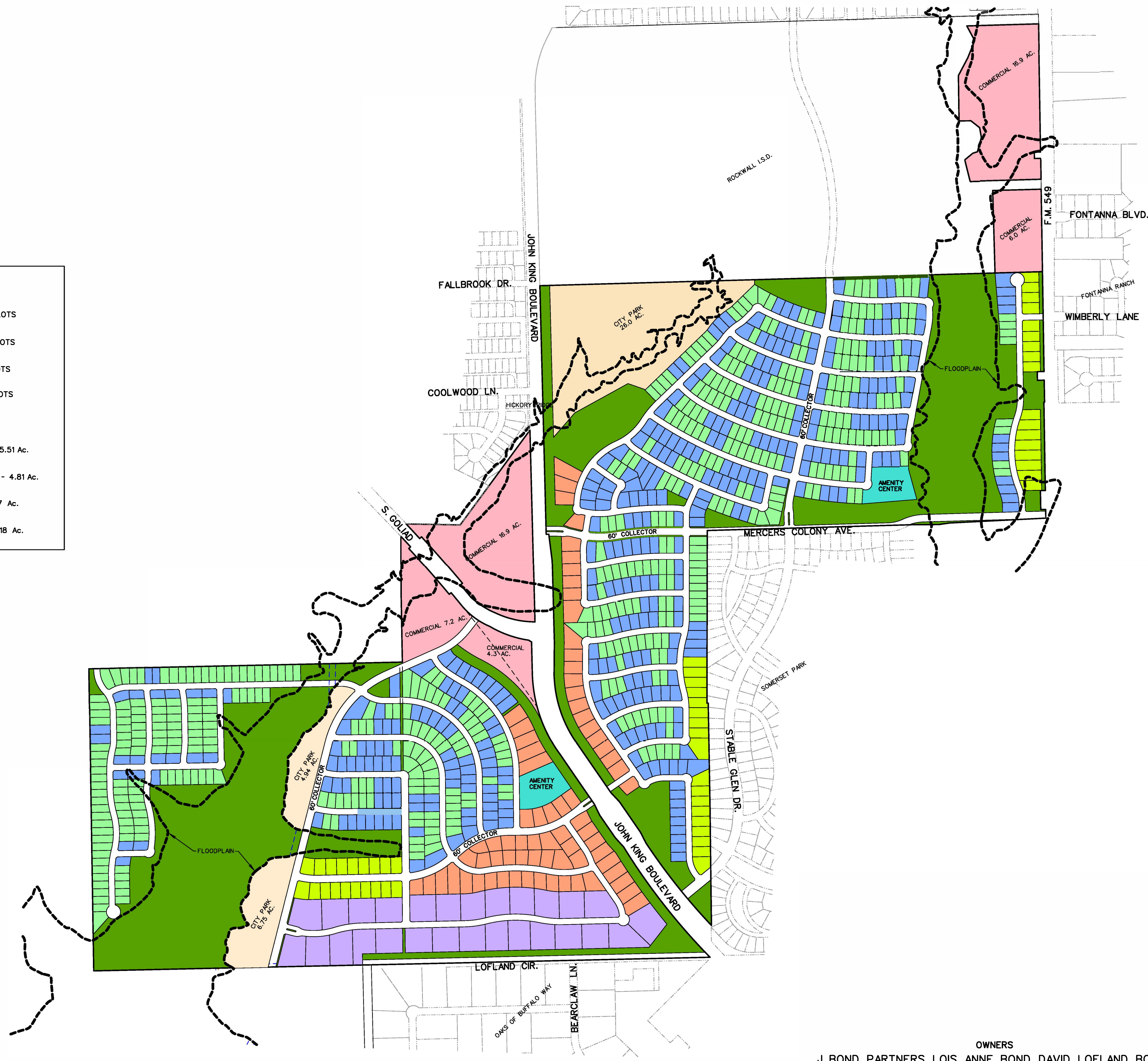




**LEGEND**

TYPICAL LOT SIZES

	- 62' X 125' - 467 LOTS
	- 72' X 125' - 367 LOTS
	- 80' X 135' - 54 LOTS
	- 100' X 150' - 74 LOTS
	- 1 ACRE - 27 LOTS
	- OPEN SPACE - 125.51 Ac.
	- AMENITY CENTER - 4.81 Ac.
	- CITY PARK - 37.7 Ac.
	- COMMERCIAL - 51.18 Ac.



TOTAL ACRES	540.33
GROSS COMMERCIAL ACRES	51.18
TOTAL RESIDENTIAL LOTS	989
RESIDENTIAL DENSITY	1.830
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

CONCEPT PLAN  
OF  
**JUNIPER**  
SITUATED IN THE  
W.H. BAIRD SURVEY, ABSTRACT NO. 25  
A. JOHNSON SURVEY, ABSTRACT NO. 123  
J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.

OWNERS  
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,  
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,  
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND  
1 CARMARTHEN COURT  
DALLAS, TEXAS 75225

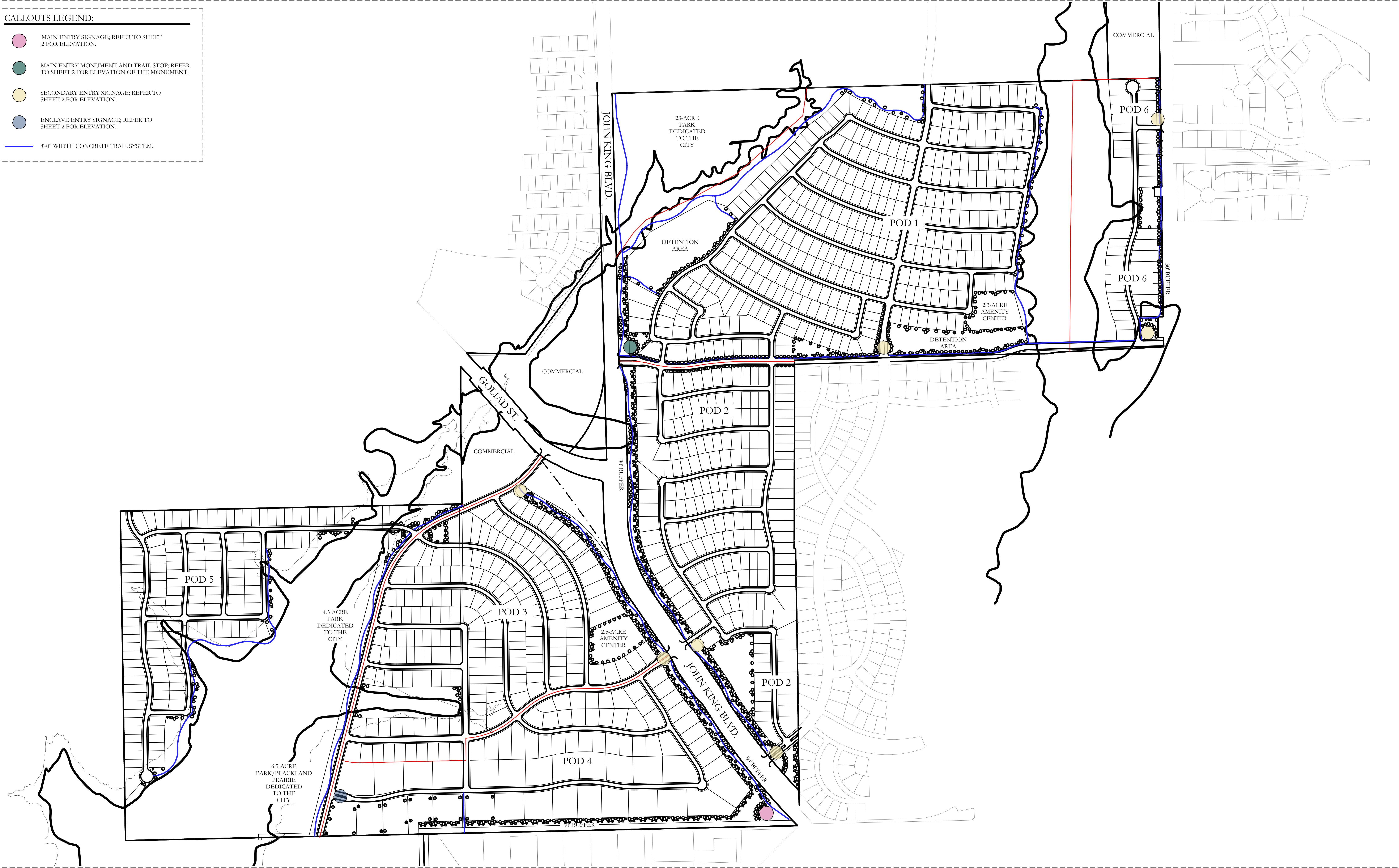
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
MAY 2024 SCALE 1" = 400'

CASE NO. XXXX



**CALLOUTS LEGEND:**

- MAIN ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEET 2 FOR ELEVATION OF THE MONUMENT.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 2 FOR ELEVATION.
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM.



**JUNIPER / OVERALL LAYOUT PLAN**

City of Rockwall, Rockwall County, Texas

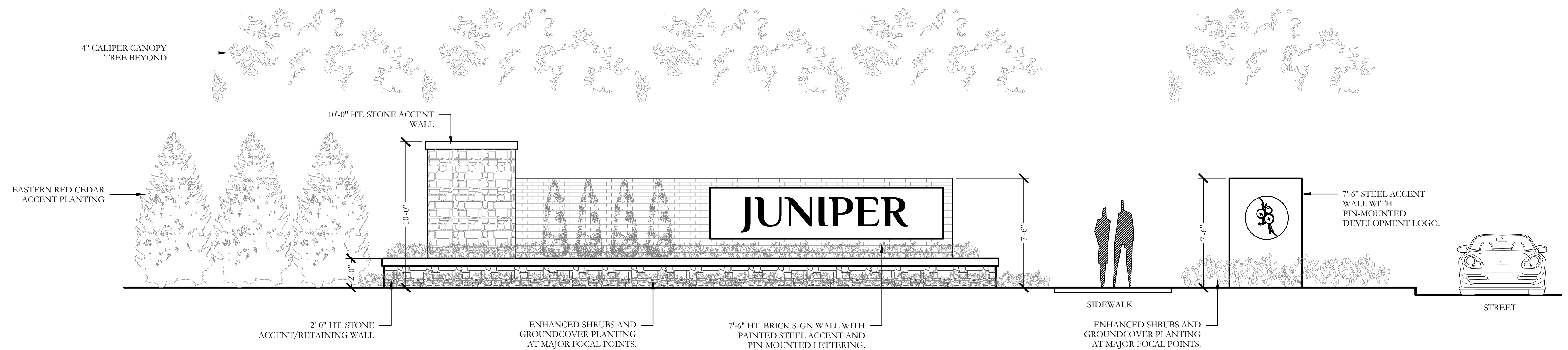


NORTH

SCALE: 1" = 300'-0"

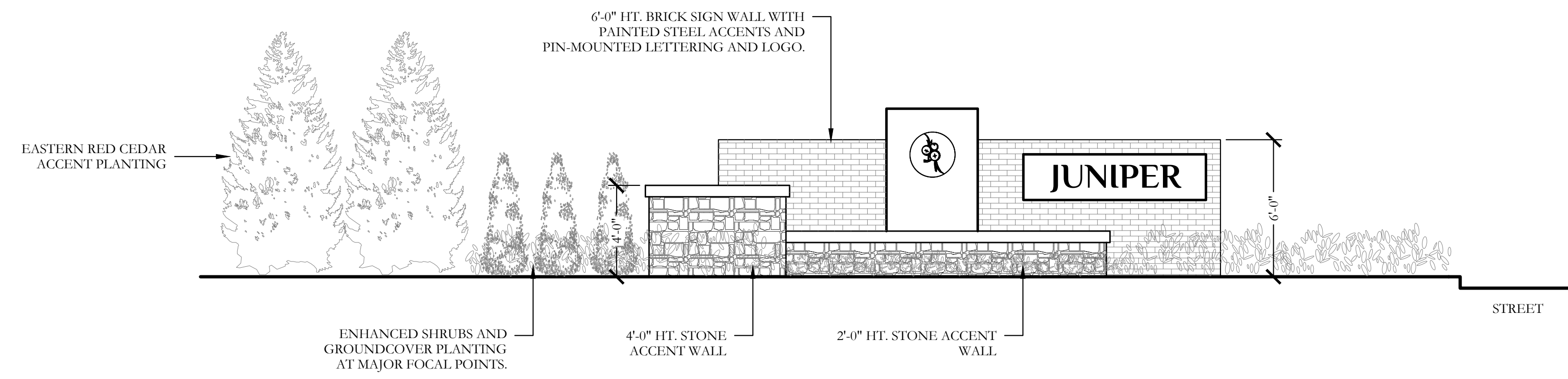
SHEET 1 OF 4  
Owner Submittal 5-7-2024





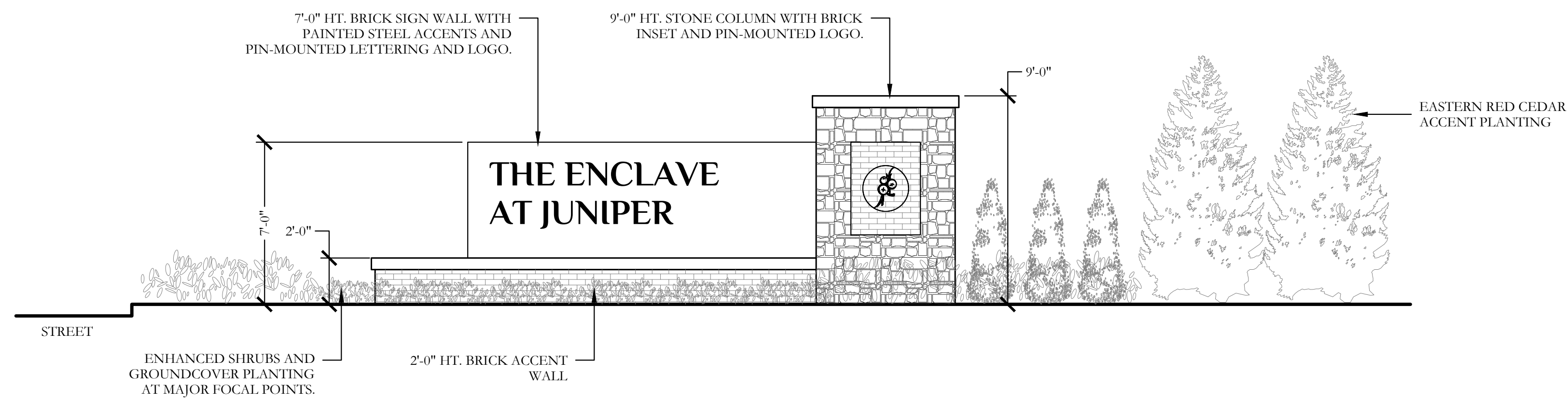
MAIN ENTRY SIGNAGE  
ELEVATION

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



SECONDARY ENTRY SIGNAGE  
ELEVATION

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



ENCLAVE ENTRY SIGNAGE  
ELEVATION

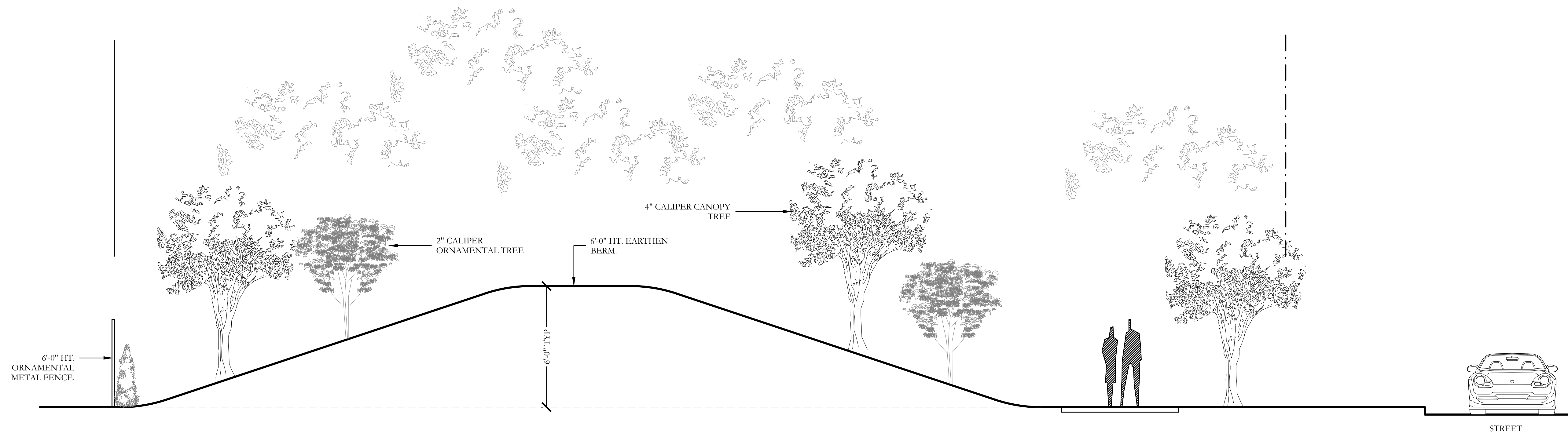
SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

City of Rockwall, Rockwall County, Texas

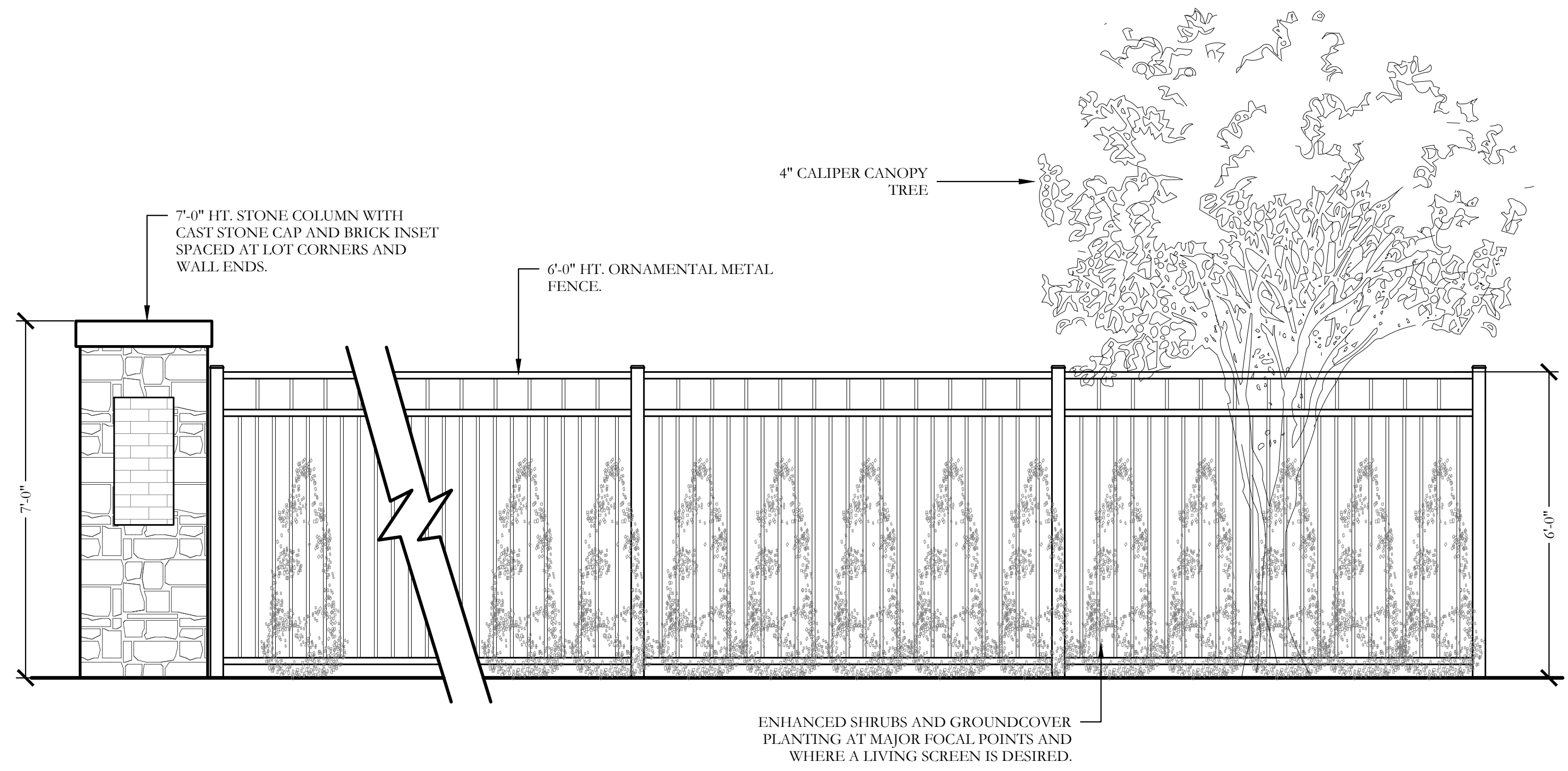
SHEET 2 OF 4  
Owner Submittal 5-7-2024





TYPICAL CROSS SECTION OF JOHN KING BLVD.  
ELEVATION

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



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS  
ELEVATION

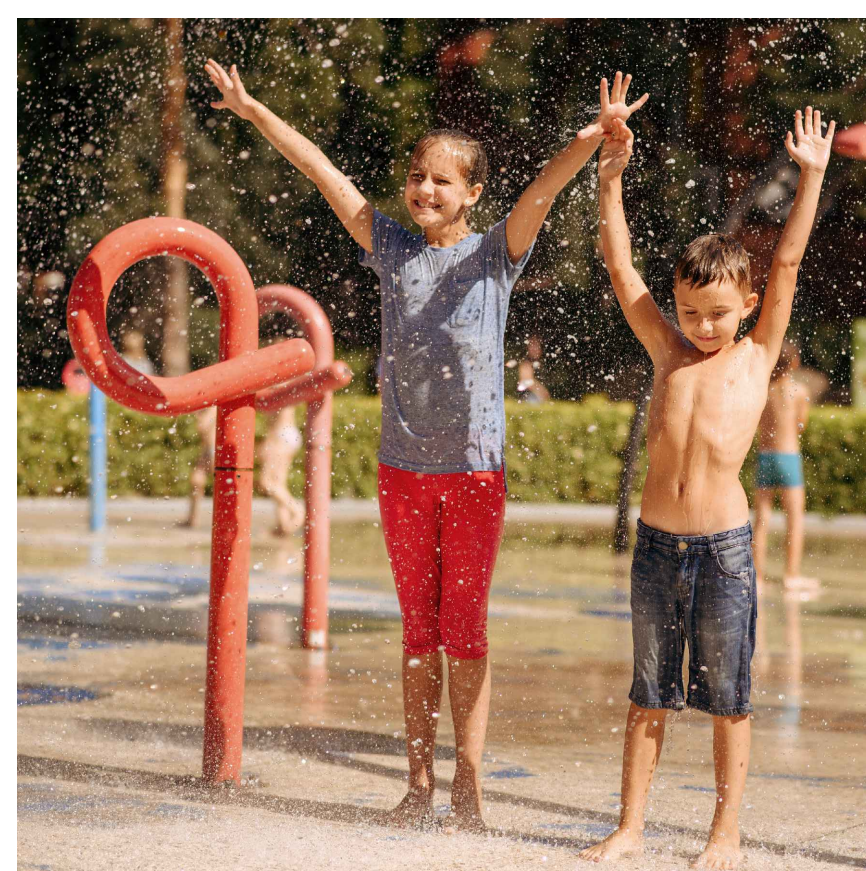
SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 3 OF 4  
Owner Submittal 5-7-2024





JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 4 OF 4  
Owner Submittal 5-7-2024







# 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.



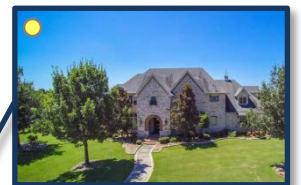
1 Current Suburban Residential



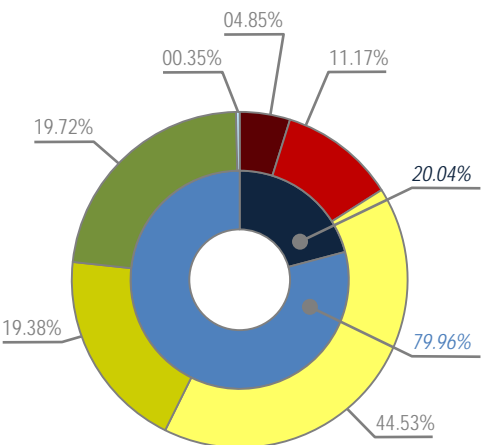
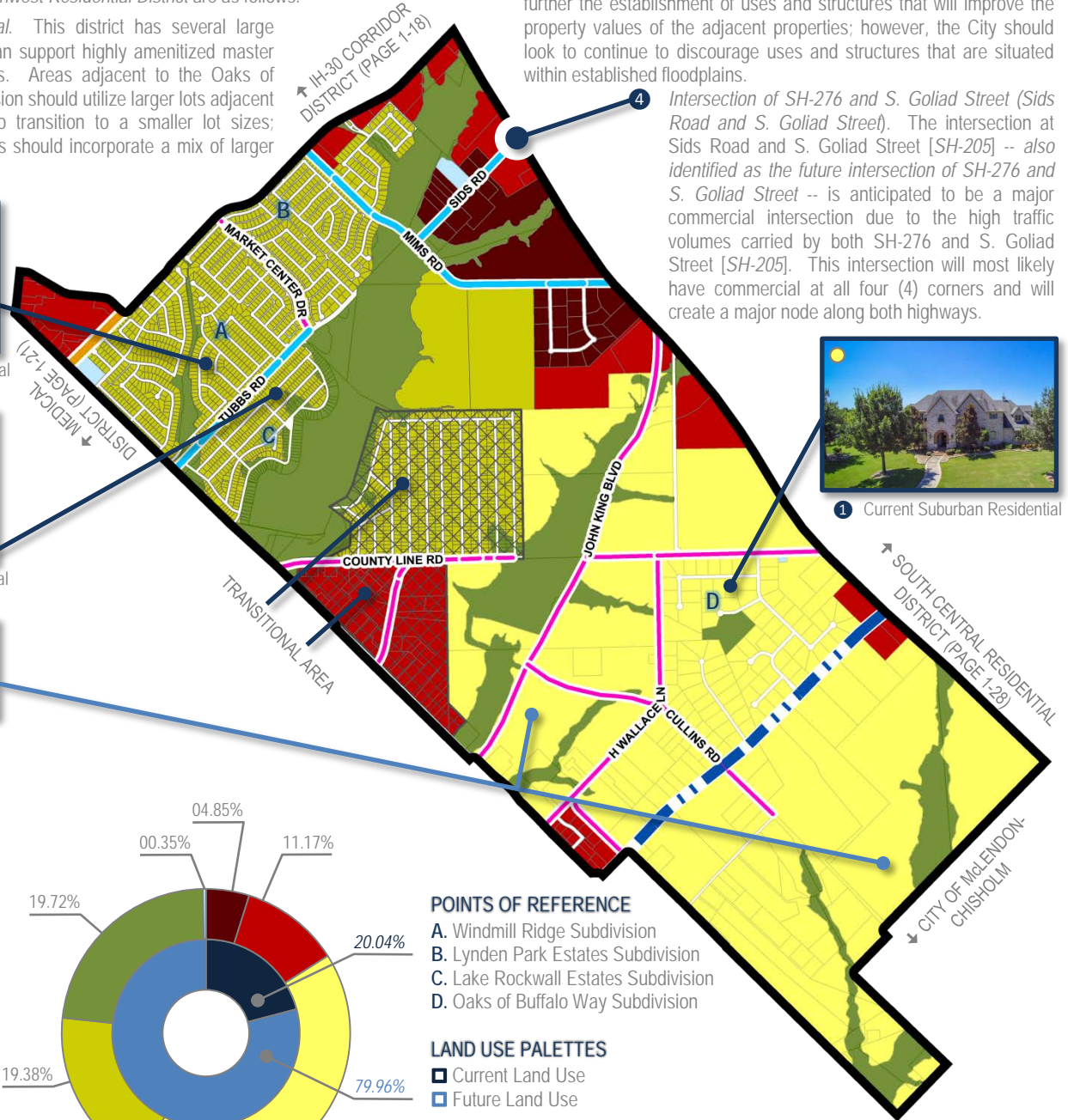
1 Current Suburban Residential



1 Future Suburban Residential



1 Current Suburban Residential



### POINTS OF REFERENCE

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

### LAND USE PALETTES

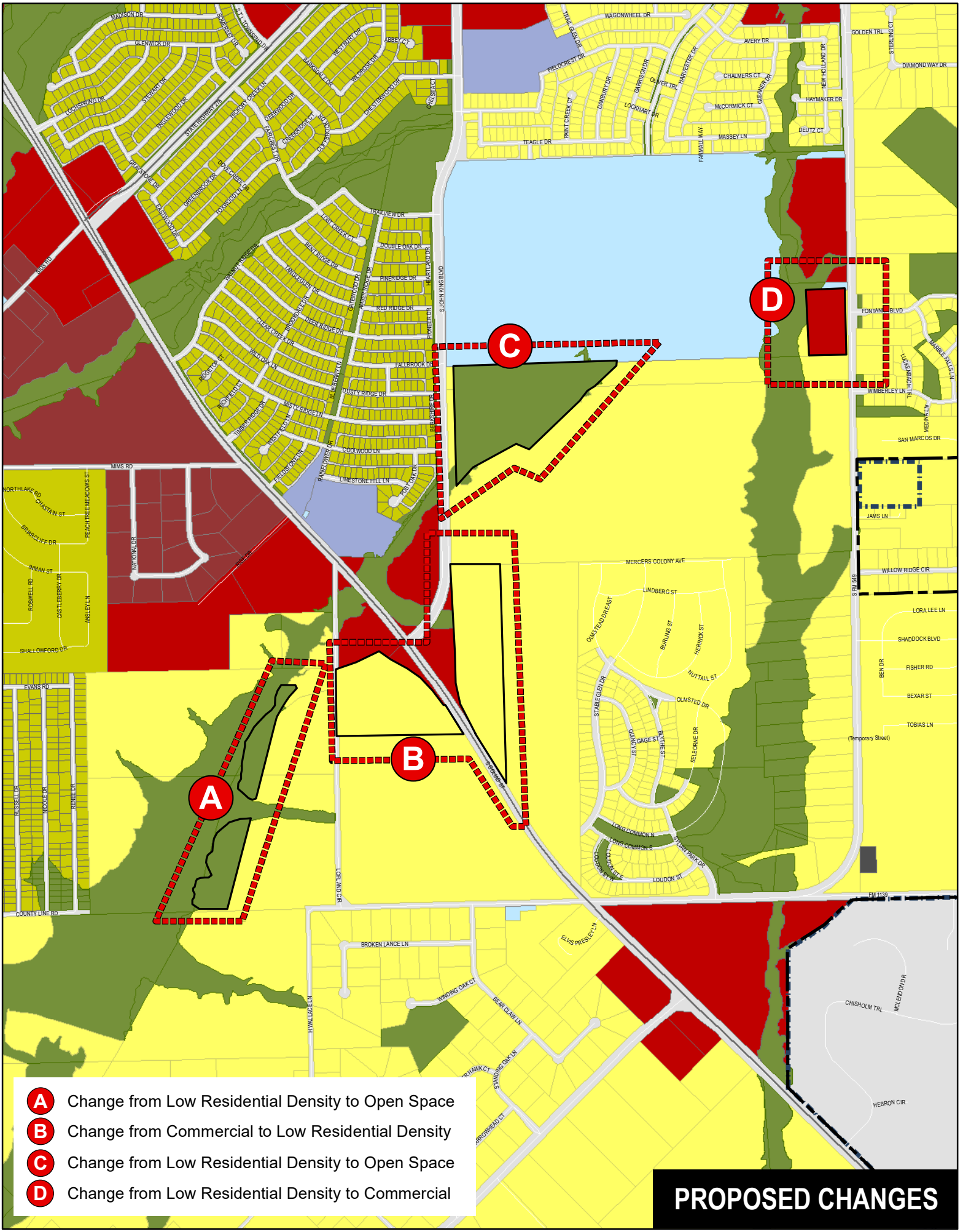
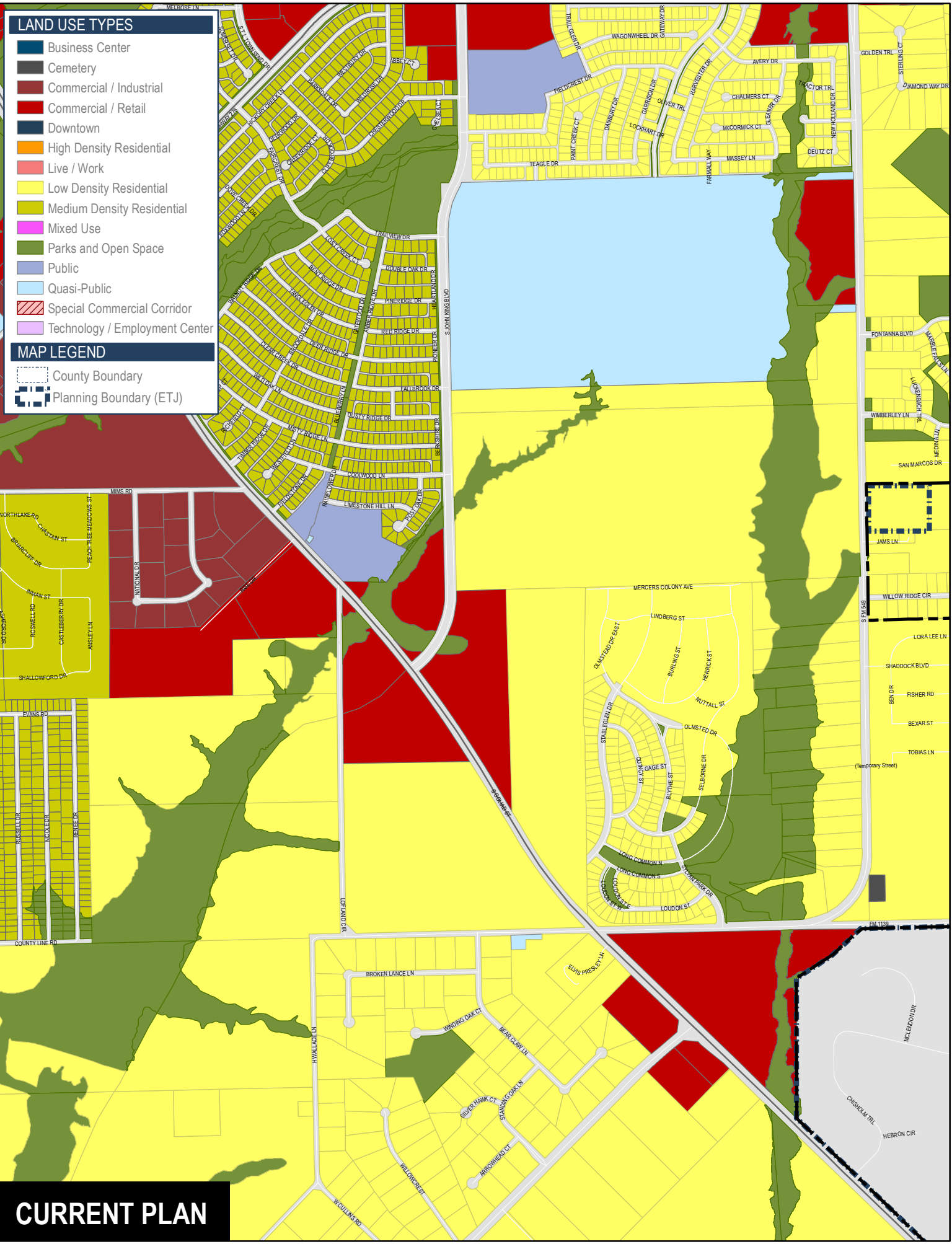
- Current Land Use
- Future Land Use

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

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

MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	







CITY OF ROCKWALL

ORDINANCE NO. 24-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 GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 544.89-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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 Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland 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 General Retail (GR) District land uses, on a 544.89-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], 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 trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** 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'* and *Trail Layout Plan* depicted in *Exhibit 'D'* of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 7.** 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 7(b) through 7(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 8.** 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 9.** 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 10.** 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 11.** 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 12.** 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 1<sup>ST</sup> DAY OF JULY, 2024.**

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Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 17, 2024

2<sup>nd</sup> Reading: July 1, 2024

DRAFT  
ORDINANCE  
05.28.2024



**Exhibit 'A':**  
*Legal Description*

BOUNDARY 1

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

*BEGINNING* at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

*THENCE* South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

*THENCE* South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

*THENCE* South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

*THENCE* South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

*THENCE* with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

*THENCE* continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

*THENCE* with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

**Exhibit 'A':**  
**Legal Description**

*THENCE* North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

*THENCE* North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

*THENCE* North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

*THENCE* North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

*THENCE* South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

*THENCE* South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

*THENCE* South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

*THENCE* South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

*THENCE* South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

*THENCE* South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

*THENCE* South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a



**Exhibit 'A':**  
**Legal Description**

distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

*THENCE* North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

*THENCE* with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

*THENCE* South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

*THENCE* continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

*THENCE* North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

*THENCE* continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

*THENCE* South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

*THENCE* South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

*THENCE* South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

*THENCE* South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

*THENCE* South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

**Exhibit 'A':**  
**Legal Description**

and a central angle of 12 degrees 47 minutes 28 seconds;

*THENCE* continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

*THENCE* South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

*THENCE* South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

*THENCE* North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

*THENCE* North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

*THENCE* North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

**BOUNDARY 3**

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

*BEGINNING* at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No. 2010-00443616 O.P.R.R.C.T.;

*THENCE* South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

*THENCE* South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a



**Exhibit 'A':**  
**Legal Description**

distance of 50.00-feet;

*THENCE* South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

*THENCE* North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

*THENCE* South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

*THENCE* South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

*THENCE* North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

*THENCE* North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

*THENCE* North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

*THENCE* North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

*THENCE* North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

*THENCE* North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

*THENCE* North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

*THENCE* South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

*THENCE* North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

*THENCE* North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

*THENCE* North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

*THENCE* North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

*THENCE* North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

**BOUNDARY 4**

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

**Exhibit 'A':**  
*Legal Description*

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

*THENCE* South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

*THENCE* with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

*THENCE* with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

*THENCE* North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

*THENCE* continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

*THENCE* South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

*THENCE* continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

*THENCE* South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

*THENCE* North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.



Exhibit 'B':  
Survey

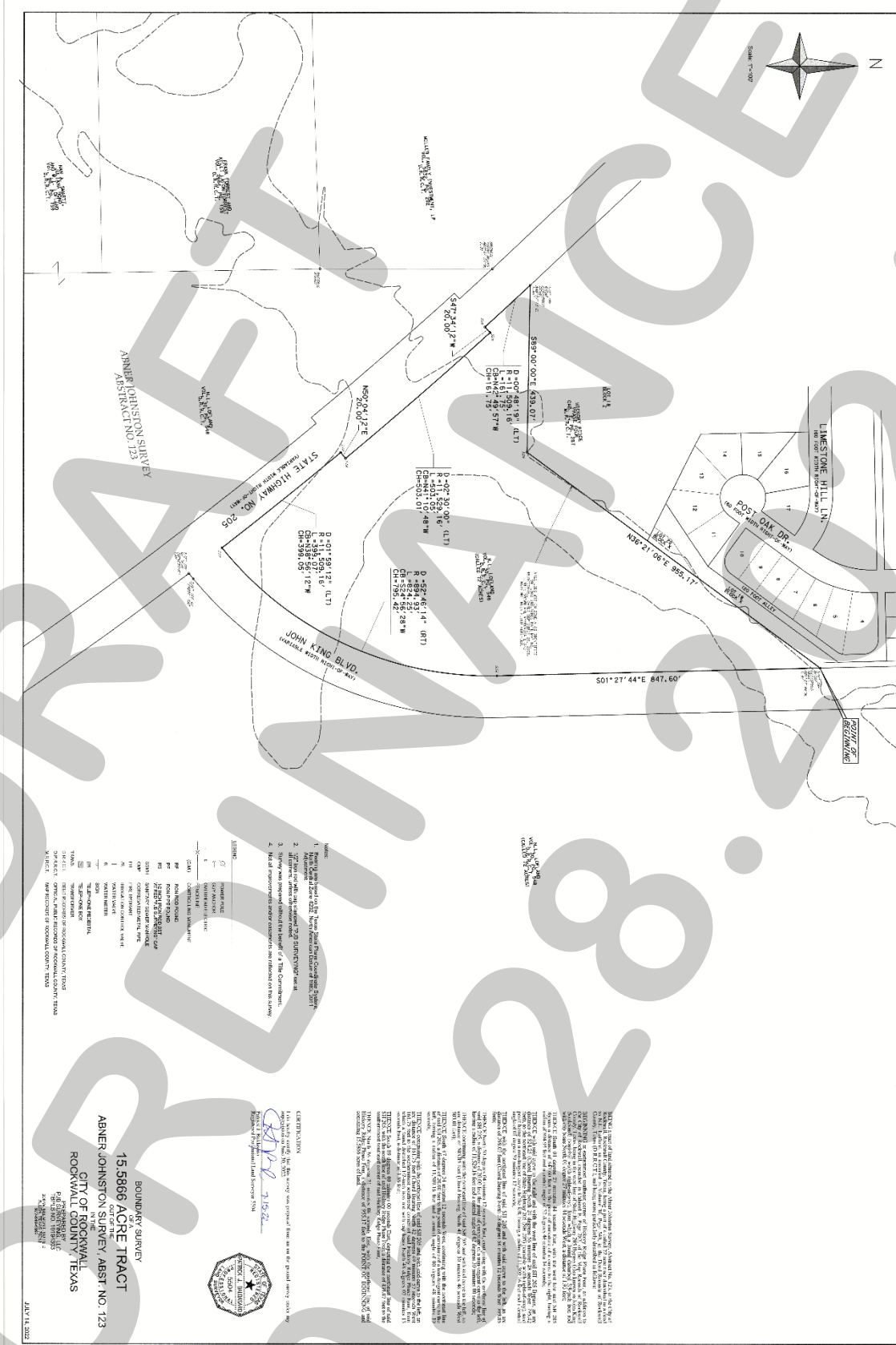


Exhibit 'B':  
Survey

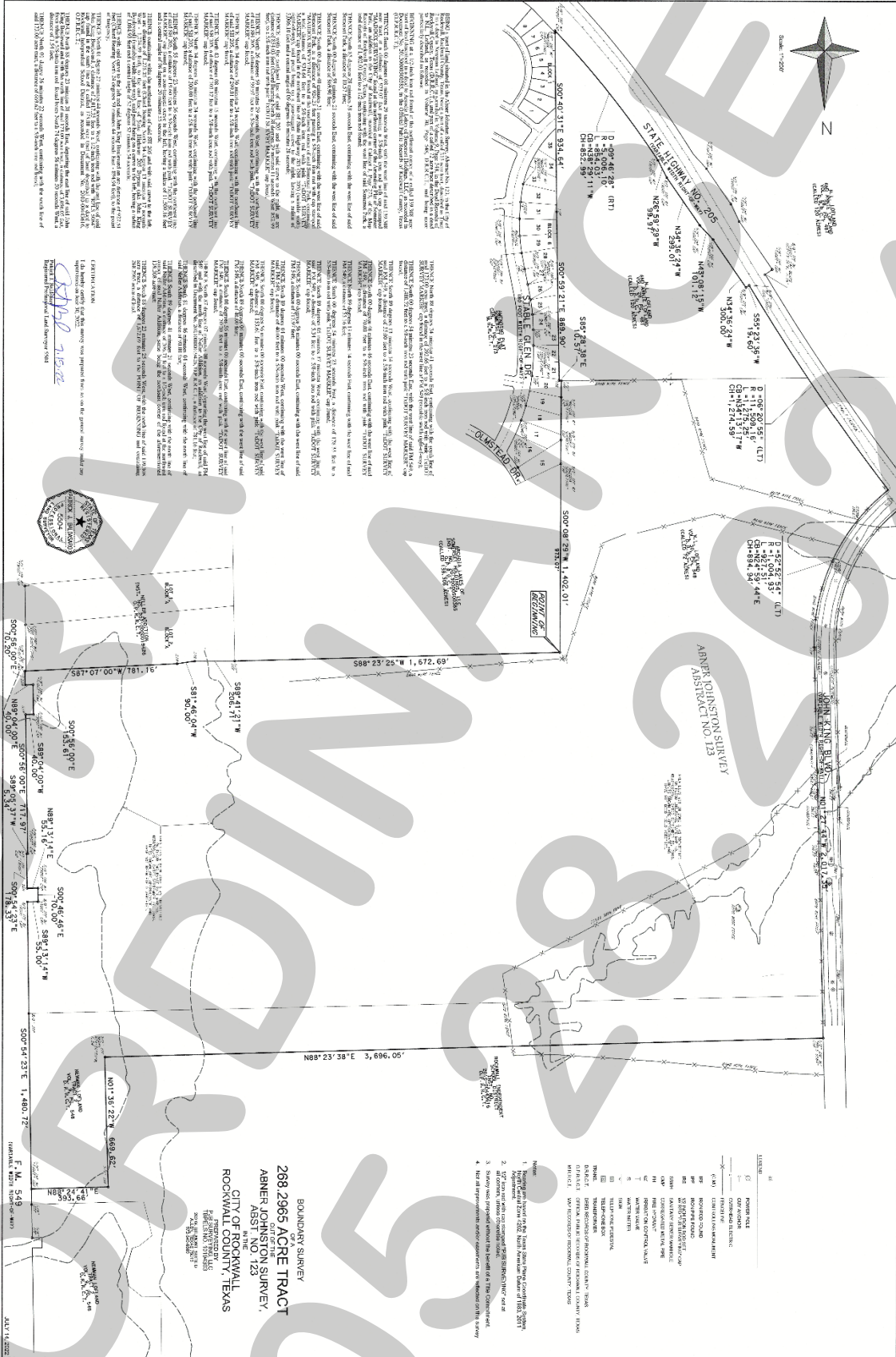




Exhibit 'B':  
Survey

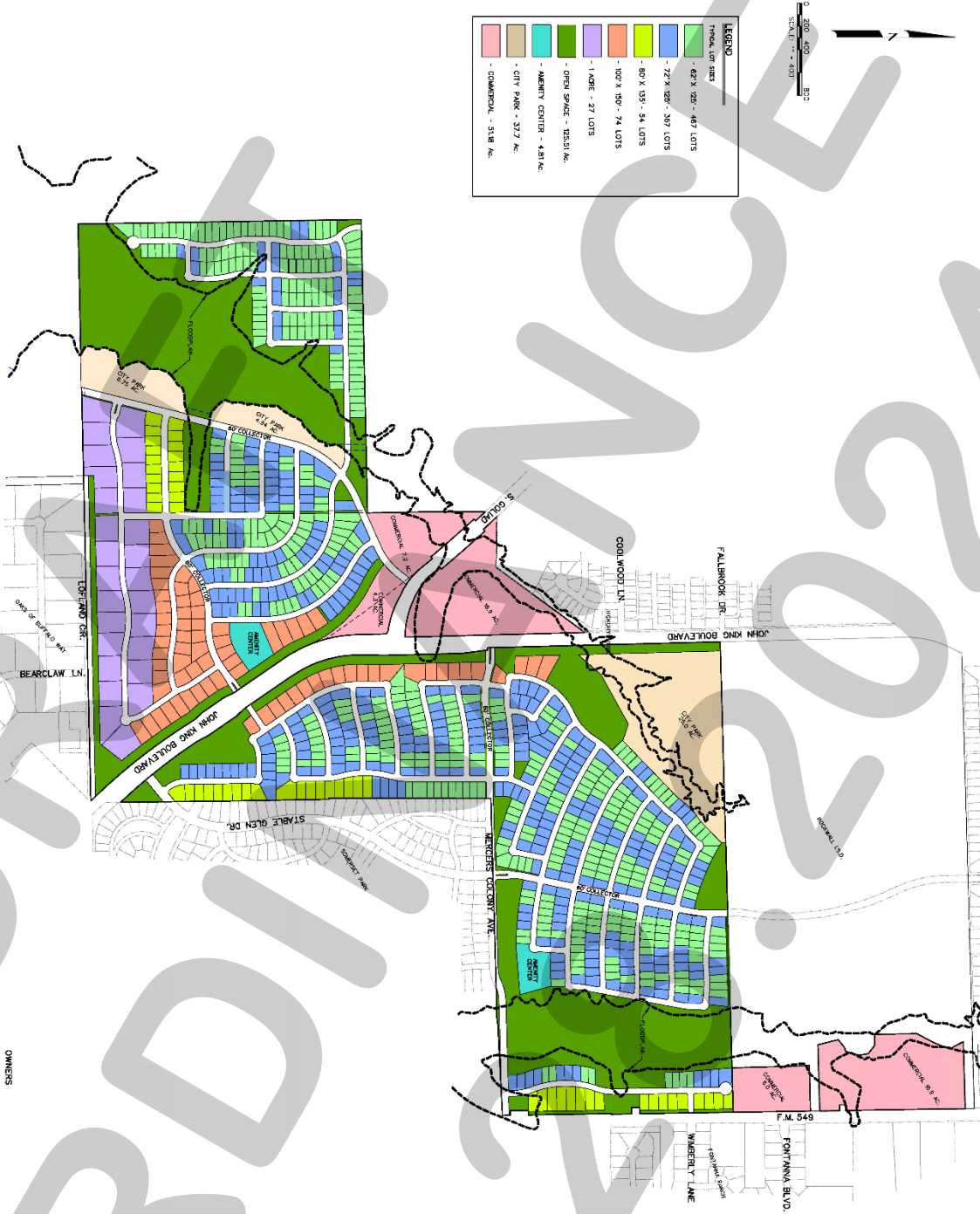


Exhibit 'B':  
Survey





# Exhibit 'C': Concept Plan



**LEGEND**

TYPICAL LOT SIZES	DESCRIPTION
62' X 125' - 467 LOTS	COMMERCIAL - 51.8 AC.
72' X 125' - 397 LOTS	CITY PARK - 37.7 AC.
80' X 135' - 54 LOTS	AMENITY CENTER - 4.81 AC.
100' X 150' - 74 LOTS	OPEN SPACE - 125.51 AC.
140' - 27 LOTS	

OWNERS  
 J BOND PARTNERS, LUIS ANNE BOND, DAVID LOFTLAND BOND,  
 WILLIAM BRIGGS LOFTLAND, HUNTER SCOTT LOFTLAND,  
 CILLIAN GRANT LOFTLAND, SHERER & EVELYN RUTH LOFTLAND  
 DEVELOPER  
 J. CARPENTIER COOPER  
 14.0001 TEXAS 75025

W.H. BARD SURVEY, ABSTRACT NO. 25  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
 IN THE  
 CITY OF ROCKWALL  
 COUNTY OF DALLAS, TEXAS  
 ROCKWALL PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALVEA, TEXAS 75001  
 A. 272-580-1000  
 MAY 2024 SCALE: 1" = 400'  
 CAS# NO. XXXX

TOTAL ACRES	546.33
GROSS COMMERCIAL ACRES	51.8
TOTAL RESIDENTIAL LOTS	889
RESIDENTIAL DENSITY	1.630
TOTAL FLOOD PLAN ACRES	87.09
TOTAL OPEN SPACE ACRES	125.51

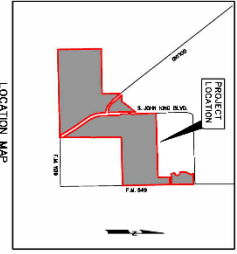
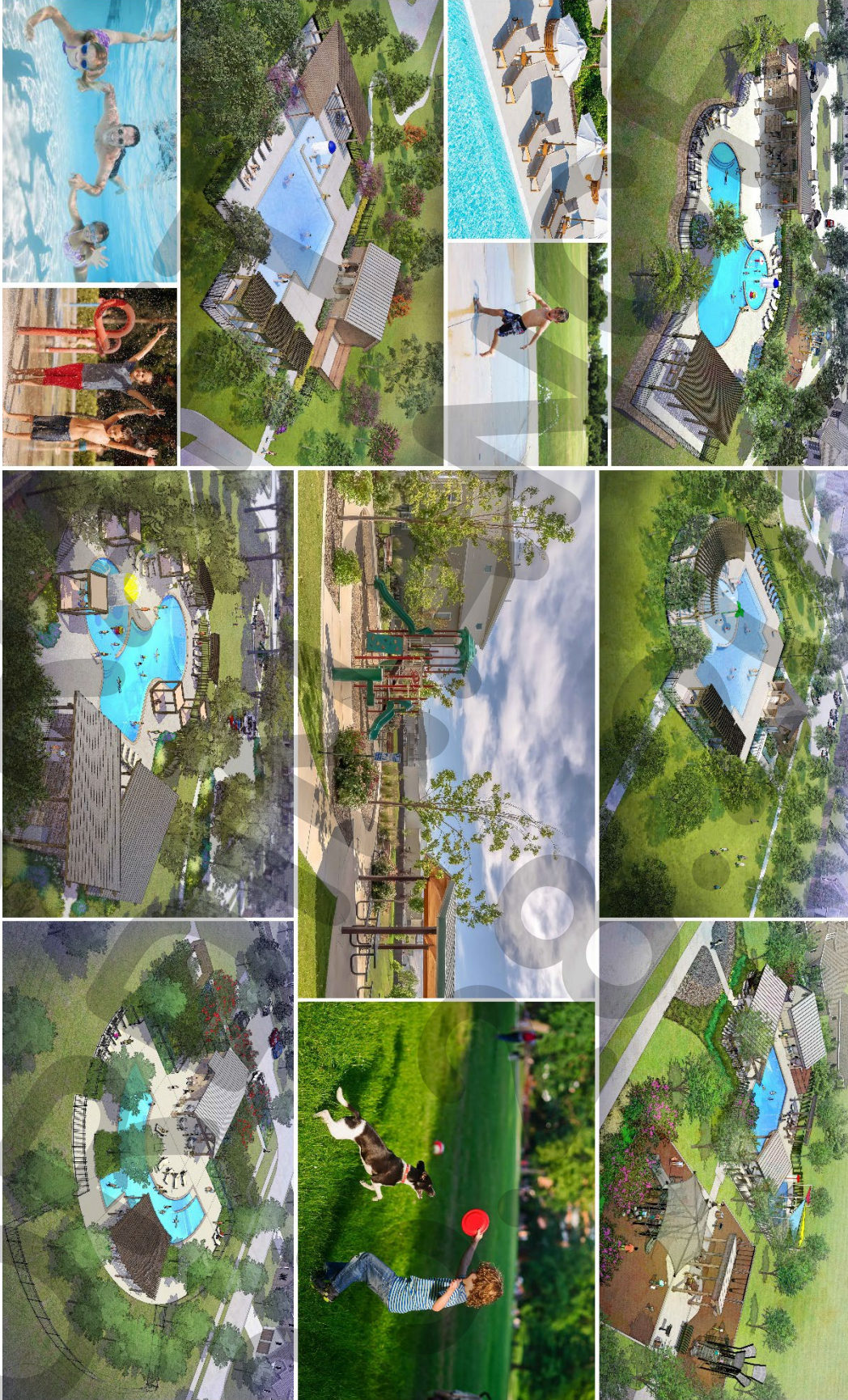






Exhibit 'E':  
Amenity Centers





**Exhibit 'F':  
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 permitted *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 General Retail (GR) 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
- 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
- RETAIL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- 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

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
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**Exhibit 'F':  
Density and Development Standards**

A	185' x 200'	43,560 SF	27	2.73%
B	100' x 110'	12,000 SF	71	7.18%
C	80' x 110'	9,600 SF	54	5.46%
D	72' x 110'	8,640 SF	372	37.61%
D	62' x 110'	7,440 SF	465	41.02%
<i>Maximum Permitted Units:</i>			989	100.00%

(3) **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 2.02 dwelling units per gross acre of land; however, in no case should the proposed development exceed 989 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

<i>Lot Type (see Concept Plan) ▶</i>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<i>Minimum Lot Width <sup>(1)</sup></i>	185'	100'	80'	72'	62'
<i>Minimum Lot Depth</i>	200'	110'	110'	110'	110'
<i>Minimum Lot Area (SF)</i>	43,560	12,000	9,600	8,640	7,440
<i>Minimum Front Yard Setback <sup>(2), (5) &amp; (6)</sup></i>	30'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup></i>	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height <sup>(3)</sup></i>	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback <sup>(4)</sup></i>	30'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200	3,200	2,800	2,500	2,200
<i>Maximum Lot Coverage</i>	3	3	3	2	2

**General Notes:**

- <sup>1</sup>: 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* and *Rear 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*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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.
- <sup>6</sup>: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(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 General Retail (GR)

**Exhibit 'F':**  
*Density and Development Standards*

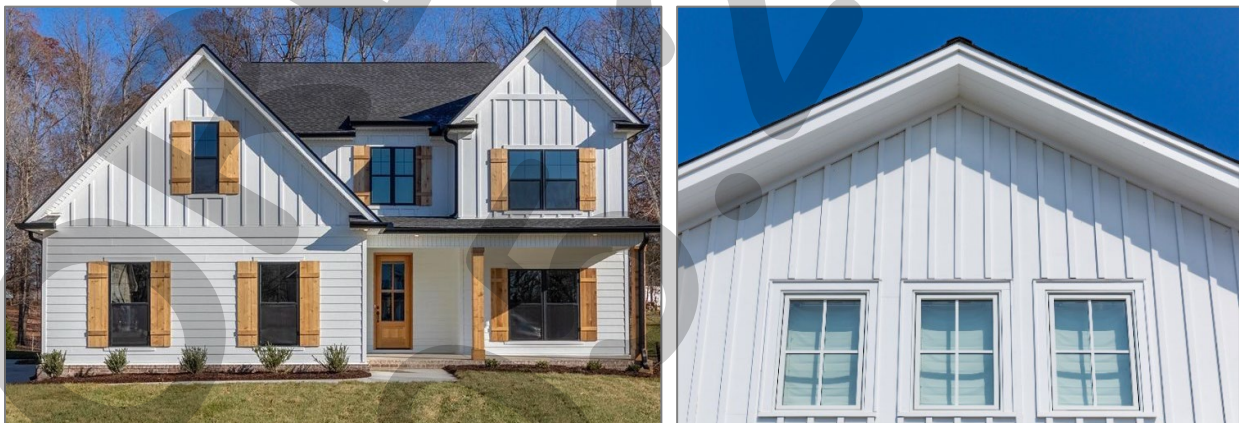
District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, 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 a 50-foot landscape buffer 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.

- (4) *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 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





**Exhibit 'F':**  
*Density and Development Standards*

**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.
- (c) Garage Orientation and Garage Doors. This development shall adhere to the following garage design standards and orientation requirements:
- (1) Type 'A', 'B' & 'C' Lots. The Type 'A', 'B' & 'C' Lots (i.e. the yellow, orange and purple lots depicted in Exhibit 'C') shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
  - (2) Type 'D' & 'E' Lots. A total of 22.54% or 188 of the Type 'D' & 'E' Lots (i.e. blue and green colored lots depicted in Exhibit 'C') may have garage configurations that are oriented in a Front Entry garage configuration (i.e. where the garage door faces the street); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the front yard building setback shall increased to 25-feet. The remaining 77.46% or 646 of the Type 'D' & 'E' Lots shall be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

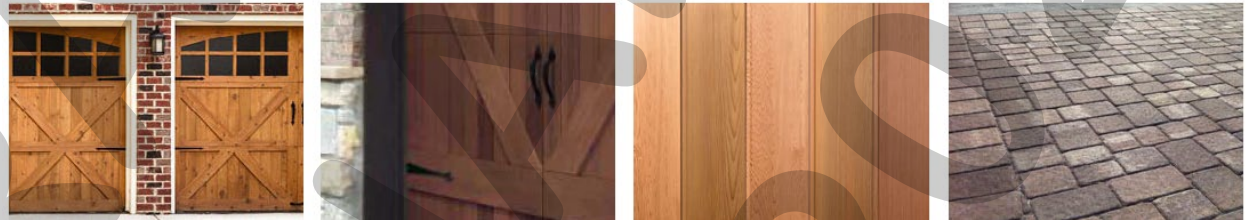
All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [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.

**Exhibit 'F':  
Density and Development Standards**

**FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR**

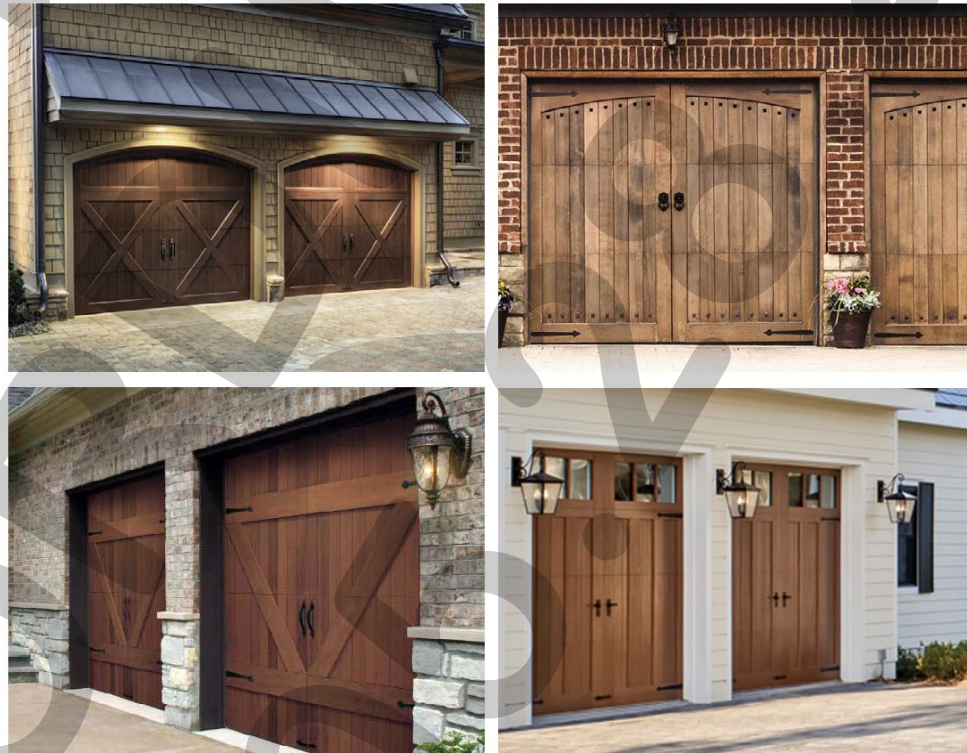


**FIGURE 5: EXAMPLES OF UPGRADED FINISHES**



**DIVIDED BAYS      CARRIAGE HARDWARE      CEDAR CLADDING      ORNAMENTAL PAVING**

**FIGURE 6: EXAMPLES OF UPGRADED GARAGES**





**Exhibit 'F':**  
*Density and Development Standards*

- (5) Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see Figures 7 & 8 below).

TABLE 3: ANTI-MONOTONY MATRIX

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 110'	(1), (2), (3), (4), (5)
C	80' x 110'	(1), (2), (3), (4), (5)
D	72' x 110'	(1), (2), (3), (4), (5)
E	62' x 110'	(1), (2), (3), (4), (5)

- (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, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:
- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (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*).

... CONTINUED ON NEXT PAGE

**Exhibit 'F':**  
*Density and Development Standards*

**FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



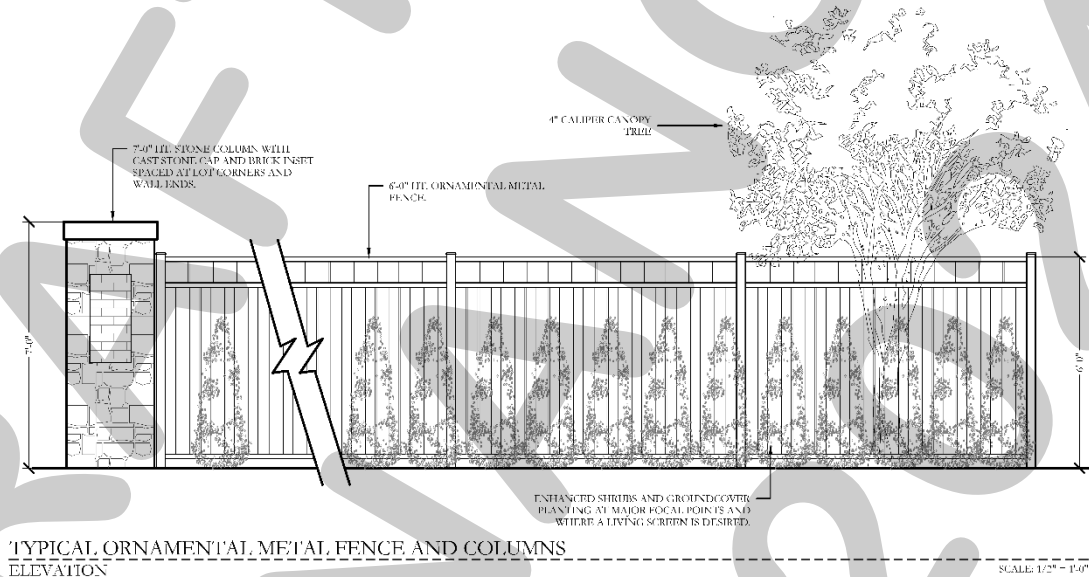
- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
  - (c) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.



**Exhibit 'F':**  
*Density and Development Standards*

- (d) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that begins at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot wrought iron fence shall be constructed 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 ten (10) feet. The property owner shall be required to maintain both sides of the fence.

**FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS**

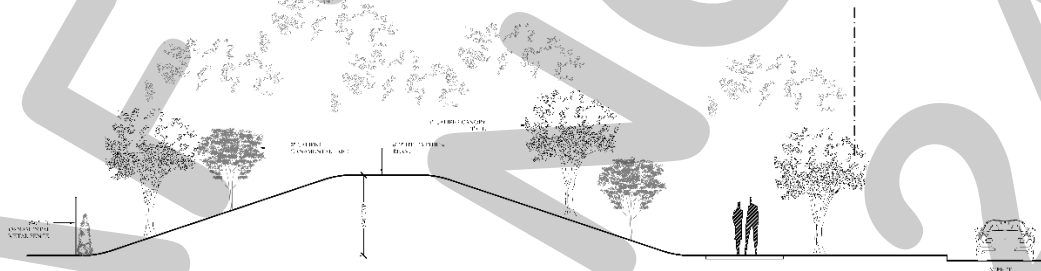


- (e) **Solid Fences (including Wood Fences).** All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) **Fence in Easements.** No fencing shall be constructed in or across the City of Rockwall's easements.
- (7) **Landscape and Hardscape Standards.**
- (a) **Landscape.** Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) **Landscape Buffers.** All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.
- (1) **Landscape Buffer and Sidewalks (John King Boulevard).** A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

**Exhibit 'F':**  
*Density and Development Standards*

beyond any required right-of-way dedication), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms 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 ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



- (2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms 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 eight (8) foot trail shall be constructed within the 80-foot landscape buffer.
- (3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms 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 eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.
- (4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A



**Exhibit 'F':**  
*Density and Development Standards*

meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

- (6) Landscape Buffer and Sidewalks (Lofland Circle). A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees - *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.
- (7) Commercial Landscape Buffer (Adjacent to Residential Properties). A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* 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.
- (8) Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision). In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any 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*.

**Exhibit 'F':**  
*Density and Development Standards*

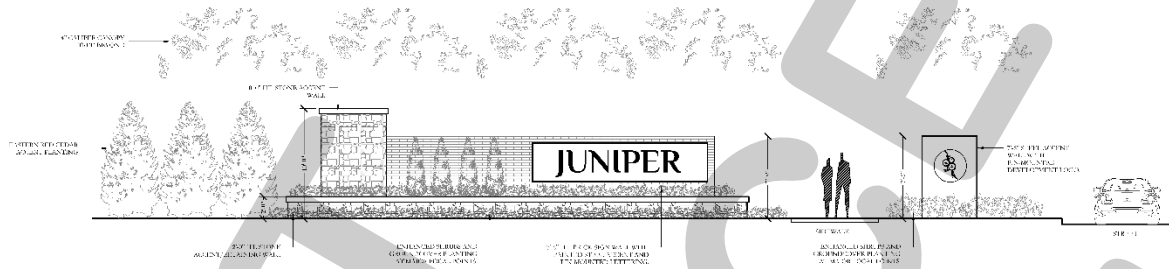
- (8) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space/Public Park. The development shall consist of a minimum of 20.00% open space (or a minimum of 108.066-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.
- (13) Amenity Center. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.
- (14) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.
- (15) Trail Rest Stop. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, water fountain, and bike repair station.
- (16) 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 to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12 & 13*.

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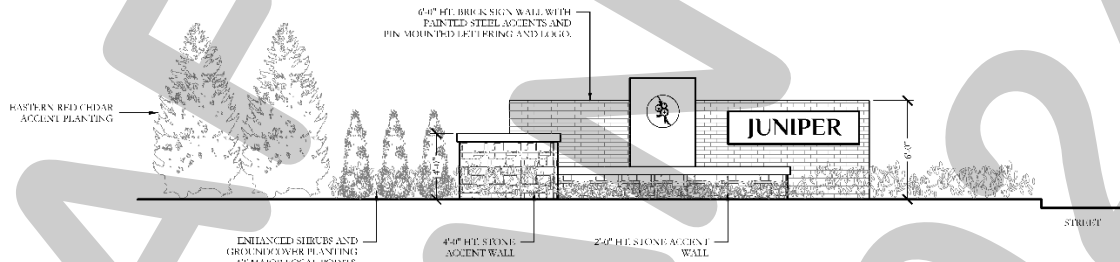


**Exhibit 'F':  
Density and Development Standards**

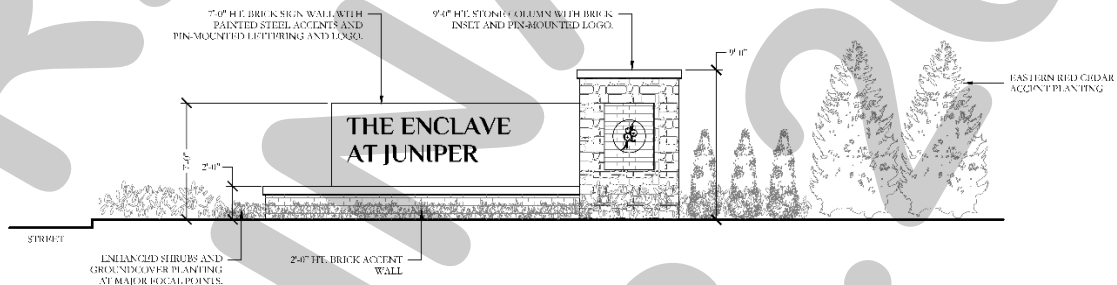
**FIGURE 11. MAIN ENTRY SIGNAGE**



**FIGURE 12. SECONDARY ENTRY SIGNAGE**



**FIGURE 13. ENCLAVE ENTRY SIGNAGE**



- (17) **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*.
- (18) **Variances.** The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: P2024-020  
PROJECT NAME: Lots 1,2,3, & 4, Block A, Lee Acres Addition  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	05/24/2024	Approved w/ Comments

05/24/2024: P2024-020: Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a ten (10) acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 628 Cornelius Road.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (P2024-020) in the lower right-hand corner of all pages on future submittals.

M.4 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.5 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]  
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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

\_\_\_\_\_  
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.6 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

\_\_\_\_\_  
SURVEYOR [OR] REGISTERED ENGINEER

\_\_\_\_\_  
REGISTERED PUBLIC SURVEYOR

M.7 Please provide the following Signature Block on the second page (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

M.8 Please change the building setback for Lot 1 to 50-feet per the Interim Interlocal Cooperation Agreement for Subdivision Plats between Rockwall County and the City of Rockwall.

M.9 Please change the building setback for Lots 2, 3, & 4 to 20-feet per the requirements for a property in a Single-Family 1 (SF-1) District as stipulated by the Unified Development Code (UDC).

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

- Planning and Zoning Work Session: May 28, 2024
- Parks and Recreation Board: June 7, 2024
- Planning and Zoning Public Hearing: June 11, 2024
- City Council Meeting: May 6, 2024

I.12 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. 30' Utility easement
- 2. Replat will be required for future detention pond easement.
- 3. Property owner.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved



No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

05/20/2024: Assigned address are:

Lot 1 = 668 CORNELIUS RD. ROCKWALL, TX 75087

Lot 2 = 628 CORNELIUS RD. ROCKWALL, TX 75087

Lot 3 = 614 CORNELIUS RD. ROCKWALL, TX 75087

Lot 4 = 600 CORNELIUS RD. ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

No Comments





OWNER'S CERTIFICATE  
(Public Dedication)  
STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, JAMES H. LEE, BARBARA P. LEE, RONNY M. PEWITT & JENNIFER L. PEWITT, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being all of a 10.00 acres tract of land as described in a Warranty deed to James H. Lee and Barbara P. Lee, as recorded in Document no. 2017000015627 of the Official Public Records of Rockwall County, Texas; and also all of that 9.58 acres tract of land as described in a Warranty deed to Ronny M. Pewitt and Jennifer L. Pewitt, as recorded in Document no. 2021000003975 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the southwest corner of said 10.00 acres Lee tract and being the southeast corner of a 10.00 acres tract of land as described in a Warranty deed to Hallie B. Fleming, as recorded in Document no. 2023000018892 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing along the west line of said 10.00 acres Lee tract for a total distance of 1329.65 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 1/2" iron rod found at fence post for corner at the northeast corner of said Lee tract and northwest corner of Pewitt tract;

THENCE N. 89 deg. 43 min. 03 sec. E. a distance of 278.28 feet to a 1/2" iron rod found for corner at the northeast corner of Pewitt tract;

THENCE S. 00 deg. 12 min. 58 sec. E. a distance of 666.17 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 89 deg. 35 min. 35 sec. E. a distance of 65.16 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 00 deg. 13 min. 47 sec. E. at 645.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 665.17 feet to a point in the center of Cornelius Road and being the southeast corner of said Pewitt tract;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 674.27 feet to the POINT OF BEGINNING and containing 852,112 square feet or 19.56 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2, 3 & 4 BLOCK A, LEE ACRES ADDITION, 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 shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, have been notified and signed this plat.

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

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective 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 property, and at any time, procuring the permission of anyone.
- Property owner** 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, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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.

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

JAMES H. LEE \_\_\_\_\_ BARBARA P. LEE \_\_\_\_\_

RONNY M. PEWITT \_\_\_\_\_ JENNIFER L. PEWITT \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Frank New  
Rockwall County Judge

ATTEST:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared JAMES H. LEE 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared BARBARA P. LEE 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared RONNY M. PEWITT 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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me on this day personally appeared JENNIFER L. PEWITT 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 LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, 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  
LOTS 1, 2, 3 & 4, BLOCK A  
LEE ACRES ADDITION  
4 LOTS  
BEING 19.56 ACRES OR 852,112 S.F.  
TRACTS 5 AND 22-01 IN THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNERS:  
JAMES H. LEE  
BARBARA P. LEE  
RONNY M. PEWITT  
JENNIFER L. PEWITT  
628 CORNELIUS ROAD  
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊙	TELEVISION CABLE RIGHT
⊙	GAS METER
⊙	PHONE METER
⊙	TEL. RISE
⊙	FIRE HYDRANT
⊙	POWER POLE
⊙	ELECTRIC METER
⊙	ELECTRIC BOX
⊙	WATER METER
⊙	UP LIGHT POLE
⊙	IRON ROD FOUND
⊙	CONCRETE FLOOR
⊙	PROPANE TANK
---	EASEMENT LINE
---	PROPERTY LINE

SURVEY DATE FEBRUARY 19, 2024  
SCALE 1" = 100' FILE # 2024/992020-FP  
CLIENT LEE

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



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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: 628 Cornelius Rd

SUBDIVISION: Lee Acres Addition LOT: 1-4 BLOCK: A

GENERAL LOCATION: Cornelius Rd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: AG SF1 CURRENT USE: Residential

PROPOSED ZONING: SF1 PROPOSED USE: Residential

ACREAGE: 19.06 LOTS [CURRENT]: 4 LOTS [PROPOSED]: 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]

<input type="checkbox"/> OWNER	<u>James &amp; Barbara Lee</u>	<input type="checkbox"/> APPLICANT	<u>Tracy Fetty</u>
CONTACT PERSON	<u>Barbara Lee</u>	CONTACT PERSON	<u>Tracy Fetty</u>
ADDRESS	<u>628 Cornelius Rd</u>	ADDRESS	<u>6770 Fm 1365</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Royse City, TX</u>
PHONE	<u>214-641-9876</u>	PHONE	<u>912-635-2255</u>
E-MAIL	<u>barbara@urbandallasrealstate.com</u>	E-MAIL	<u>tracy@hdfetty.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barbara Lee [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 \$ 641.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20TH DAY OF MAY, 2024 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."

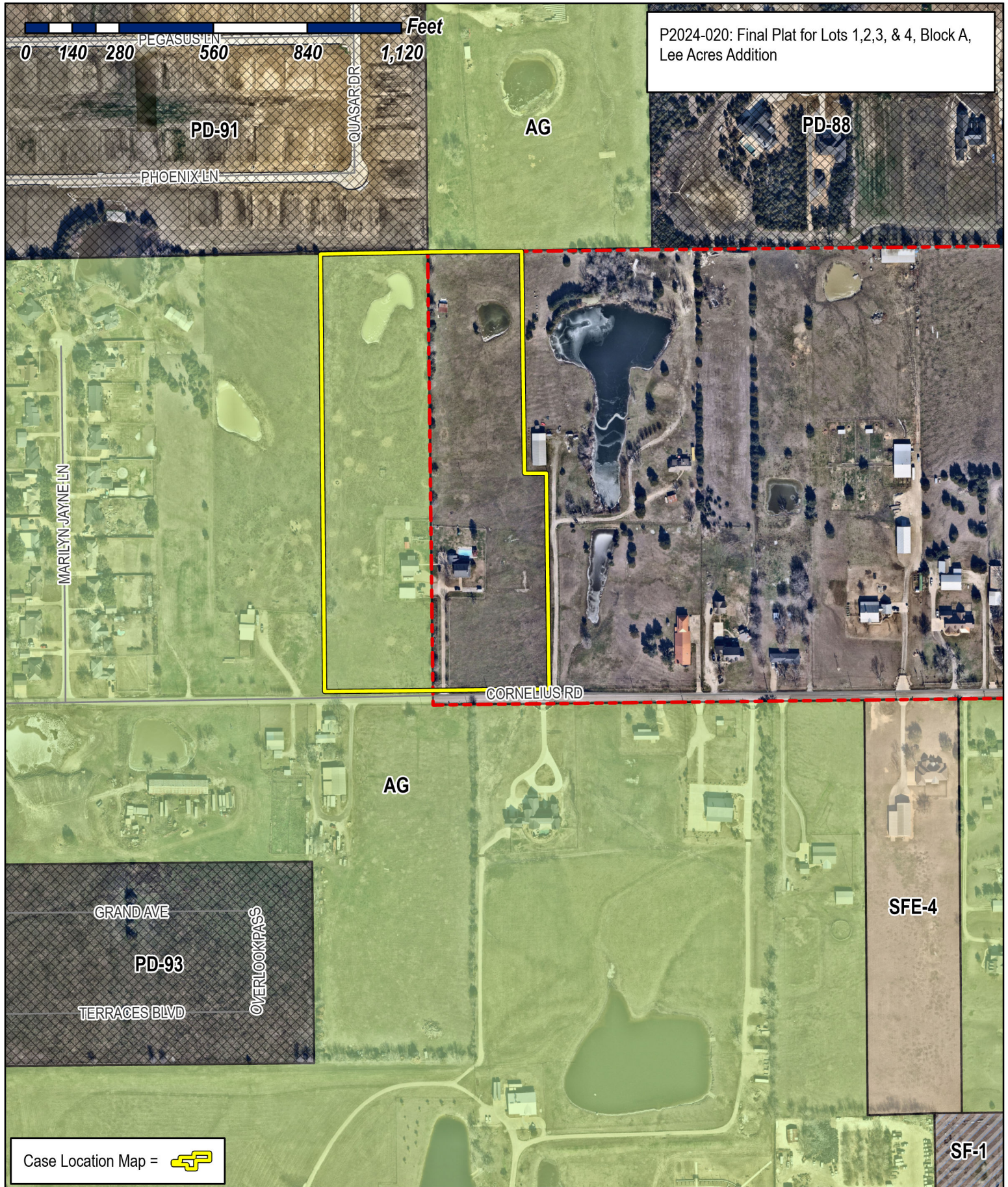
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF May, 2024


OWNER'S SIGNATURE: Barbara Lee

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Vicky Morton







Case Location Map = 



# 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.











# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: SP2024-023  
PROJECT NAME:  
SITE ADDRESS/LOCATIONS: 1100 E WASHINGTON ST, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Dub Douphrate & Associates, Inc. on behalf of Crosspoint Community Church for the approval of a Site Plan for House of Worship on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/24/2024	Needs Review

05/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a House of Worship on a 13.92-acre tract of land identified as a portion of Lot 1, Block A, Park Station Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for General Retail (GR) District land uses, located on the southside of E. Washington Street east of the intersection of E. Washington Street and Park Place Boulevard.

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

M.3 For reference, include the case number (SP2024-023) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish lot lines, and establish or abandoned easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

**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

M.6 A Material Sample Board needs to be provided before the Planning and Zoning Commission meeting on June 11, 2024. The Architectural Review Board (ARB) need to look this submittal requirement as part of their review. (Subsection 03.04. A, of Article 11, UDC)



#### M.7 Site Plan.

- (1) Please provide a note indicating that Phase 2 of the building and parking will be reviewed at a later date with a separate request. (03.04. A, of Article 11, UDC)
- (2) Please remove the parking requirements for Phase 2 from the site plan and landscape plan. (03.04. A, of Article 11, UDC)
- (3) Please indicate the current and future SH-66 ROW width. (03.04. A, of Article 11, UDC)
- (4) All signage will be reviewed through a separate permitting process. Please remove all signage from the site plan/landscape plan and the building elevations. In addition, signage may not be located within ROW or future ROW. (06.02. F, of Article 05, UDC)
- (5) Please provide a dumpster detail that meets the Unified Development Code; "(t)rash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards." (Subsection 01.05. B, of Article 05, UDC)
- (6) Please delineate all site amenities to be included with this phase. For example, if a playground is to be include with this phase, it must be delineated on the site plan.

#### M.8 Landscape Plan.

- (1) Please better delineate the landscape buffer plantings and the detention pond landscaping. They each have their own requirements and I cannot determine if the requirements are met. More specifically for detention basins there shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. In this case, there is no rough determination of detention area for this calculation. Staff understands that this is not designed yet, but we need some level of confidence that the landscaping will meet the requirements. (Subsection 05.03, of Article 08, UDC)
- (2) Please suggest a different accent tree as Crape Myrtles are not considered accent trees per the UDC. (Subsection 05.03, of Article 08, UDC)
- (3) Please provide a legend for the plant icons so that staff can better read the plans. (Subsection 05.03, of Article 08, UDC)
- (4) Please delineate the landscape buffer on the landscape plan and update the landscape buffer width on the site plan. Per the PD Ordinance, the landscape buffer along the Future SH-66 is 30-feet. (PD 87; Ordinance No. 23-03)
- (5) The landscape buffer along the internal street (i.e. on west side) is 20-foot wide and requires canopy trees on 20-foot centers, and a combination of shrubbery and ground cover along the entire length. (Subsection 05.01, of Article 08, UDC)
- (6) Please identify the visibility triangles for the driveway connections. (Subsection 05.01, of Article 08, UDC)

#### M.9 Building Elevations

- (1) Per the PD Ordinance, each building façade must utilize 90% masonry material (i.e. full width brick, natural or quarried stone); however, up to 50% may be HardiBoard or Stucco. In this case, CMU is being proposed. Per the PD Ordinance, only full width brick, natural or quarried stone may be utilized, in addition to the HardiBoard or Stucco. (PD 87; Ordinance No. 23-03)
- (2) Please update the note related to the RTUs to better reflect that the units must be screened. (Subsection 01.05. C, of Article 05, UDC)
- (3) The proposed building does not meet the secondary façade articulation standards. In this case the Wall Length (i.e. South, West, East), the Secondary Entry Width (i.e. South, West, East), the Secondary Entry Length (i.e. South, West, East), and the Projection Height (i.e. South, West, East) requirements are not met. If not corrected, this will be an Exception. (Subsection 04.01. C. 2, of Article 05, UDC)
- (4) Please review the wall lengths provided on the building elevations against the site plan. It appears that these lengths do not match. (Subsection 01.05, of Article 05, UDC)

#### M.10 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

- (1) Articulation. The proposed building does not meet the secondary articulation requirements (i.e. Wall Length (i.e. South, West, East), the Secondary Entry Width (i.e. South, West, East), the Secondary Entry Length (i.e. South, West, East), and the Projection Height (i.e. South, West, East)) outlined within the General Commercial District Standards. (Subsection 04.01, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 4, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on May 28, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 11, 2024.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Show the existing Park Place Blvd driveway and dimension this proposed driveway from it. Ensure it meets driveway spacing requirements.
2. Please label the radius for all drive aisles/fire lanes.
  3. Please show and label the 20' water easements required for all fire hydrants.
  4. Need to show approx. location for the detention for residential & not in the flood plain
  5. A portion of this site is within the 100yr floodplain and will need to follow all floodplain requirements.
  6. Make sure there is 5' clear around fire hydrants. No parking/curb within 5' of the fire hydrants
  7. If this is also fire lane, show the dashed lines to symbolize it and label the radius to ensure they meet the 20' min requirement.
  8. Will just 1 dumpster be enough?
  9. Label as private
  10. 6.5 sack mix.
  11. 5.5 sack mix.
  12. Show floodplain is located in this area.
  13. Show 10' utility easement along all public road frontages
  14. Show the existing entrance to Harry Myers Park.
  15. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
  16. Utility layout does not match the site plan provided with this submittal.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences allowed within easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention is required. Size/design is not reviewed until engineering submittal. See detention requirements/design in Engineering Standards of Design and Construction.



- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at the free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 12" water main located along E. Washington Street available for use.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must be approved before Engineering plans will be released for construction.
- A sidewalk must be provided along E. Washington Street.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks. - No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved w/ Comments

05/22/2024: Fire Department Connection (FDC) shall be facing and visible from the fire lane.  
 FDC must be within 100 feet of a fire hydrant and within 50 feet of the fire lane.  
 The FDC shall be clear and unobstructed, with a minimum of a 5-foot-clear all-weather path from fire lane access.

All traffic-calming devices installed in the fire lane shall be permitted through the fire department prior to installation.

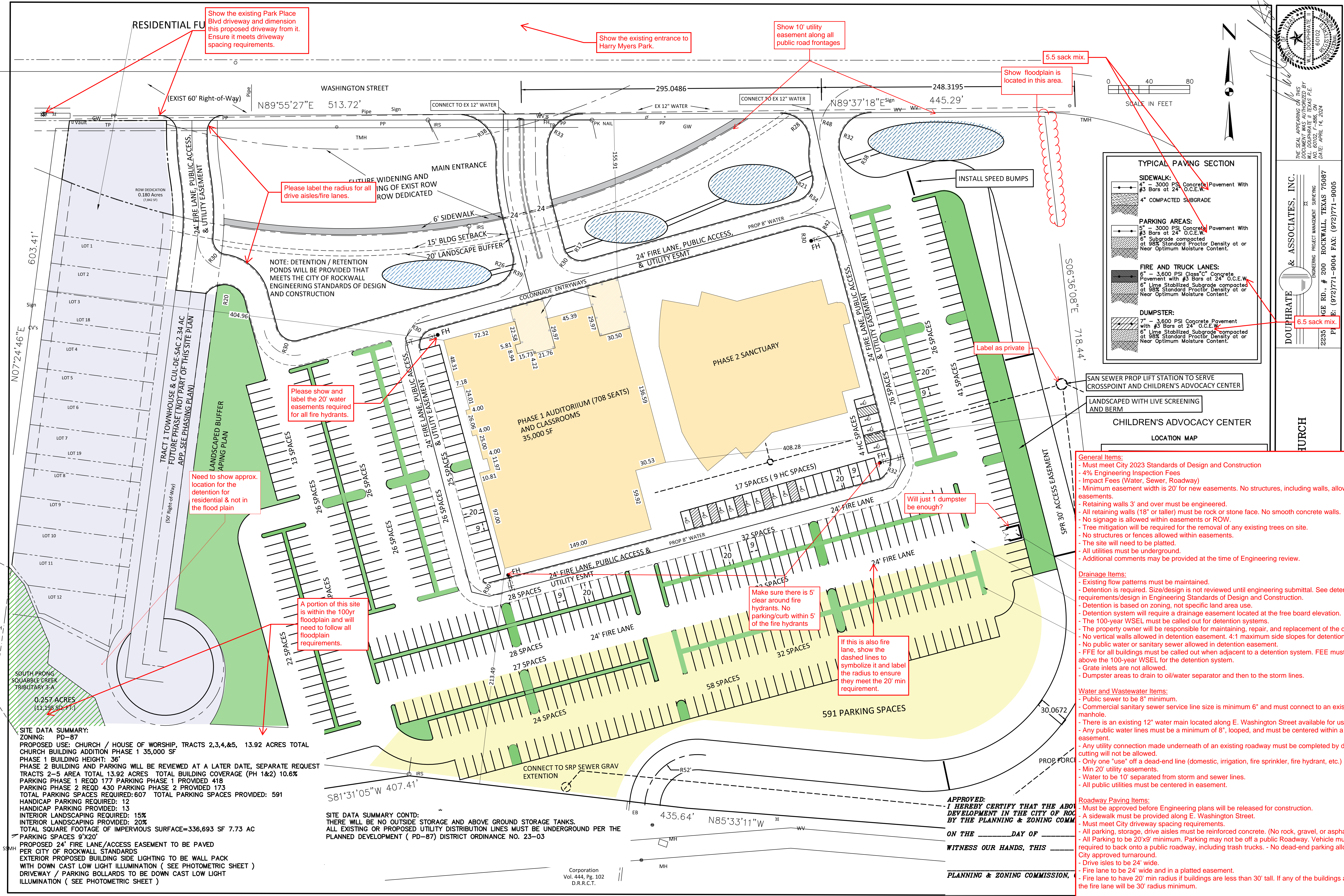
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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GIS	Lance Singleton	05/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved w/ Comments

05/20/2024: Please provide type of grass variety that will be used on the project.

The best varieties out there right now for water conservation, wear, shade and cold tolerance are Tif Tuf, Tahoma 31. Northbridge, Latitude 36.





RESIDENTIAL FUTURE WIDENING AND ADJUSTING OF EXISTING ROW ROW DEDICATED

Show the existing Park Place Blvd driveway and dimension this proposed driveway from it. Ensure it meets driveway spacing requirements.

Show the existing entrance to Harry Myers Park.

Show 10' utility easement along all public road frontages

Show floodplain is located in this area.

Please label the radius for all drive aisles/fire lanes.

Please show and label the 20' water easements required for all fire hydrants.

Need to show approx. location for the detention for residential & not in the flood plain

A portion of this site is within the 100yr floodplain and will need to follow all floodplain requirements.

Make sure there is 5' clear around fire hydrants. No parking/curb within 5' of the fire hydrants

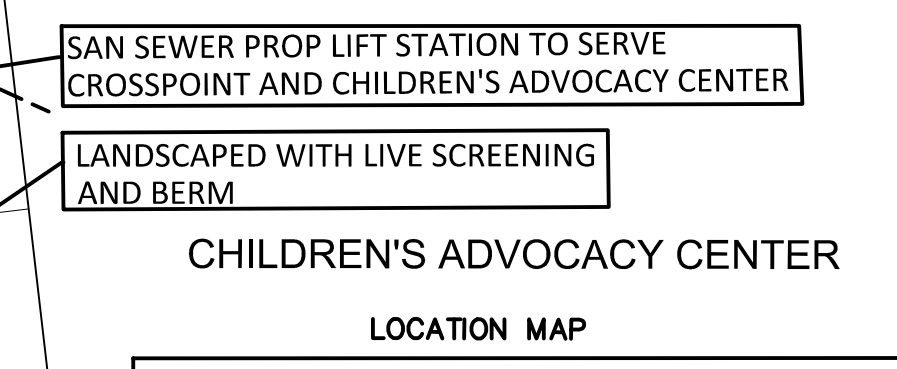
If this is also fire lane, show the dashed lines to symbolize it and label the radius to ensure they meet the 20' min requirement.

Will just 1 dumpster be enough?

Label as private

**TYPICAL PAVING SECTION**

<b>SIDEWALK:</b>	4" - 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W. 4" COMPACTED SUBGRADE
<b>PARKING AREAS:</b>	5" - 3000 PSI Concrete Pavement With #3 Bars at 24" O.C.E.W. 6" Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.
<b>FIRE AND TRUCK LANES:</b>	6" - 3,600 PSI Class "C" Concrete Pavement with #3 Bars at 24" O.C.E.W. 6" Lime Stabilized Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.
<b>DUMPSTER:</b>	7" - 3,600 PSI Concrete Pavement with #3 Bars at 24" O.C.E.W. 6" Lime Stabilized Subgrade compacted at 95% Standard Proctor Density at or Near Optimum Moisture Content.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway)
  - Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - No signage is allowed within easements or ROW.
  - Tree mitigation will be required for the removal of any existing trees on site.
  - No structures or fences allowed within easements.
  - The site will need to be platted.
  - All utilities must be underground.
  - Additional comments may be provided at the time of Engineering review.

- Drainage Items:**
- Existing flow patterns must be maintained.
  - Detention is required. Size/design is not reviewed until engineering submittal. See detention requirements/design in Engineering Standards of Design and Construction.
  - Detention is based on zoning, not specific land area use.
  - Detention system will require a drainage easement located at the free board elevation.
  - The 100-year WSEL must be called out for detention systems.
  - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
  - No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
  - No public water or sanitary sewer allowed in detention easement.
  - FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
  - Grate inlets are not allowed.
  - Dumpster areas to drain to oil/water separator and then to the storm lines.

- Water and Wastewater Items:**
- Public sewer to be 8" minimum.
  - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
  - There is an existing 12" water main located along E. Washington Street available for use.
  - Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements.
  - Water to be 10' separated from storm and sewer lines.
  - All public utilities must be centered in easement.

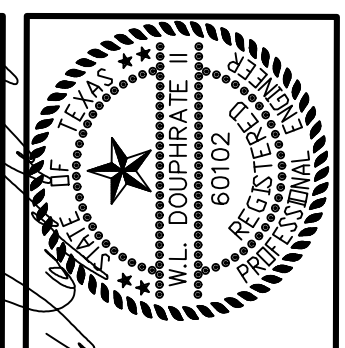
- Roadway Paving Items:**
- Must be approved before Engineering plans will be released for construction.
  - A sidewalk must be provided along E. Washington Street.
  - Must meet City driveway spacing requirements.
  - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
  - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks. - No dead-end parking allowed without an City approved turnaround.
  - Drive isles to be 24' wide.
  - Fire lane to be 24' wide and in a platted easement.
  - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

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

**SITE DATA SUMMARY:**  
 ZONING: PD-87  
 PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,&5, 13.92 ACRES TOTAL  
 CHURCH BUILDING ADDITION PHASE 1 35,000 SF  
 PHASE 1 BUILDING HEIGHT: 36'  
 PHASE 2 BUILDING AND PARKING WILL BE REVIEWED AT A LATER DATE, SEPARATE REQUEST  
 TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%  
 PARKING PHASE 1 REQD 177 PARKING PHASE 1 PROVIDED 418  
 PARKING PHASE 2 REQD 430 PARKING PHASE 2 PROVIDED 173  
 TOTAL PARKING SPACES REQUIRED: 607 TOTAL PARKING SPACES PROVIDED: 591  
 HANDICAP PARKING REQUIRED: 12  
 HANDICAP PARKING PROVIDED: 13  
 INTERIOR LANDSCAPING REQUIRED: 15%  
 INTERIOR LANDSCAPING PROVIDED: 20%  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC  
 PARKING SPACES 9'X20'  
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED  
 PER CITY OF ROCKWALL STANDARDS  
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK  
 WITH DOWN CAST LOW LIGHT ILLUMINATION ( SEE PHOTOMETRIC SHEET )  
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT  
 ILLUMINATION ( SEE PHOTOMETRIC SHEET )

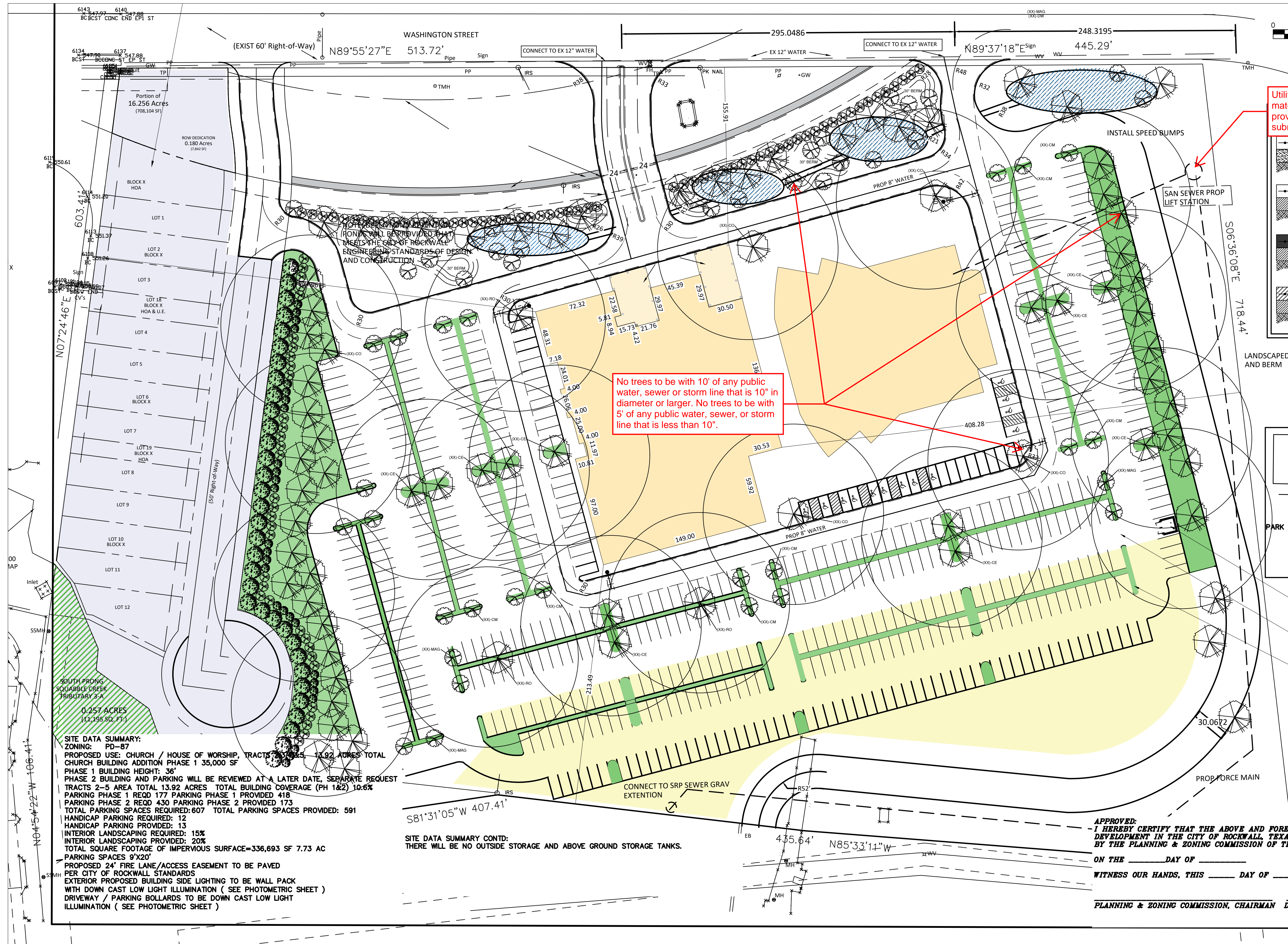
**SITE DATA SUMMARY CONTD:**  
 THERE WILL BE NO OUTSIDE STORAGE AND ABOVE GROUND STORAGE TANKS.  
 ALL EXISTING OR PROPOSED UTILITY DISTRIBUTION LINES MUST BE UNDERGROUND PER THE  
 PLANNED DEVELOPMENT ( PD-87) DISTRICT ORDINANCE NO. 23-03

APPROVED: \_\_\_\_\_  
 I HEREBY CERTIFY THAT THE ABOVE DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS IS IN ACCORDANCE WITH THE PLANNING & ZONING COMMISSION ORDINANCES.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 PLANNING & ZONING COMMISSION, CITY OF ROCKWALL, TEXAS



DOUPHRATE & ASSOCIATES, INC.  
 ENGINEERING PROJECT MANAGEMENT SURVEYING  
 2235 IGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972) 771-9004 FAX: (972) 771-9005





**LANDSCAPE PLAN NOTES**

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

**LANDSCAPING REQUIREMENTS**

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%  
 LANDSCAPE = 90,953 SF = 15% REQUIRED  
 PAVING+SW = 336,693 SF = 55%  
 BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504 - LANDSCAPING AND SCREENING)

a. SH-66 BUFFER - 20 FT.:  
 NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')  
 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED  
 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED

NORTH PORTION OF BUFFER x (10 SHRUBS / 30')  
 547 (10 / 30) = 182 SHRUBS REQUIRED  
 182 SHRUBS ARE PROVIDED

\*SOUTH PORTION OF BUFFER x (1 TREE / 35')  
 953 (1 / 35) = 27 TREES REQUIRED  
 27 TREES ARE PROVIDED

\*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')  
 953 (10 / 30) = 318 SHRUBS REQUIRED  
 318 SHRUBS ARE PROVIDED

PHASE 2 INSTALLATION

EAST:  
 BUFFER x (1 TREE / 35')  
 798 x (1 / 35) = 23 TREES  
 23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')  
 798 x (30 / 30) = 266 SHRUBS  
 266 SHRUBS ARE PROVIDED

WEST:  
 BUFFER x (1 TREE / 35')  
 597 x (1 / 35) = 17 TREES  
 17 CANOPY TREES ARE PROVIDED

THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)

TOTAL PARKING AREA = 336,693 SF  
 6% = 20,202 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.  
 XX SF PROVIDED  
 67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED

45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES  
 34 CANOPY TREES REQUIRED  
 19 CANOPY TREES PROVIDED  
 11 ORNAMENTAL TREES REQUIRED  
 26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04. OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02. D OF ARTICLE 08, UDC)

(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.

15 CANOPY TREES REQUIRED  
 15 CANOPY TREES PROVIDED  
 7 ORNAMENTAL TREES REQUIRED  
 7 ORNAMENTAL TREES PROVIDED

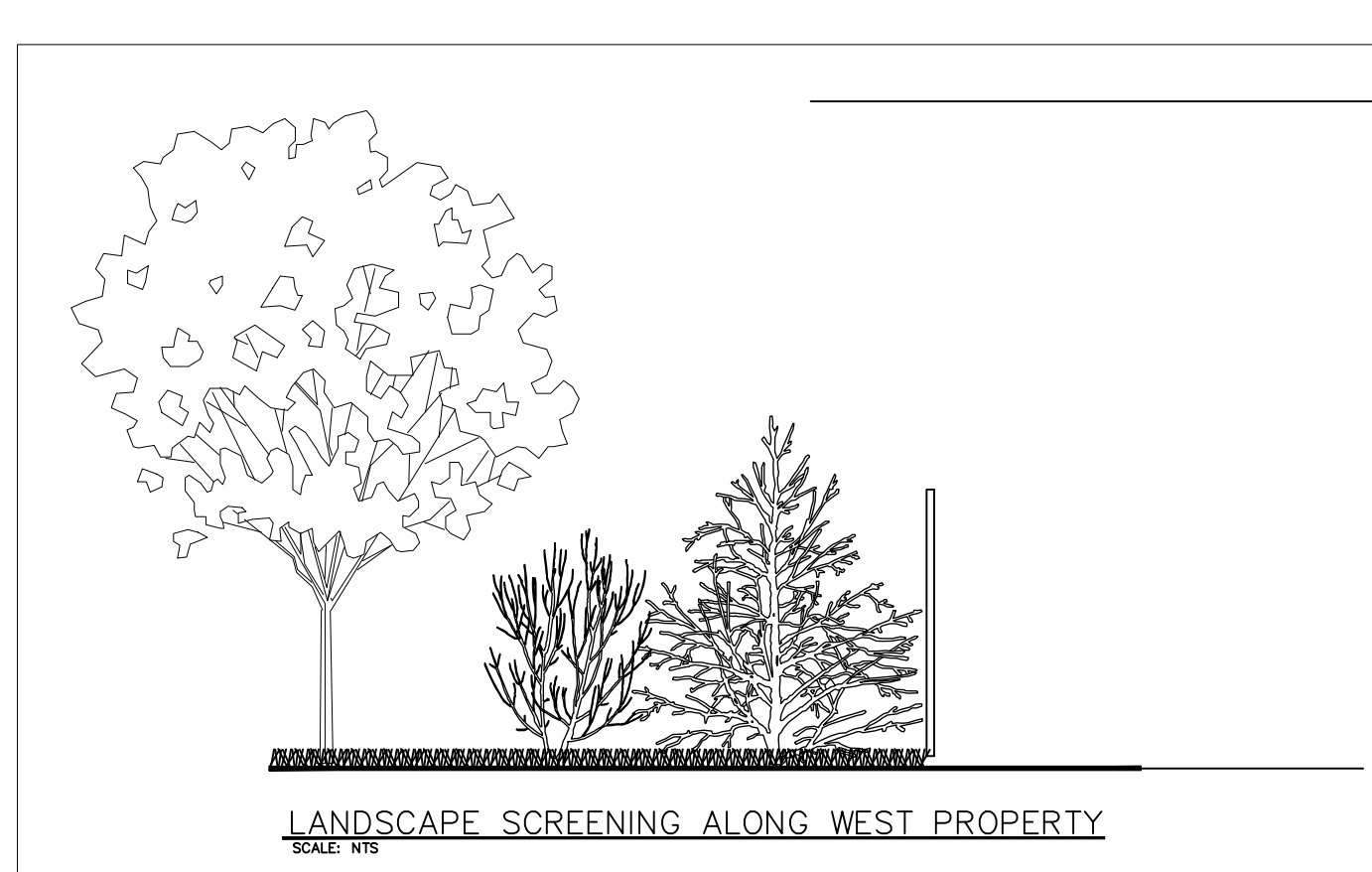
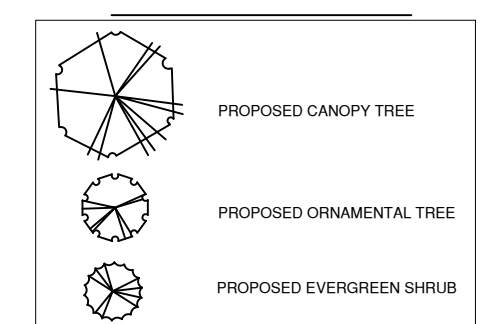
**PLANT MATERIAL LIST**

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVER SUNPROOF' LIRIOPE SILVER SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

**OVERALL LANDSCAPE PLAN**

SCALE: 1" = 50'-0"

**TREE KEY**



**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGER SURVEYING  
 2225 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**J. CAMILLE LA FOY**  
 LANDSCAPE ARCHITECTURE CONSULTING  
 10700 W. STATE ST. SUITE 210-500  
 ALLEN, TEXAS 75012  
 214-896-8600

**LANDSCAPE PLAN**  
**Crosspoint Community Church**  
 City of Rockwall, Texas  
 Rockwall County

COPYRIGHT: Drawings and specifications are Instruments of Service and the Property of the Designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

10016  
 Project Status  
 2024/05/16  
 Revisions  
 No. / Date  
 Sheet  
**L1.01**  
 Case No. SP2024-XX

APPROVED: \_\_\_\_\_  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 PLANNING & ZONING COMMISSION, CHAIRMAN





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. SP2024-023

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

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

**NOTES:**

<sup>1</sup>: 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.  
<sup>2</sup>: 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 Washington St.

SUBDIVISION Indalloy Addition LOT BLOCK

GENERAL LOCATION Washington St. east of SH 66

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING PD-87 CURRENT USE

PROPOSED ZONING PD-87 (no change) PROPOSED USE Church / House of Worship

ACREAGE 13.92 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 Crosspoint Community Church  APPLICANT Douphrate & Assoc., Inc.

CONTACT PERSON Scott Sutton CONTACT PERSON Dub Douphrate

ADDRESS 1408 S. Goliad St ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Rockwall, TX 75087

PHONE 903-456-5529 PHONE 972-742-2210

E-MAIL scott@cccrockwall.org E-MAIL wldouphrate@douphrate.com

**NOTARY VERIFICATION [REQUIRED]**

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

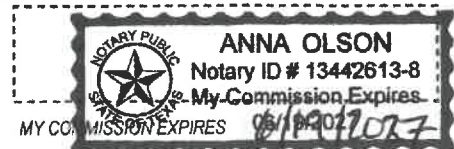
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 528.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF April, 2024 BY SIGNING THIS APPLICATION, 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 May, 2024.

OWNER'S SIGNATURE

[Signature]  
Anna Olson

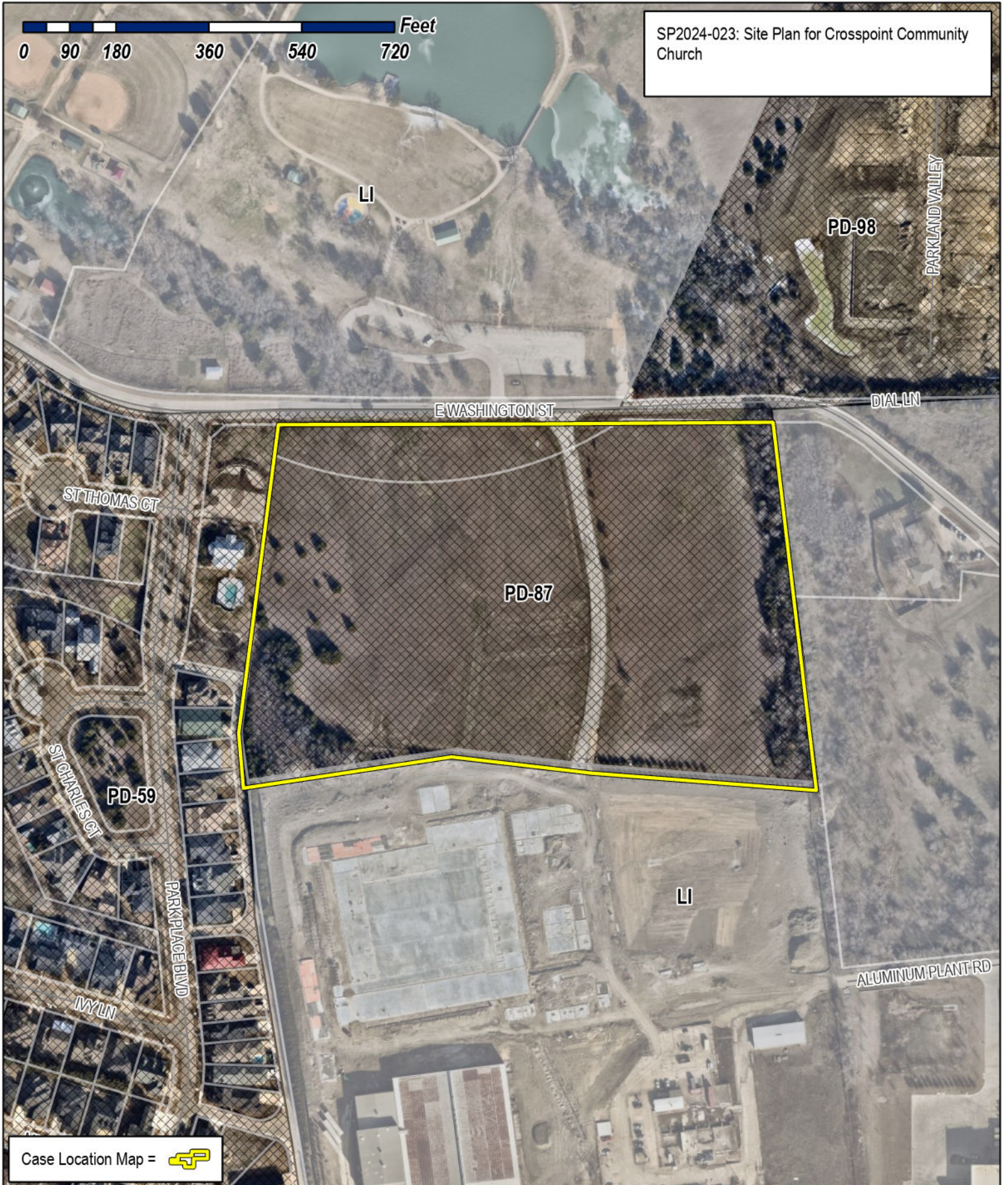
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 90 180 360 540 720 Feet

SP2024-023: Site Plan for Crosspoint Community Church



Case Location Map = 



# City of Rockwall

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

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





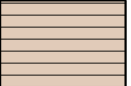


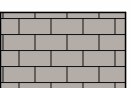











GENERAL NOTES

- WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
- INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

-  1. GRAY STACKED STONE.
-  2. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  3. FIBER CEMENT BOARD - ARCHITECTURAL PANEL SIDING.
-  4. FIBER CEMENT BOARD - TRIM - BLACK.
-  5. FIBER CEMENT BOARD - BOARD & BATTON SIDING.
-  6. ARCHITECTURAL CMU - HONED FACE BLOCK.
-  7. ARCHITECTURAL CMU - SPLIT FACE BLOCK.
-  8. PITCHED ROOFS - STANDING SEAM METAL ROOF SYSTEM.
-  9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
-  10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
-  11. METAL COPING - PAINTED BLACK.



**1 ELEVATION 1**  
A.301 1/8" = 1'-0"

TOTAL FACADE AREA	4393.82 SF	STACKED STONE AREA	1537.36 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	919.44 SF	METAL TRIM AREA	198.00 SF
TOTAL WINDOW & DOOR AREA	1366.61 SF	ARCHITECTURAL CMU BLOCK AREA	281.81 SF	HARDIBOARD BOARD AND BATTON AREA	70.60 SF		
TOTAL AREA - OPENINGS	3007.21 SF	TOTAL MASONRY AREA	1819.17 SF	TOTAL HARDI BOARD AREA	990.04		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	1819.17 SF / 3007.21 SF						
	= 60.50% OF MASONRY						



**2 ELEVATION 2**  
A.301 1/8" = 1'-0"

TOTAL FACADE AREA	6529.24 SF	STACKED STONE AREA	1007.70 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	865.15 SF	METAL TRIM AREA	107.65 SF
TOTAL WINDOW & DOOR AREA	995.56 SF	ARCHITECTURAL CMU BLOCK AREA	1810.42 SF	HARDIBOARD BOARD AND BATTON AREA	1749.76 SF		
TOTAL AREA - OPENINGS	5533.68 SF	TOTAL MASONRY AREA	2811.12 SF	TOTAL HARDI BOARD AREA	2614.91 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2811.12 SF / 5533.68 SF						
	= 50.80% OF MASONRY						

Crosspoint Community Church

**Space**



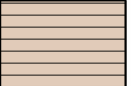


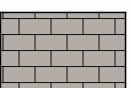





www.space.design.church

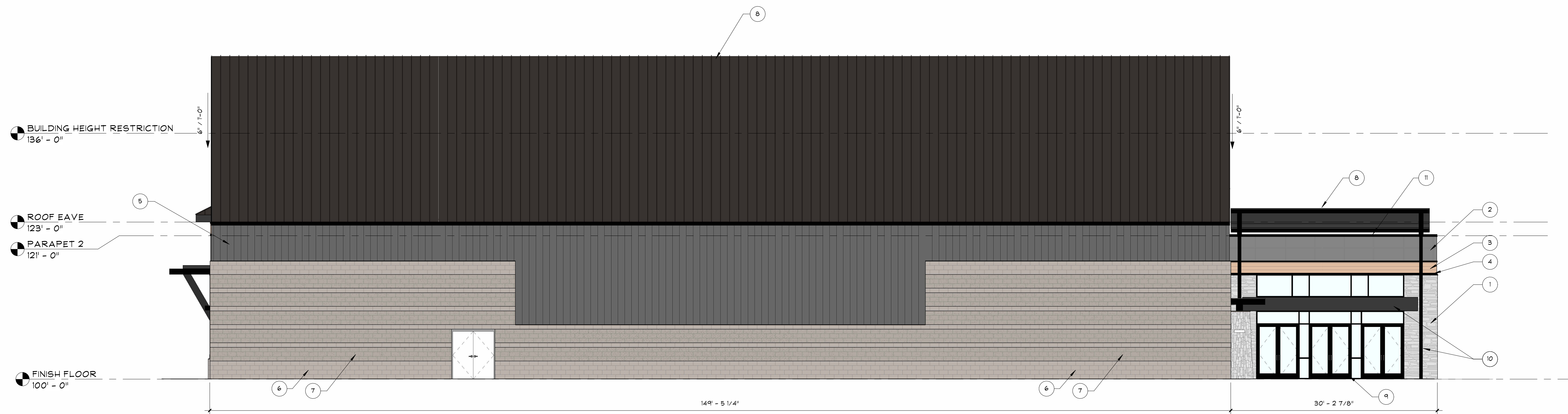
Date: 5-15-24



GENERAL NOTES

- WHERE BACK SIDE OF PARAPET IS SEEN BY RIGHT-OF-WAY OR NEIGHBORING PROPERTY THE BACK OF PARAPET WILL BE FINISHED IN THE SAME MATERIAL AS THE EXTERNAL FACING FACADE.
- INTENT OF DESIGN IS TO HAVE ALL RTU'S LOWER THAN TOP OF PARAPET, HIDDEN FROM ALL RIGHT OF WAYS AND ADJACENT PROPERTIES.

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-  9. ALUMINUM STOREFRONT - BLACK / CLEAR GLASS, TYP..
-  10. EXPOSED STRUCTURE - PAINTED BLACK, TYP..
-  11. METAL COPING - PAINTED BLACK.



**1 ELEVATION 3**  
A.302 1/8" = 1'-0"

TOTAL FACADE AREA	4069.95 SF	STACKED STONE AREA	123.45 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	171.69 SF	METAL TRIM AREA	51.33 SF
TOTAL WINDOW & DOOR AREA	335.33 SF	ARCHITECTURAL CMU BLOCK AREA	2030.25 SF	HARDIBOARD BOARD AND BATTON AREA	1484.33 SF		
TOTAL AREA - OPENINGS	3734.62 SF	TOTAL MASONRY AREA	2153.70 SF	TOTAL HARDI BOARD AREA	1656.02 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2153.70 SF / 3734.62 SF						
	= 57.67% OF MASONRY						



**2 ELEVATION 4**  
A.302 1/8" = 1'-0"

TOTAL FACADE AREA	6608.65 SF	STACKED STONE AREA	1489.75 SF	HARDIBOARD ARCHITECTURAL PANELS & TRIM AREA	771.49 SF	METAL TRIM AREA	157.33 SF
TOTAL WINDOW & DOOR AREA	1155.55 SF	ARCHITECTURAL CMU BLOCK AREA	1476.25 SF	HARDIBOARD BOARD AND BATTON AREA	1558.27 SF		
TOTAL AREA - OPENINGS	5453.10 SF	TOTAL MASONRY AREA	2966.00 SF	TOTAL HARDI BOARD AREA	2329.76 SF		
TOTAL MASONRY SF / TOTAL AREA - OPENINGS	2966.00 SF / 5453.10 SF						
	= 54.40% OF MASONRY						

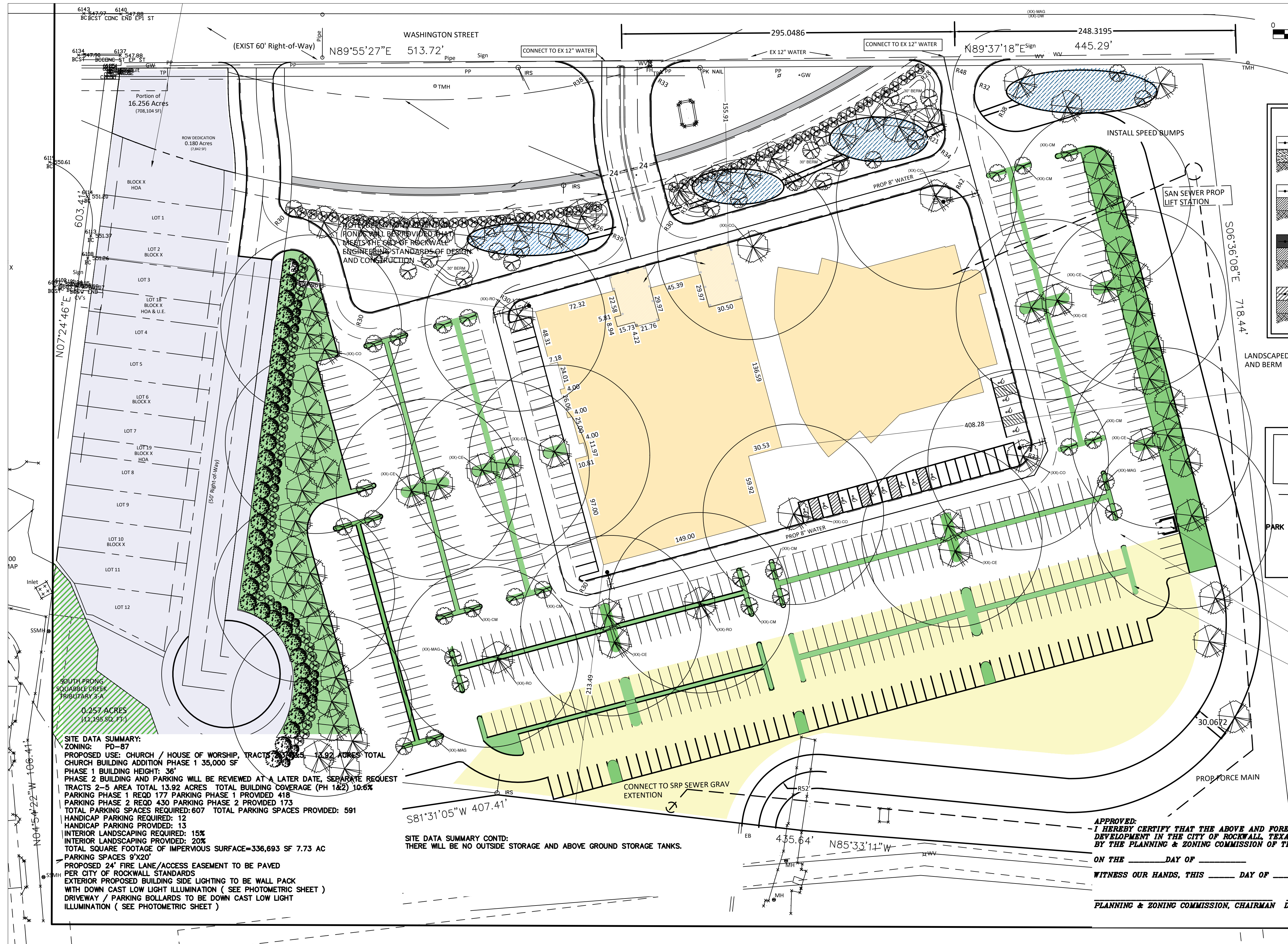
Crosspoint Community Church

**Space**

www.space design.church

Date: 5-15-24





**LANDSCAPE PLAN NOTES**

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

**LANDSCAPING REQUIREMENTS**

1) GENERAL AREAS WITH PERCENTAGES:

TOTAL = 606,355 SF = 100%  
 LANDSCAPE = 90,953 SF = 15% REQUIRED  
 PAVING+SW = 336,693 SF = 55%  
 BUILDING = 63,967 SF = 11%

2) BUFFERS: (SEC. 77-504 - LANDSCAPING AND SCREENING)

a. SH-66 BUFFER - 20 FT.:  
 NORTH PORTION OF BUFFER x (2 CANOPY TREES & 4 ORNAMENTAL TREES / 100')  
 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE REQUIRED  
 11 CANOPY TREES & 22 ORNAMENTAL TREES ARE PROVIDED  
 NORTH PORTION OF BUFFER x (10 SHRUBS / 30')  
 547 (10 / 30) = 182 SHRUBS REQUIRED  
 182 SHRUBS ARE PROVIDED

\*SOUTH PORTION OF BUFFER x (1 TREE / 35')  
 953 (1 / 35) = 27 TREES REQUIRED  
 27 TREES ARE PROVIDED

\*SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')  
 953 (10 / 30) = 318 SHRUBS REQUIRED  
 318 SHRUBS ARE PROVIDED

\* PHASE 2 INSTALLATION

EAST:  
 BUFFER x (1 TREE / 35')  
 798 x (1 / 35) = 23 TREES  
 23 CANOPY TREES ARE PROVIDED

BUFFER x (30 SHRUBS / 30')  
 798 x (30 / 30) = 266 SHRUBS  
 266 SHRUBS ARE PROVIDED

WEST:  
 BUFFER x (1 TREE / 35')  
 597 x (1 / 35) = 17 TREES  
 17 CANOPY TREES ARE PROVIDED

THREE TIER SCREEN

3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)

TOTAL PARKING AREA = 336,693 SF  
 6% = 20,202 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.  
 XX SF PROVIDED  
 67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED

45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES  
 34 CANOPY TREES REQUIRED  
 19 CANOPY TREES PROVIDED  
 11 ORNAMENTAL TREES REQUIRED  
 26 ORNAMENTAL TREES PROVIDED

4) IRRIGATION - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.04. OF ARTICLE 08, UDC)

5) DETENTION PONDS - WILL MEET THE REQUIREMENTS OF UDC. (SUBSECTION 05.02. D OF ARTICLE 08, UDC)

(1) CANOPY TREE PER 750 S.F. OF DETENTION AND (1) ACCENT TREE PER 1,500 S.F. @ 11,000 S.F.

15 CANOPY TREES REQUIRED  
 15 CANOPY TREES PROVIDED  
 7 ORNAMENTAL TREES REQUIRED  
 7 ORNAMENTAL TREES PROVIDED

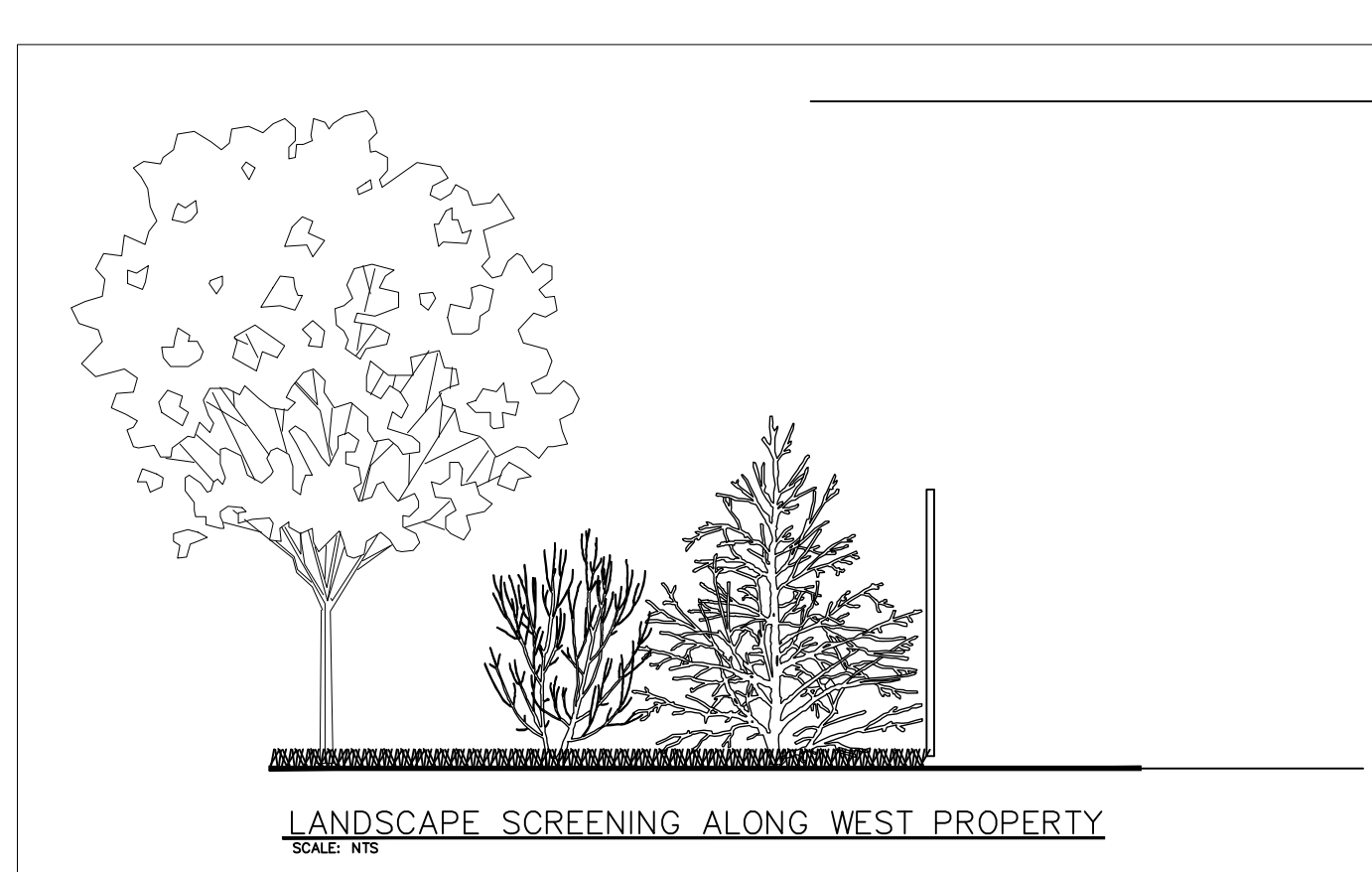
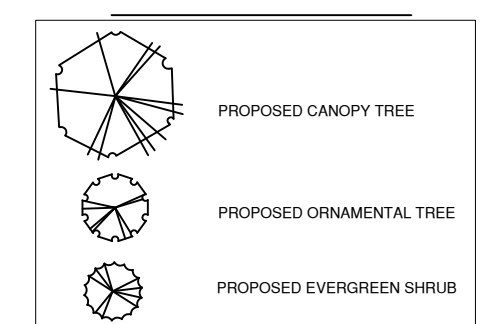
**PLANT MATERIAL LIST**

KEY	QUANTITY	TREES DESCRIPTION	SIZE
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CE	XX	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPD., MIN. 12' HT.
CO	XX	QUERCUS MUELENBURGII CHINKAPIN OAK	4" CAL., MIN. 4' SPD., MIN. 12' HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
DW	XX	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL., MIN. 6' HT., 3' SPD.
RB	XX	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	3" CAL., MIN. 6' HT., 3' SPD.
MAG	XX	MAGNOLIA GRANDIFLORA 'LITTLE GEM' MAGNOLIA 'LITTLE GEM'	3" CAL., 8' HT., MIN. 3 CANES
VAC	XX	VITEX AGNUS-CASTUS 'SHOAL CREEK' VITEX	30 GAL., 8' HT., 3' SPREAD
CM	XX	LAGERSTROEMIA INDICA 'NATCHEZ' CRAPE MYRTLE	3" CAL., 8' HT., MIN. 3 CANES
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
DWM	XX	MYRICA PUSILLA DF. WAX MYRTLE	7 GAL., MIN. 15" HT.
CH	XX	ILEX CORNUTA 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 18" HT., 24" O.C.
GA	XX	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
IH	XX	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
AN	XX	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	5 GAL., MIN. 15" HT., A.S.
BRR	XX	BARBERRY THUNBERGII 'RED ROCKET' BARBERRY 'RED ROCKET'	5 GAL., MIN. 15" HT.
PSC	XX	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	5 GAL., MIN. 15" HT.
NRS	XX	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	30 GAL., 6' HT., 3' SPREAD
DS	XX	DASYLIRION TEXANUM GREEN DESERT SPOON	10 GAL., MIN. 24" HT.
RY	XX	HESPERALOE PARVIFLORA RED YUCCA	5 GAL., MIN. 8" HT.
BH	XX	ILEX CORNUTA 'BURFORDII' BURFORD HOLLY	7 GAL., MIN. 8" HT.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
GL	XX	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL., FULL PLANT
LSS	XX	LIRIOPE MUSCARI 'SILVER SUNPROOF' LIRIOPE SILVER SUNPROOF	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MFG	XX	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

**OVERALL LANDSCAPE PLAN**

SCALE: 1" = 50'-0"

**TREE KEY**



**DOUPHRATE & ASSOCIATES, INC.**  
 ENGINEERING PROJECT MANAGER SURVEYING  
 2225 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

**J. CAMILLE LA FOY**  
 LANDSCAPE ARCHITECTURE CONSULTING  
 10700 W. STATE ST. SUITE 200  
 ALLEN, TEXAS 75012  
 214-896-8600

**LANDSCAPE PLAN**  
**Crosspoint Community Church**  
 City of Rockwall, Texas  
 Rockwall County

COPYRIGHT: Drawings and specifications are Instruments of Service and the Property of the Designer. They shall not be used, transferred, or sold for use except by an agreement in writing from the designer. Copies of all drawings shall be made available upon request.

10016  
 Project Status  
 2024/05/16  
 Revisions  
 No. / Date  
 Sheet  
**L1.01**  
 Case No. SP2024-XX









# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: SP2024-024  
PROJECT NAME: Amended Site Plan for 1201 T L Townsend  
SITE ADDRESS/LOCATIONS: 1201 N T L TOWNSEND DR, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Robert Howman of Glenn Engineering on behalf of Tim Lyssy of the Rockwall Independent School District (RISD) for the approval of a Site Plan for an existing Public or Private Secondary School (i.e. Herman Utley Middle School) on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/24/2024	Needs Review

05/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing Public or Private Secondary School (i.e. Herman Utley Middle School) on a 41.649-acre parcel of land identified as Lot 1, Block 1, Herman E. Utley Middle School Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1201 T. L. Townsend Drive, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

I.3 For reference, include the case number (SP2024-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replat after the engineering process to establish the new easements.

M.5 Site Plan:

- (1) Please provide the total lot or site area. (Subsection 03.04. A, of Article 11)
- (2) Please provide the perimeter dimensions of the site. (Subsection 03.04. A, of Article 11)
- (3) Please provide the proposed building square footage of the building. (Subsection 03.04. A, of Article 11)
- (4) Please provide the distance between buildings. (Subsection 03.04. A, of Article 11)
- (5) Please indicate the building setback along N. TL Townsend Boulevard. (Subsection 03.04. A, of Article 11)
- (6) Please indicate any existing or proposed fire hydrants. (Subsection 03.04. B, of Article 11)
- (7) Please provide clarification on the gravel indicated on the northwest side (plan view) of the building on the site plan. Gravel is not an approved material for paving, parking, and/or storage. (Subsection 03.04. B, of Article 11)
- (8) Please indicate that the gates for the transformer yard will be self-latching. (Subsection 03.04. B, of Article 11)
- (9) Please removed all signage from the plans. Signage is covered through a separate permitting process. (Subsection 06.02. F, of Article 05)
- (10) Not all of the wrought iron or decorative fencing was given a defined height. Please note that it cannot exceed eight (8) feet. (Subsection 08.02 F, of Article 08)
- (11) Please clarify if there will be any ground mounted utility equipment besides what is shown in the transformer yard. (Subsection 01.05. C, of Article 05)
- (12) Please provide a note that there will be no outside storage or above ground storage tanks. Given that the subject property is located within the IH-30 Overlay District, outside storage is expressly prohibited. (Subsection 01.05, of Article 05)

- (13) Please clarify if there is to be a new dumpster enclosure. If so, please provide a dumpster detail that meet the UDC standards. (Subsection 01.05, of Article 11)
- (14) Please provide a parking table. (Subsection 05.03, of Article 06)
- (15) Artificial Turf is not an allowed Landscape Material. This will require a variance from the Planning and Zoning Commission. (Section 04, Article 08). However, absolutely no artificial turf is allowed in any City right-of-way or easements. (Section 4.02, Coverage, of Chapter 4, Vegetation, of the Engineering Standards of Design and Construction)

M.6 Treescap Plan:

- (1) Total inches of mitigation required is 146 which equates to \$14,600. Staff has provided an updated spreadsheet. Ornamental trees do not count toward mitigation. Removed all indication of mitigating for removed crepe myrtles and yaupon hollies. (Section 05, Article 09)
- (2) An Alternative Tree Mitigation Settlement Agreement will need to be requested from the Planning and Zoning Commission and City Council as part of this site plan request. Per the UDC up to 20% of the mitigation balance may be purchased. In this case, your mitigation balance is 178-inches, which allows up to 35.6-inches to be purchased. Based on the landscape plan, 146-inches are being purchase, or 82%. Since you are requesting to pay this remaining balance in excess of 20%, you must request approval from the Planning and Zoning Commission and City Council. (Section 05, of Article 09)

M.7 Photometric Plan:

- (1) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one-foot candle. (Subsection 03.03.C, of Article 07) Please only include photometric readings for proposed light fixtures.

M.8 Building Elevations:

- (1) Please removed the windows and doors from the material percentage calculations. (Subsection 06.02. C, of Article 05)
- (2) Please label exterior elevations with the adjacent public right of way for reference. (Subsection 06.02. C, of Article 05)
- (3) The building does not meet the primary and secondary building articulation standards. Specifically, the projection standards. This will require an exception from the Planning and Zoning Commission. (Subsection 04.01.C.1, of Article 05)
- (4) The building does not meet the four-sided architecture requirement. Specifically, the building is not the same on all four sides and there is not a row of trees planted at the back of the building. This will require a variance from the Planning and Zoning Commission. (06.02.C.5, of Article 05)
- (5) The building does not meet the 20% stone requirement of the overlay district. This will require a variance from the Planning and Zoning Commission. (Subsection 05.01.A.1.a.1, of Article 05)
- (6) The building does not meet the 90% masonry requirement of the overlay district. This will require a variance from the Planning and Zoning Commission. (05.01.A.1, of Article 05)
- (7) Please crosshatch the RTUs on the building elevations. They must be fully screened by the parapets. (Subsection 06.02. C, of Article 05)

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 4, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2024 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on May 28, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on June 11, 2024.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.



DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. Required to show ex. and proposed water and sewer on site plan.
2. Chain-link not allowed.
  3. Temporary fence?
  4. Not allowed in easement.
  5. Show existing and proposed water and sanitary sewer on landscape plans.
  6. Ex. 8" water line in a 15' easement. No structures, trees, or fences within this easement.
  7. Is this the fire hydrant? No fences or structures within easement or 10' of water line/fire hydrant.
  8. What is this line work represent.
  9. Ex. 8" water line
  10. Ex. fire hydrant
  11. Move tree 5' from fire hydrant and water line
  12. Storm must be at least 10' away from this existing water main. Cannot be within water easement.
  13. Retaining wall cannot be within water easement.
  14. Ex. 8" water line in a 15' easement. No structures, trees, or fences within this easement
  15. Not asphalt existing and without designated parking...just gravel and outdoor storage. Will need to be concrete
  16. Storage area is currently all gravel.
  17. No fences within easement. Must span no poles within 5' either side of the water line. Must obtain exact water line location by potholing prior to fence installation.
  18. Water line in blue.
  19. 10' Separation
  20. Hydrant lead must be 10' from storm and building.
  21. Sewer and water conflicts.
  22. Show location of FDC and fire line.
  23. Need to show a meter, meter vault and testable backflow preventer.
  24. Will you have any additional irrigation meters?
  25. Storm is in building.
  26. Show FDC Location and fire line.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences allowed within easements.
- The site will need to be platted if changing existing easements or adding new easements,
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Existing flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Show proposed and existing utilities on site plan.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" private sewer main located in the back of the property available for use.
- There is an existing 8" water main wrapping around the site available for use.
- What will be done with the ex. 6" private sewer that will be under the new building?
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved w/ Comments

05/23/2024: All temporary and permanent fencing require a separate permit  
All signage requires a separate permit and no signs are allowed in easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved w/ Comments

05/22/2024: Gates that cross fire lane shall be permitted through the fire department prior to install.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved w/ Comments

05/20/2024: Recommendation only:



Common Bermuda is no longer the best choice if sodding:

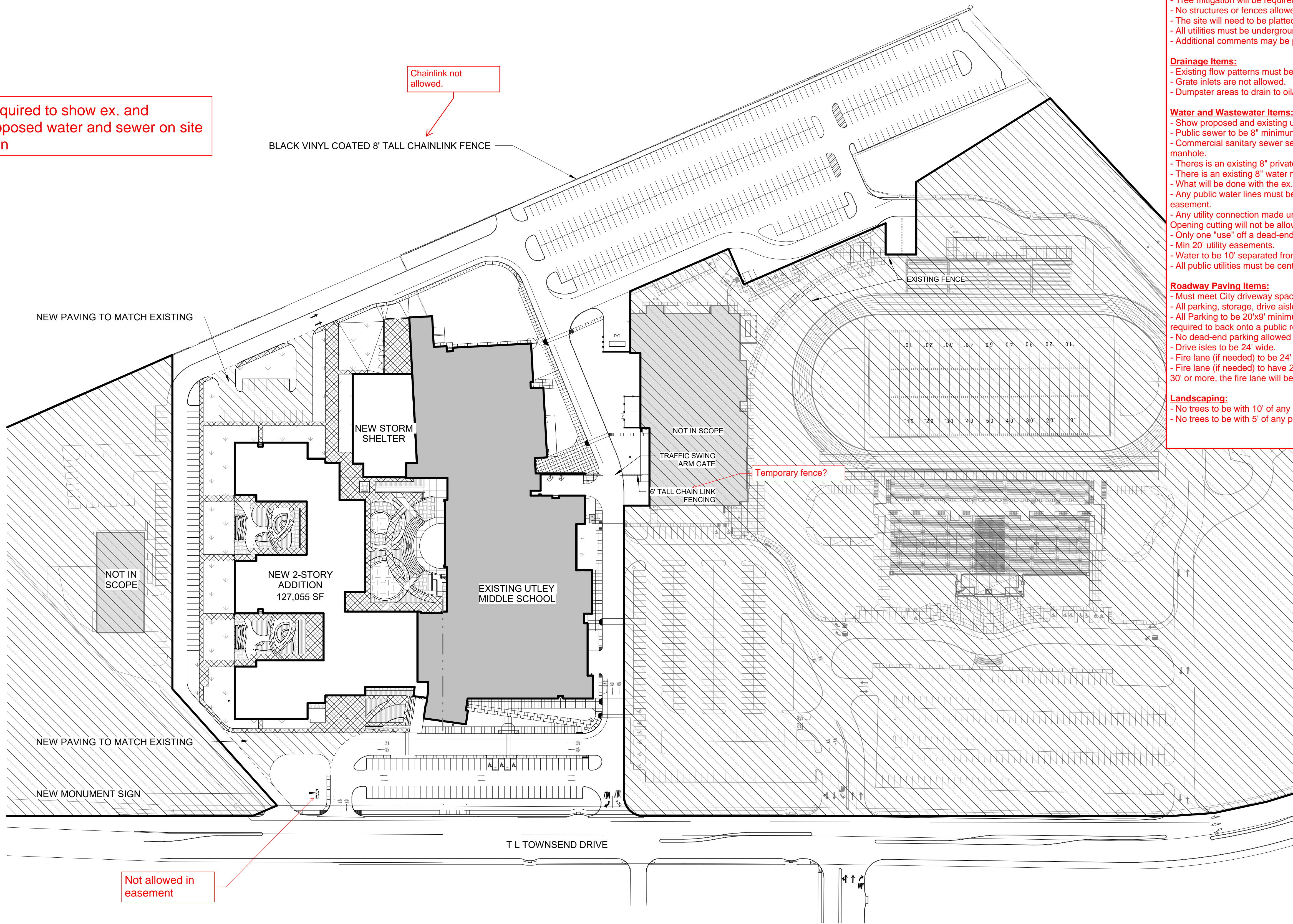
Best turfgrasses for water conservation, cold, shade, wear tolerances are Tif Tuf, Toahoma 31, Northbridge and Latitude 36



Required to show ex. and proposed water and sewer on site plan

Chainlink not allowed.

BLACK VINYL COATED 8" TALL CHAINLINK FENCE



- General Items:**
- Must meet City 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Sewer, Roadway)
  - Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
  - No signage is allowed within easements or ROW.
  - Tree mitigation will be required for the removal of any existing trees on site.
  - No structures or fences allowed within easements.
  - The site will need to be platted if changing existing easements or adding new easements.
  - All utilities must be underground.
  - Additional comments may be provided at the time of Engineering review.
- Drainage Items:**
- Existing flow patterns must be maintained.
  - Grate inlets are not allowed.
  - Dumpster areas to drain to oil/water separator and then to the storm lines.
- Water and Wastewater Items:**
- Show proposed and existing utilities on site plan.
  - Public sewer to be 8" minimum.
  - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
  - There is an existing 8" private sewer main located in the back of the property available for use.
  - There is an existing 8" water main wrapping around the site available for use.
  - What will be done with the ex. 6" private sewer that will be under the new building?
  - Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
  - Any utility connection made underneath of an existing public roadway must be completed by dry bore. Opening cutting will not be allowed.
  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Min 20' utility easements.
  - Water to be 10' separated from storm and sewer lines.
  - All public utilities must be centered in easement.
- Roadway Paving Items:**
- Must meet City driveway spacing requirements.
  - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
  - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
  - No dead-end parking allowed without an City approved turnaround.
  - Drive isles to be 24' wide.
  - Fire lane (if needed) to be 24' wide and in a platted easement.
  - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Not allowed in easement

01 SITE PLAN - PHASE 2  
1" = 80'-0"

# OVERALL SITE PLAN



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



MATCHLINE SEE SHEET L3

**CORGAN**

CORGAN  
www.cor.an.com  
T: 214.748.2000

**ISSUES**

1	05/13/2023	PERMIT SET
2		
3		
4		
5		
6		

**REVISIONS**


THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

**RAMSEY LANDSCAPE ARCHITECTS, L.L.C.**

11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 362-5433  
EMAIL: MIKE.RLA@ATT.NET

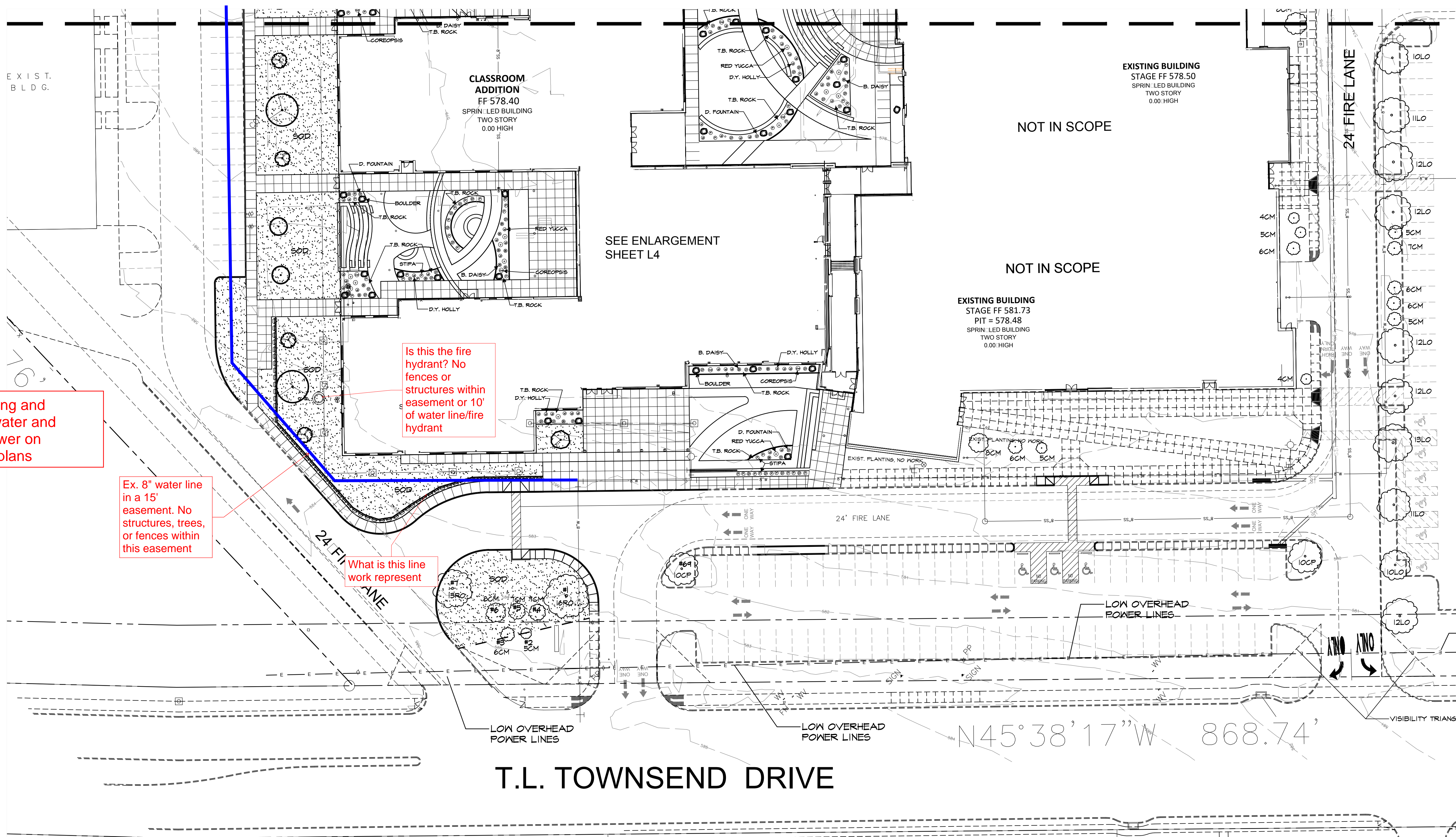
**UTLEY MIDDLE SCHOOL  
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

**LANDSCAPE PLAN  
AREA A**

**JOB** 335  
**DATE** 5.13.2024  
**SHEET**

L 2

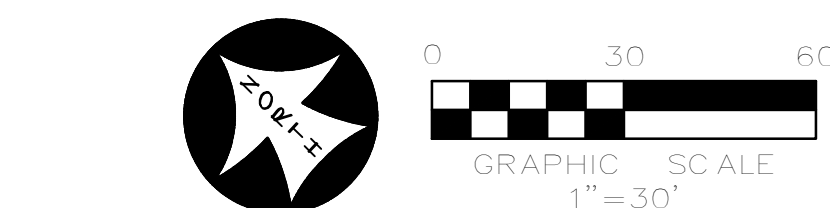


Show existing and proposed water and sanitary sewer on landscape plans

Ex. 8" water line in a 15' easement. No structures, trees, or fences within this easement

What is this line work represent

Is this the fire hydrant? No fences or structures within easement or 10' of water line/fire hydrant



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 \_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2024.

Planning & Zoning Commission, Chairman      Director of Planning and Zoning

HERMAN E. UTLEY MIDDLE SCHOOL  
LOT 1, BLOCK 1  
OUT OF THE  
M.N. BALLARD SURVEY, ABSTRACT NO. 48  
AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:  
ROCKWALL ISD  
801 E. WASHINGTON ST.  
ROCKWALL, TEXAS 75087  
CONTACT: WILLIAM SALEE

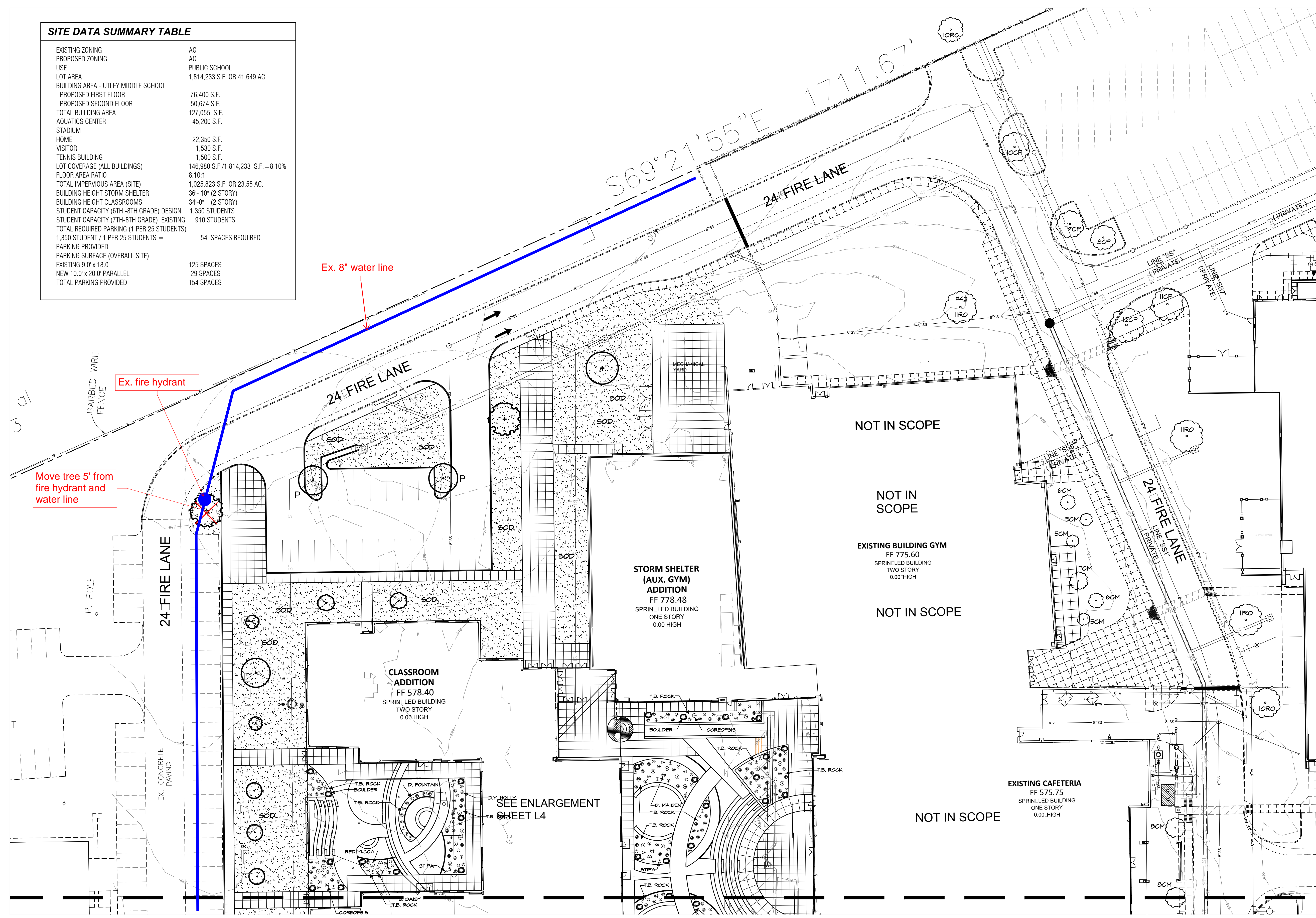
SURVEYOR:  
KMCE, Inc.  
17774 PRESTON ROAD  
DALLAS, TEXAS 75252  
(817) 889-6500  
CONTACT: ROBERT HANSEN

ENGINEER:  
GLENN ENGINEERING CORP.  
4500 FULLER DR.  
IRVING, TEXAS 75038  
(972) 717-5151  
CONTACT: CHERALYN M. ARMUJO

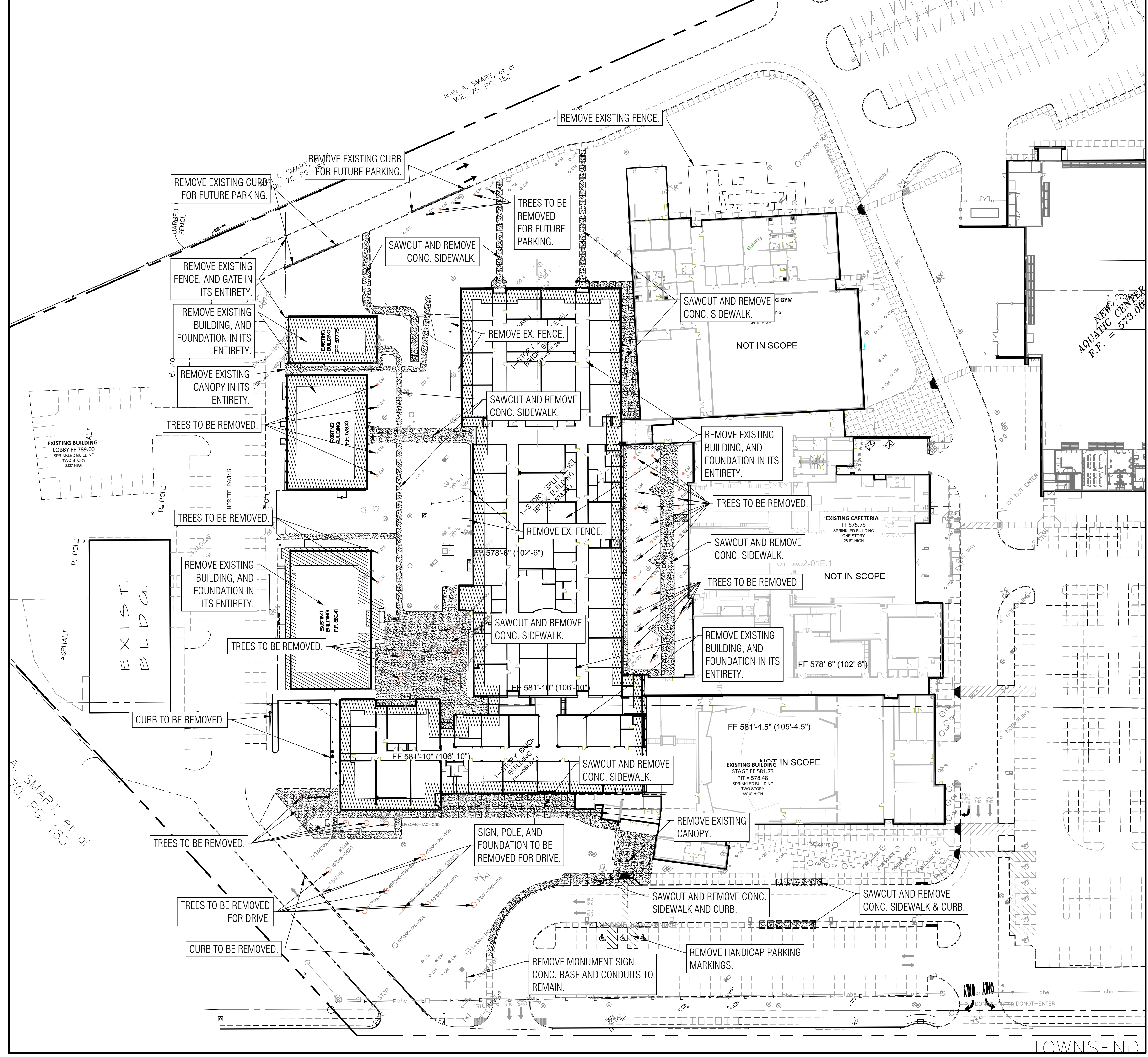
CITY OF ROCKWALL CASE NO. SP00040000



SITE DATA SUMMARY TABLE	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,055 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME	22,350 S.F.
VISITOR	1,530 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10:1
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	36'-10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH-8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	54 SPACES REQUIRED
1,350 STUDENT / 1 PER 25 STUDENTS =	
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	125 SPACES
EXISTING 9.0' x 18.0'	29 SPACES
NEW 10.0' x 20.0' PARALLEL	154 SPACES
TOTAL PARKING PROVIDED	



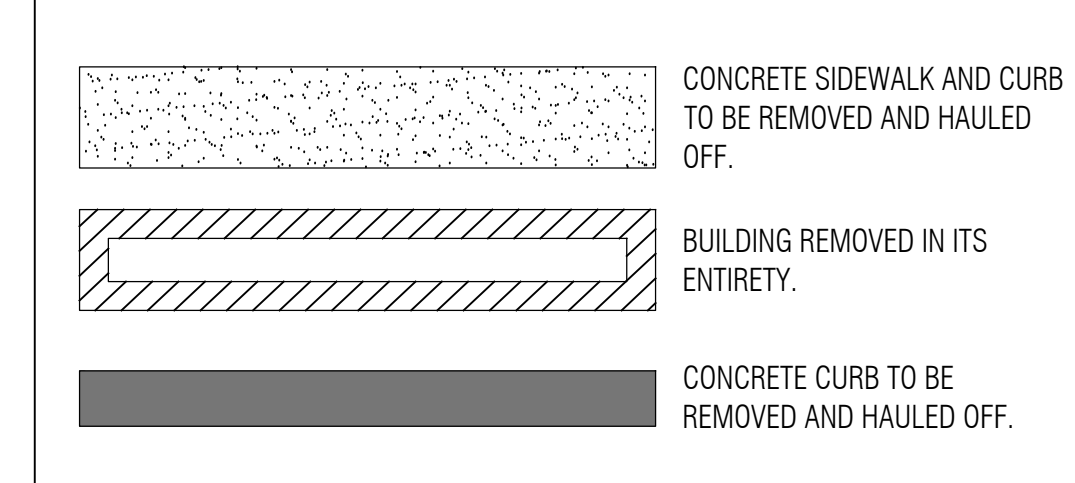




**GENERAL DEMOLITION NOTES**

1. CONTRACTOR SHALL CONSULT ALL UTILITY COMPANIES AND VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DEMOLITION. REMOVAL AND RELOCATION OF ALL UTILITY LINES, METERS, VALVES, ETC. SHALL BE PERFORMED PER REQUIREMENTS OF THE CITY OF ROCKWALL AND UTILITY COMPANIES. ANY DAMAGE TO PUBLIC UTILITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CORRECT.
2. ALL DEMOLITION AND CONSTRUCTION TO BE KEPT WITHIN THE BOUNDARIES OF THE SITE OR AS DESIGNATED BY CONSTRUCTION ENGINEER. ANY DAMAGE BY CONTRACTOR TO ADJOINING PROPERTIES OR ITEMS NOT IN THE DESIGNATED DEMOLITION AREA SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CORRECT.
3. REMOVE ALL EXISTING UNDERGROUND UTILITIES, CAP AS REQUIRED. BACK FILL AND COMPACT PER CITY OF ROCKWALL SPECIFICATIONS.
4. REMOVE SURFACE PAVING AS NEEDED TO COMPLETE PAVING PLAN.
5. REMOVE EXISTING SIGNAGE, INCLUDING POSTS AND FOUNDATIONS.
6. REMOVE ANY OTHER ITEMS NOT INDICATED ABOVE BUT WHICH MUST BE DEMOLISHED TO COMPLETE PROJECT AS DESIGNATED BY SITE PLAN.
7. DEMOLITION CONTRACTOR TO CONSULT WITH ARCHITECT OR OWNER ON SALVAGING OR RELOCATING ANY AND ALL PLAYGROUND EQUIPMENT PRIOR TO REMOVING ITEM FROM THE SITE.
8. CONTRACTOR TO USE TREE PROTECTION ON ALL EXISTING TREES THAT ARE TO REMAIN.
9. CONTRACTOR SHALL REMOVE ALL SPRINKLER HEADS AND EQUIPMENT IN THE AREAS OCCUPIED BY THE CONSTRUCTION AND STAGING AREAS. TERMINATE/CAP OFF ALL LINES AS REQUIRED. ALL SPRINKLER HEADS AND EQUIPMENT SHALL BE GIVEN TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL NECESSARY CHANGES TO THE IRRIGATION SYSTEM THAT ARE REQUIRED TO KEEP THE REMAINING AREAS OUTSIDE THE CONSTRUCTION AREAS IN WORKING ORDER. THIS INCLUDES RELOCATION OF ANY VALVES, PIPING, CONTROLS, ETC. TO OPERATE THE SYSTEM.
10. NO STRUCTURES MAY BE DEMOLISHED WITHOUT A PERMIT FROM THE BUILDING DEPARTMENT. A SEPARATE PERMIT IS REQUIRED FOR EACH STRUCTURE, PAVING, WALLS, FENCES, UTILITIES, AND FLAT WORK CAN BE REMOVED WITHOUT A PERMIT. TREES MAY REQUIRE A PERMIT BASED ON THEIR DESIGNATION PER CITY TREE ORDINANCE.

**DEMOLITION LEGEND (TO BE REMOVED)**

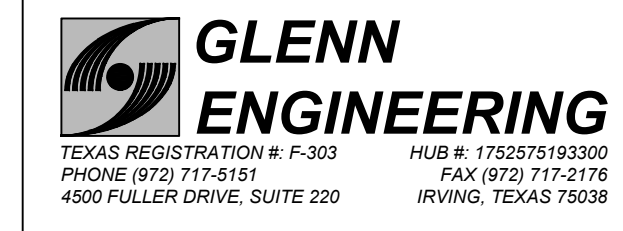


**CORGAN**

CORGAN  
401 N. Houston St., Dallas, TX 75202  
T: 214.748.2000

ISSUES		
1	05/17/24	90% CD SET

**REVISIONS**



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Date of issue:  
05.17.2024

**UTLEY MIDDLE SCHOOL  
PHASE 2**

1201 T. L. Townsend DR., Rockwall, TX 75087

**DEMOLITION PLAN**

JOB 23035  
DATE 05.17.2024  
SHEET

**C02.00**

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



**GENERAL SITE NOTES**

1. ALL DIMENSIONS ARE FROM FACE OF CURB
2. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
3. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
4. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
5. ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
6. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
7. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
9. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
10. MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION, "NO PARKING FIRE LANE" EVERY 20' WHITE 4" LETTERS ON A 4" RED STRIPED BACKGROUND.
11. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
12. BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
13. ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT-CANDLE OR LESS.
14. ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

**PAVING LEGEND (EXISTING)**

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	PROPERTY LINE

**BENCHMARKS**

CITY OF ROCKWALL BENCHMARK COR-4  
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON NORTH SIDE OF DALTON RD. + 210' WEST OF INTERSECTION OF SH 205 AND DALTON RD. + 10' NORTH OF NORTH CURB LINE.  
N: 7040336.992 E: 2392422.633 ELEVATION 541.67

CITY OF ROCKWALL BENCHMARK COR-12  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHERLY SIDE OF RIDGE RD. WEST AT THE NORTHEAST CORNER OF A CURB BULLET + 250' NORTHEAST OF THE INTERSECTION OF RIDGE ROAD WEST AND TWIN CREEK LANE.  
N: 7037197.891 E: 2392384.786 ELEVATION 497.13

ONSITE BENCHMARK  
CAPPED IRON ROD LABELED "BOWMAN CONTROL"  
N: 7038623.314 E: 2600421.475 ELEVATION 537.556

ONSITE BENCHMARK  
CAPPED IRON ROD LABELED "BOWMAN CONTROL"  
N: 7037384.481 E: 2600384.414 ELEVATION 543.14

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.

**CORGAN**

CORGAN  
401 N. Houston St., Dallas, TX 75202  
T: 214.748.2000

**ISSUES**

1	05/17/24	90% CD SET
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**REVISIONS**

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**GLENN ENGINEERING**  
TEXAS REGISTRATION # F-303 HUB # 1752579193300  
PHONE: 972.717.5151 FAX: 972.717.2176  
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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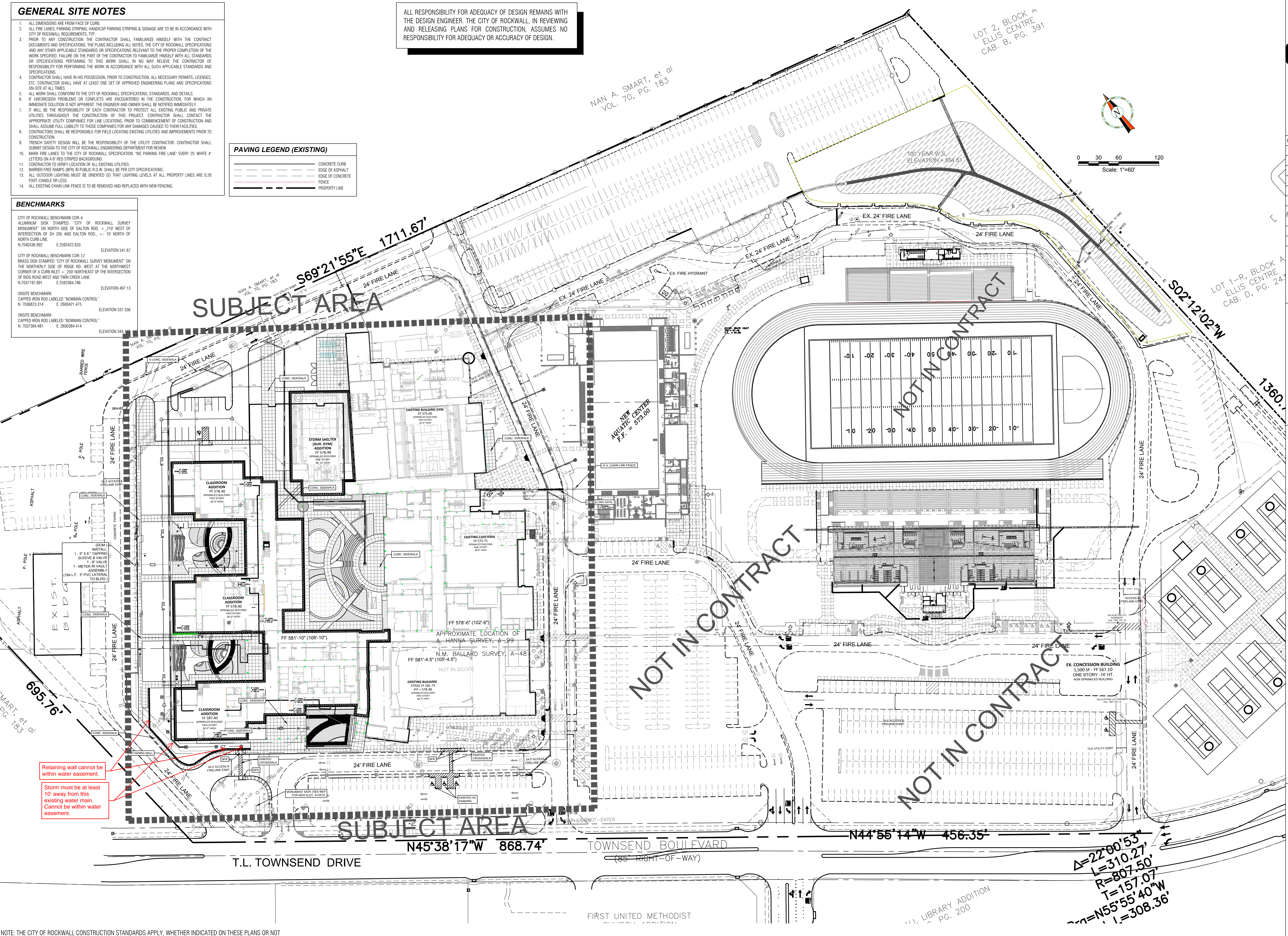
**UTLEY MIDDLE SCHOOL PHASE 2**

1201 T. L. Townsend DR., Rockwall, TX 75087

OVERALL SITE PLAN

JOB 23035  
DATE 05.17.2024  
SHEET

**C03.00**



NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT

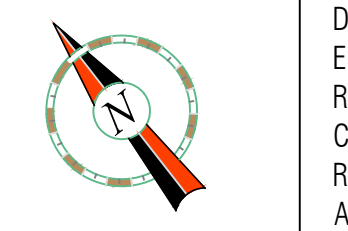


PAVING LEGEND (EXISTING)	
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE

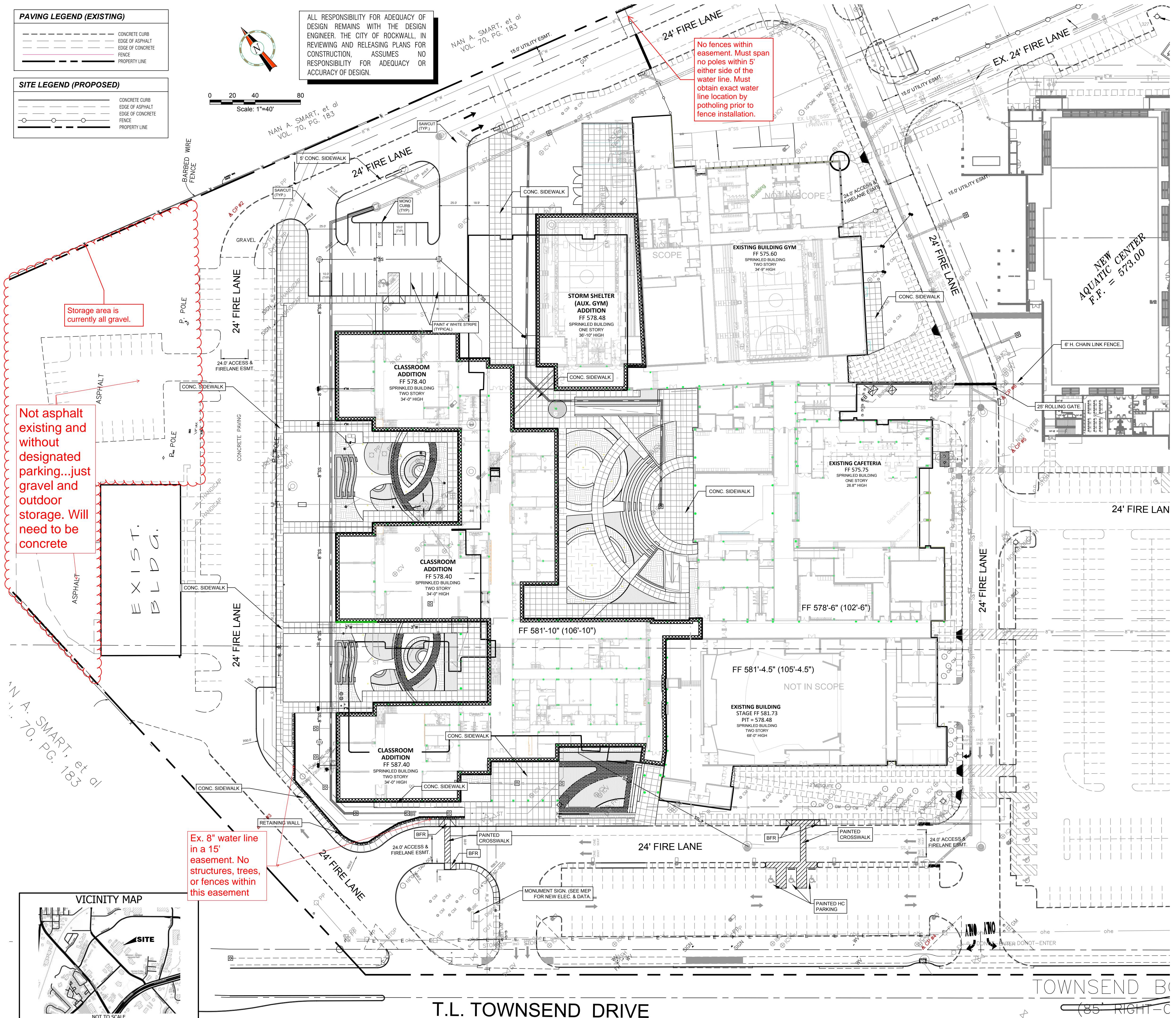
  

SITE LEGEND (PROPOSED)	
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE

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Scale: 1"=40'



### GENERAL SITE NOTES

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- MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: 10" PARKING FIRE LANE EVERY 25' WHITE 4" LETTERS ON A 6" RED STRIPED BACKGROUND.
- CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- BARRIER FREE RAMPS (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
- ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT-CANDLE OR LESS.
- ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

SITE LEGEND (PROPOSED)	
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FIRE LANE
	ORNAMENTAL FENCE
	PROPERTY LINE
	(PRIVATE) 6" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/4 REBARS ON 18" CENTERS EACH WAY OVER 6" COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
	(PUBLIC) 10" REINFORCED CONCRETE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/4 REBARS ON 18" CENTERS EACH WAY OVER 6" LINE TREATED SUBGRADE PER SOILS REPORT
	(PRIVATE) 6" REINFORCED CONCRETE FIRE LANE PAVEMENT 3,000 P.S.I. CONCRETE, 6% SACK HAND FINISH 6 SACK MACHINE FINISH W/4 REBARS ON 18" CENTERS EACH WAY OVER 6" LINE TREATED SUBGRADE PER SOILS REPORT
	(PRIVATE) STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 6% SACK MIX W/4 REBARS ON 18" CENTERS EACH WAY COLOR-B PER GEOTECHNICAL REPORT
	(CITY) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 6% SACK MIX W/4 REBARS ON 18" CENTERS EACH WAY COLOR-B PER GEOTECHNICAL REPORT
	TURF, COLOR A
	TURF, COLOR B
	PLANTING AREA RE. LANDSCAPE

### 6.9.2 Portland Cement Concrete (PCC) Pavement

Following subgrade improvement as recommended in Section 6.9.1, the following PCC (reinforced) pavement sections are recommended in Table F.

TABLE F Recommended PCC Pavement Sections		
Paving Type and/or Area	Subgrade Thickness, Inches	PCC Thickness, Inches
Parking, Areas Subjected Exclusively to Passenger Vehicle Traffic	Scarified and Compacted, 6	5
Drive Lanes & Fire Lanes, Bus Lanes, Areas Subjected to Light Volume Truck Traffic	Lime Modified, 6	6
Dumpster & Truck Traffic Areas, Areas Subjected to Moderate Volume Truck Traffic	Lime Modified, 6	7

NOTE: SEE ALPHA TESTING REPORT NO. G223259 FOR COMPLETE RECOMMENDATIONS.

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 \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, THIS \_\_\_\_ day of \_\_\_\_\_, 2024.

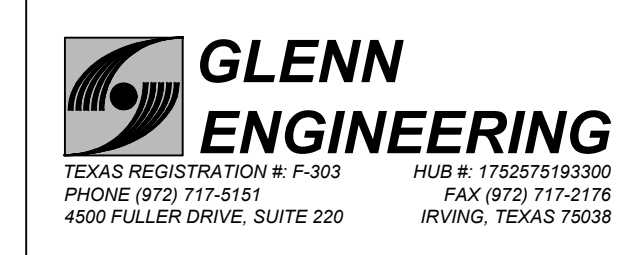
Planning & Zoning Commission, Chairman      Director of Planning and Zoning  
**HERMAN E. UTLEY MIDDLE SCHOOL**  
LOT 1, BLOCK 1  
OUT OF THE  
M.N. BALLARD SURVEY, ABSTRACT NO. 48  
AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD, 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087, CONTACT: WILLIAM SALEE  
SURVEYOR: KMCE, Inc., 17774 PRESTON ROAD, DALLAS, TEXAS 75252, (972) 889-6500, CONTACT: ROBERT HANSEN  
ENGINEER: GLENN ENGINEERING CORP., 4500 FULLER DR., IRVING, TEXAS 75038, (972) 717-5151, CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP2024-000

ISSUES		
1	05/17/24	90% CD SET

### REVISIONS



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Date of issue: 05.17.2024

# UTLEY MIDDLE SCHOOL PHASE 2

1201 T. L. Townsend DR., Rockwall, TX 75087

## DETAILED SITE PLAN

JOB 23035  
DATE 05.17.2024  
SHEET

**C03.01**

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



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- ### GENERAL SITE NOTES
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
  - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
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  - ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

# CORGAN

CORGAN  
401 N. Houston St., Dallas, TX 75202  
T: 214.748.2000

### ISSUES

1	05/17/24	90% CD SET
---	----------	------------

### REVISIONS

**GLENN ENGINEERING**  
TEXAS REGISTRATION # F-303 HUB # 1752575193300  
PHONE (972) 717-9161 FAX (972) 717-2176  
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038

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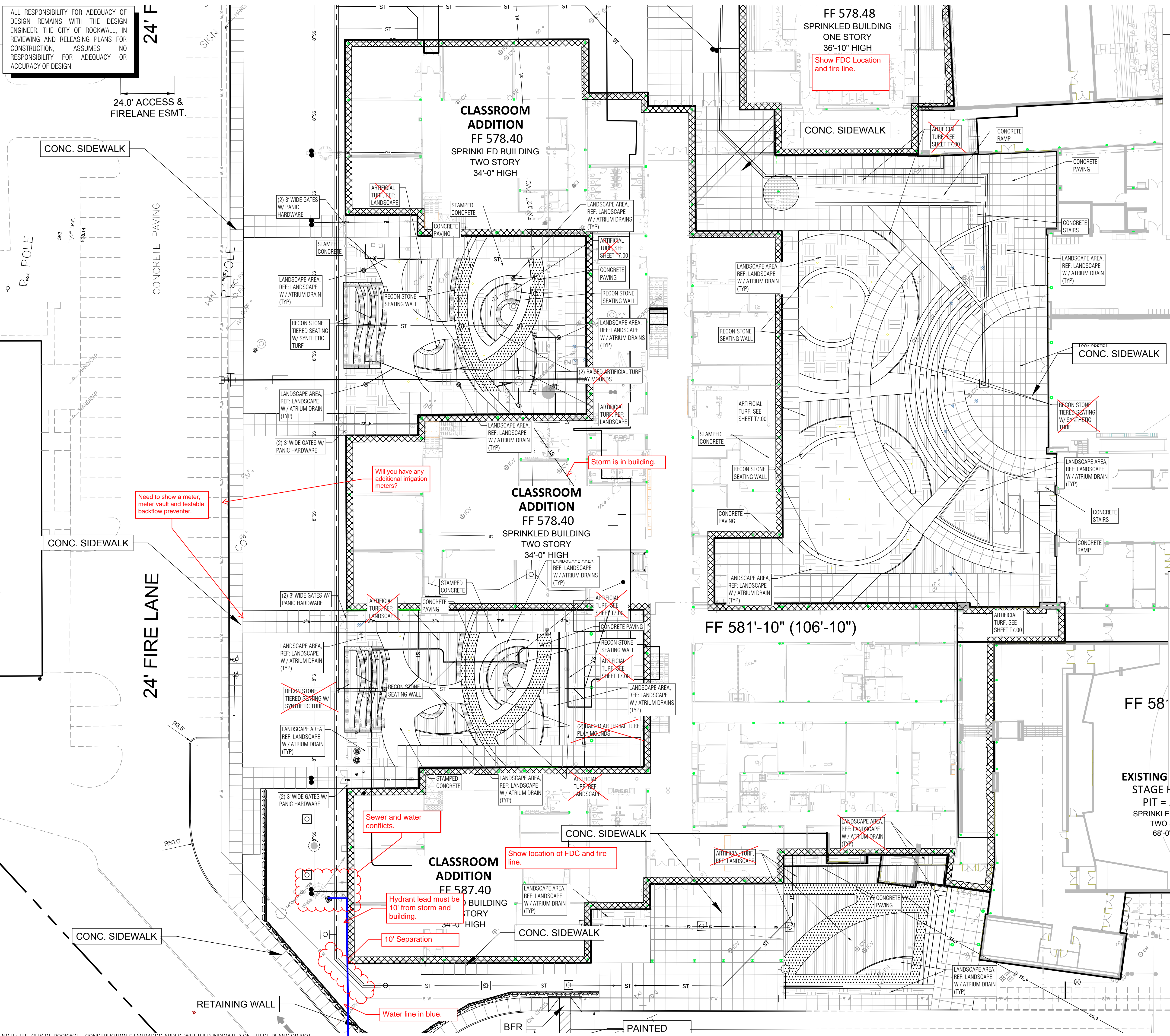
# UTLEY MIDDLE SCHOOL PHASE 2

1201 T. L. Townsend DR., Rockwall, TX 75087

SITE PLAN - COURTYARD

JOB 23035  
DATE 05.17.2024  
SHEET

## C03.02



### PAVING LEGEND (EXISTING)

(Dashed line)	CONCRETE CURB
(Dotted line)	EDGE OF ASPHALT
(Solid line)	EDGE OF CONCRETE
(Dashed line with dots)	FENCE
(Solid line with dots)	PROPERTY LINE

### SITE LEGEND (PROPOSED)

(Dashed line)	CONCRETE CURB
(Dotted line)	EDGE OF ASPHALT
(Solid line)	EDGE OF CONCRETE
(Dashed line with dots)	FENCE
(Solid line with dots)	PROPERTY LINE

### COURTYARD LEGEND

(Brick pattern)	(PRIVATE) RECON STONE SEATING WALL.
(Grid pattern)	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR A OVER SUBGRADE PER SOILS REPORT.
(Dotted pattern)	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MACHINE FINISH W/ #3 REBARS ON 18" CENTERS EACH WAY, OVER 8" GRAVEL PER DETAIL.
(Dotted pattern with dots)	(PRIVATE) STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/ #3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEO TECHNICAL REPORT.
(Dotted pattern with dots)	ARTIFICIAL TURF (COLOR)
(Stippled pattern)	LANDSCAPE AREA RE. LANDSCAPE

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT



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.

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

ARTIFICIAL TURF, REF: LANDSCAPE

CONC. SIDEWALK

LANDSCAPE AREA, REF: LANDSCAPE W / ATRIUM DRAIN (TYP)

CONC. SIDEWALK

BFR

PAINTED CROSSWALK

BFR

MONUMENT SIGN. (SEE MEP FOR NEW ELEC. & DATA.)

- ### GENERAL SITE NOTES
- STRIPING & SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
  - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING & SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF ROCKWALL REQUIREMENTS, TYP.
  - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF ROCKWALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
  - ALL WORK SHALL CONFORM TO THE CITY OF ROCKWALL SPECIFICATIONS, STANDARDS, AND DETAILS.
  - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
  - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
  - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
  - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ROCKWALL ENGINEERING DEPARTMENT FOR REVIEW.
  - MARK FIRE LANES TO THE CITY OF ROCKWALL SPECIFICATION: "NO PARKING FIRE LANE" EVERY 25' WHITE 4" LETTERS ON A 4" RED STRIPED BACKGROUND.
  - CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
  - BARRIER FREE RAMP (BFR) IN PUBLIC R.O.W. SHALL BE PER CITY SPECIFICATIONS.
  - ALL OUTDOOR LIGHTING MUST BE ORIENTED SO THAT LIGHTING LEVELS AT ALL PROPERTY LINES ARE 0.20 FOOT-CANDLE OR LESS.
  - ALL EXISTING CHAIN LINK FENCE IS TO BE REMOVED AND REPLACED WITH NEW FENCING.

#### PAVING LEGEND (EXISTING)

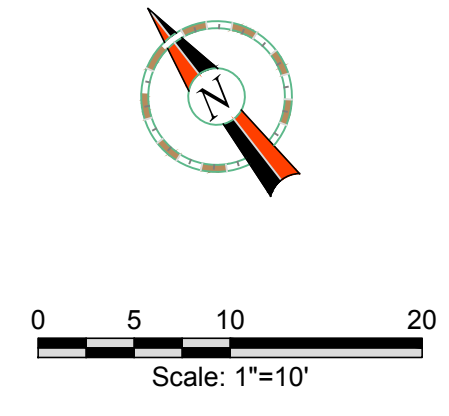
	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE

#### SITE LEGEND (PROPOSED)

	CONCRETE CURB
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	FENCE
	PROPERTY LINE

#### COURTYARD LEGEND

	(PRIVATE) RECON STONE SEATING WALL.
	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/#3 REBARS ON 18" CENTERS EACH WAY, COLOR A OVER SUBGRADE PER SOILS REPORT.
	(PRIVATE) 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MACHINE FINISH W/#3 REBARS ON 18" CENTERS EACH WAY, OVER 8" GRAVEL PER DETAIL.
	(PRIVATE) STAMPED 4" REINFORCED CONCRETE SIDEWALK 3,000 P.S.I. CONCRETE, 5/8" SACK MIX W/#3 REBARS ON 18" CENTERS EACH WAY, COLOR B PER GEO TECHNICAL REPORT.
	ARTIFICIAL TURF (COLOR)
	LANDSCAPE AREA RE LANDSCAPE



**CORGAN**

CORGAN  
401 N. Houston St., Dallas, TX 75202  
T: 214.748.2000

#### ISSUES

1	05/17/24	90% CD SET

**GLENN ENGINEERING**

TEXAS REGISTRATION # F-303    HUB # 175257193300  
PHONE (972) 717-5151    FAX (972) 717-2176  
4500 FULLER DRIVE, SUITE 220    IRVING, TEXAS 75038

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MIKE GLENN, P.E. 35059, ON MAY 17, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Date of issue:  
05.17.2024

**UTLEY MIDDLE SCHOOL PHASE 2**

1201 T. L. Townsend DR., Rockwall, TX 75087

SITE PLAN - COURTYARD ENTRY

JOB 23035  
DATE 05.17.2024  
SHEET **C03.03**

NOTE: THE CITY OF ROCKWALL CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 1201 T L Townsend Dr, Rockwall, TX 75087

SUBDIVISION Herman Utley Middle School

LOT 1

BLOCK 1

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE Public school

PROPOSED ZONING AG

PROPOSED USE Public school

ACREAGE 41.649

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering

CONTACT PERSON Tim Lyssy - Director of Project Planning and Constructio

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Dr. #220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Tx 75038

PHONE 469-698-7031

PHONE 972.989.2174

E-MAIL tim.lyssy@rockwallisd.org

E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

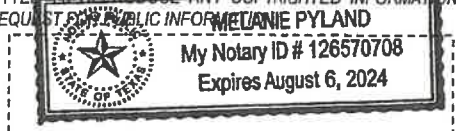
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM LYSSY [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MAY, 2024 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 MAY, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES August 6, 2024

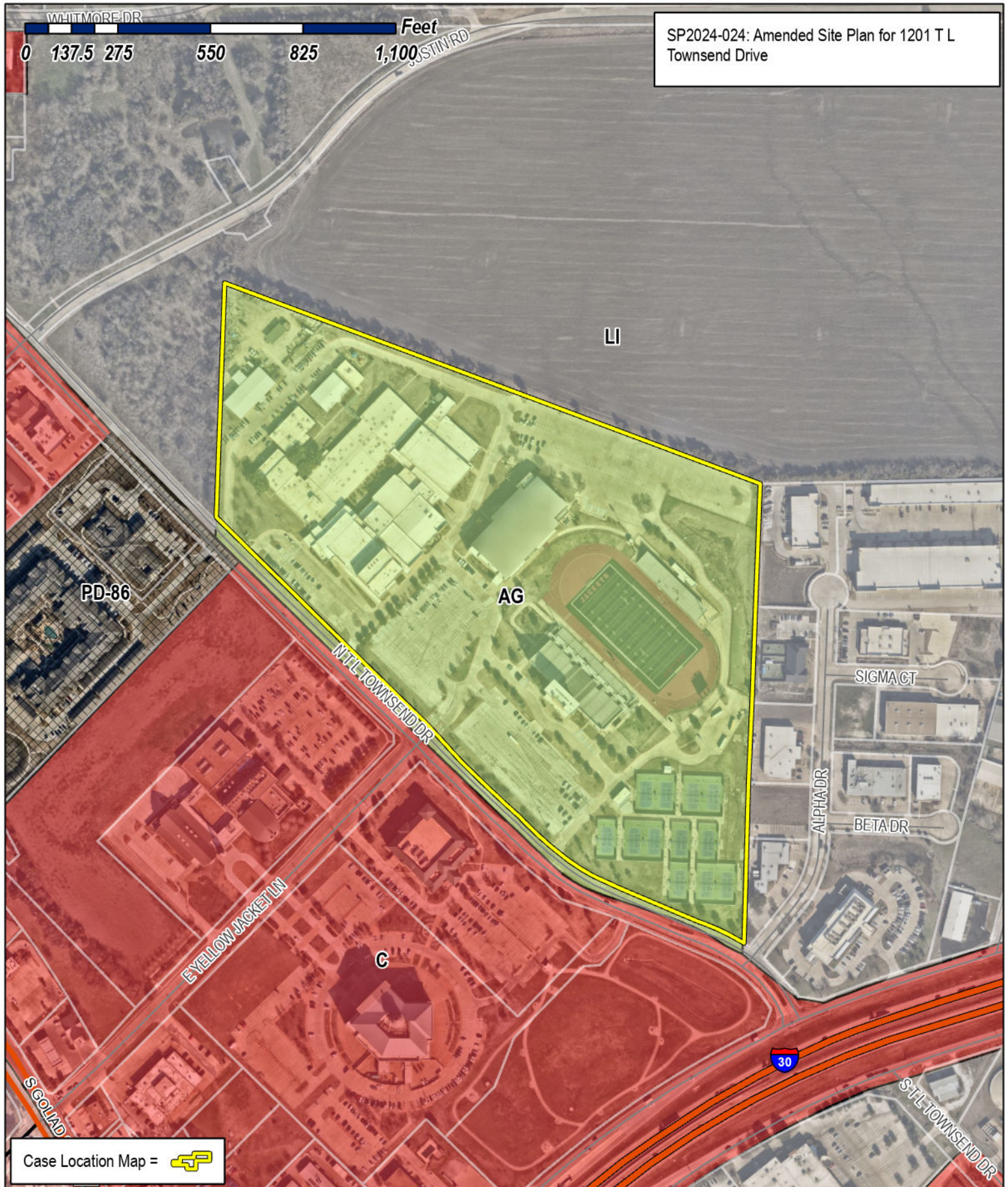



WHITMORE DR

Feet

0 137.5 275 550 825 1,100

SP2024-024: Amended Site Plan for 1201 T L Townsend Drive



Case Location Map = 



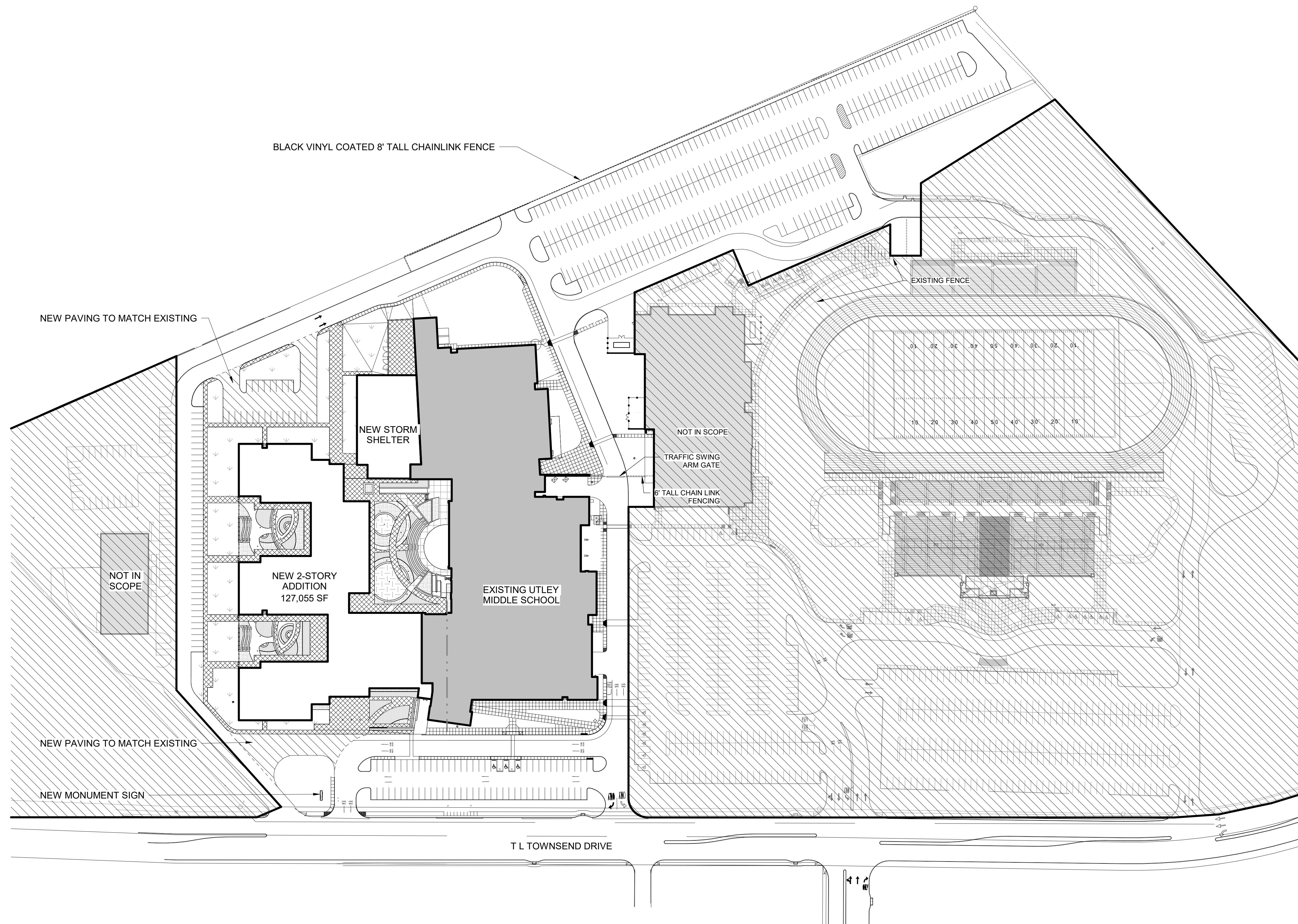
# City of Rockwall

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.







01 SITE PLAN - PHASE 2  
1" = 80'-0"

# OVERALL SITE PLAN



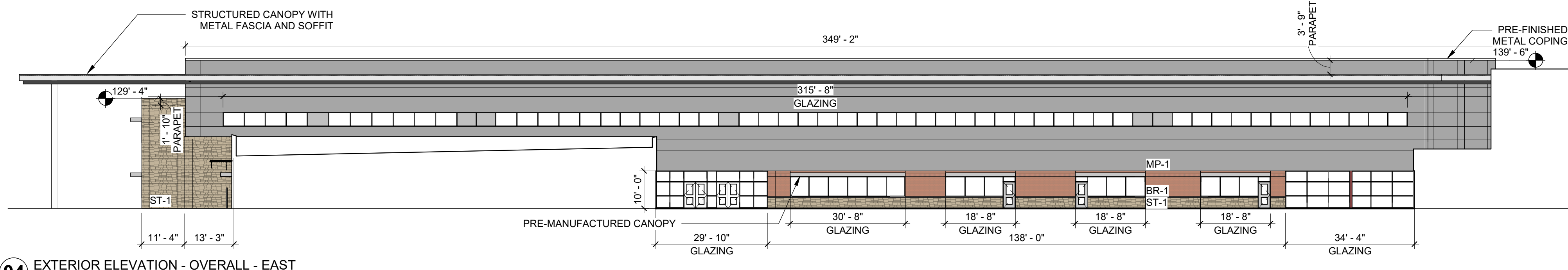
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.



Planning & Zoning Commission, Chairman

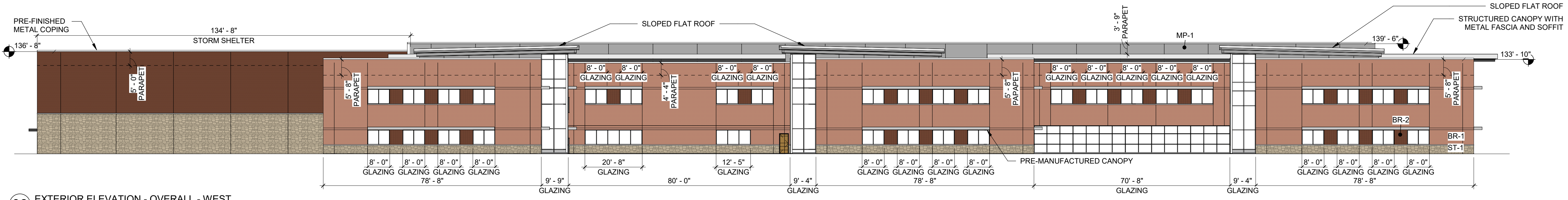
Director of Planning and Zoning





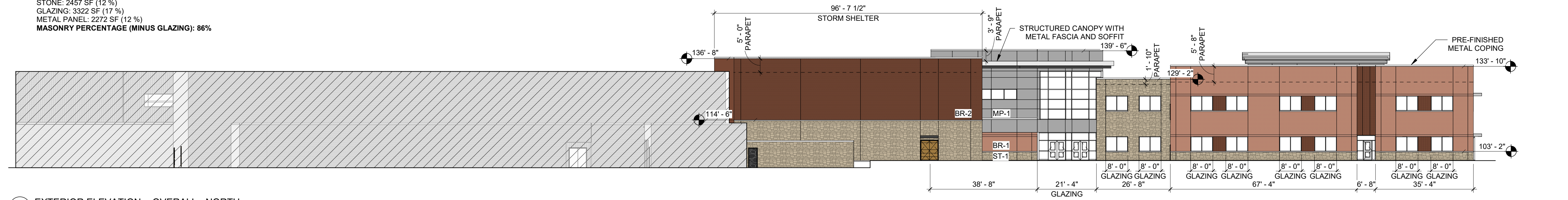
**04 EXTERIOR ELEVATION - OVERALL - EAST**  
1" = 20'-0"

**NEW ADDITION:**  
**TOTAL FACADE SQUARE FOOTAGE: 12,136 SF**  
 TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 9795 SF  
 BRICK: 934 SF (8%)  
 STONE: 969 SF (8%)  
 GLAZING: 2341 SF (19%)  
 METAL PANEL: 7892 SF (65%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 20%**



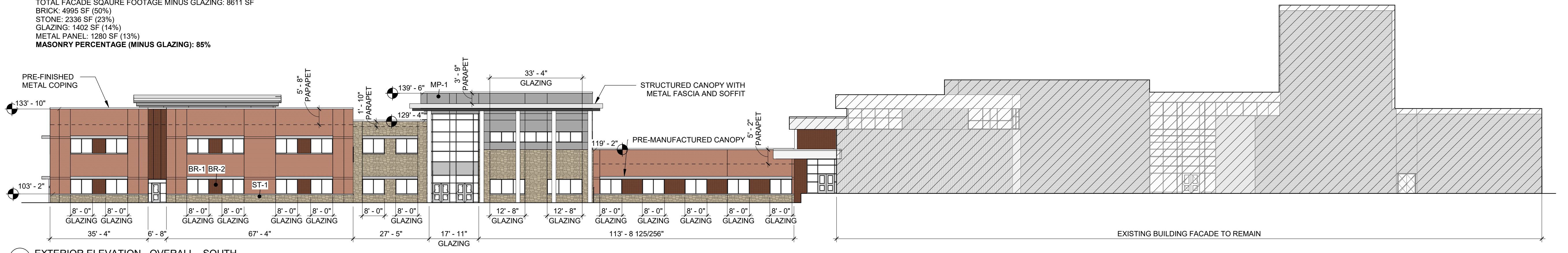
**03 EXTERIOR ELEVATION - OVERALL - WEST**  
1" = 20'-0"

**NEW ADDITION:**  
**TOTAL FACADE SQUARE FOOTAGE: 19,737 SF**  
 TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 16,415 SF  
 BRICK: 11,686 SF (59%)  
 STONE: 2457 SF (12%)  
 GLAZING: 3322 SF (17%)  
 METAL PANEL: 2272 SF (12%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 86%**



**02 EXTERIOR ELEVATION - OVERALL - NORTH**  
1" = 20'-0"

**NEW ADDITION:**  
**TOTAL FACADE SQUARE FOOTAGE: 10,013 SF**  
 TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 8611 SF  
 BRICK: 4995 SF (50%)  
 STONE: 2336 SF (23%)  
 GLAZING: 1402 SF (14%)  
 METAL PANEL: 1280 SF (13%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 85%**



**01 EXTERIOR ELEVATION - OVERALL - SOUTH**  
1" = 20'-0"

**NEW ADDITION:**  
**TOTAL FACADE SQUARE FOOTAGE: 8541 SF**  
 TOTAL FACADE SQUARE FOOTAGE MINUS GLAZING: 6495 SF  
 BRICK: 3759 SF (45%)  
 STONE: 1850 SF (22%)  
 GLAZING: 2045 SF (23%)  
 METAL PANEL: 887 SF (10%)  
**MASONRY PERCENTAGE (MINUS GLAZING): 86%**

EXT. MATERIALS LEGEND		
	ST-1	
	BR-1	
	BR-2	
	MP-1	
	MP-2	
	GL-1	



# EXTERIOR ELEVATIONS UTLEY MIDDLE SCHOOL

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



# UTLEY MIDDLE SCHOOL - EXTERIOR MATERIALS

EXTERIOR - 1201 T L TOWNSEND DR., ROCKWALL, TX



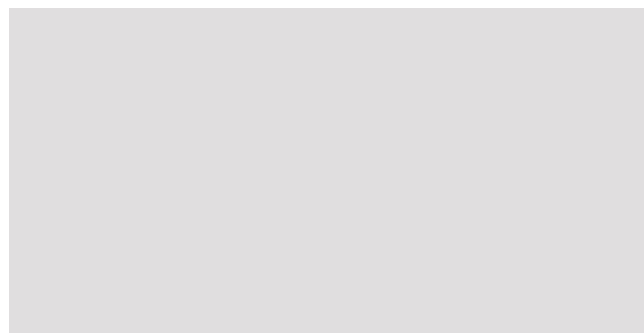
BR-1 FIELD BRICK



BR-2 ACCENT BRICK



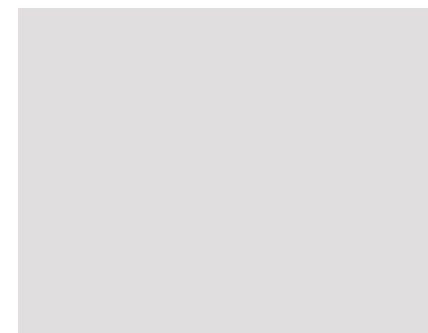
GL-1 INSULATED EXTERIOR GLAZING UNIT



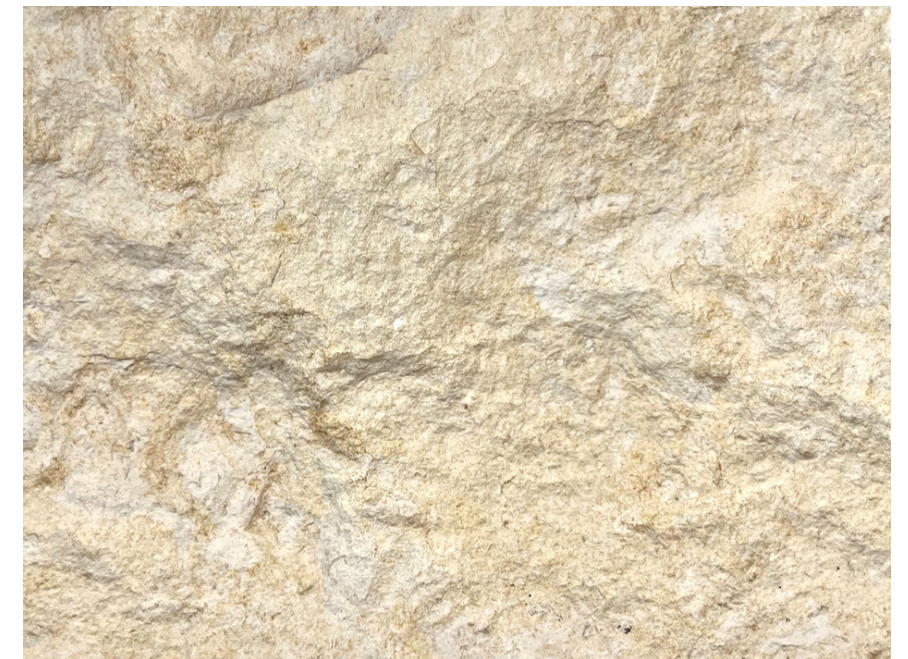
AL-1 STOREFRONT ALUMINUM



MP-1 METAL PANEL



MP-2 METAL PANEL



ST-1 STONE



SITE DATA SUMMARY TABLE	
EXISTING ZONING	AG
PROPOSED ZONING	AG
USE	PUBLIC SCHOOL
LOT AREA	1,814,233 S.F. OR 41.649 AC.
BUILDING AREA - UTLEY MIDDLE SCHOOL	
PROPOSED FIRST FLOOR	76,400 S.F.
PROPOSED SECOND FLOOR	50,674 S.F.
TOTAL BUILDING AREA	127,075 S.F.
AQUATICS CENTER	45,200 S.F.
STADIUM	
HOME	22,350 S.F.
VISITOR	1,530 S.F.
TENNIS BUILDING	1,500 S.F.
LOT COVERAGE (ALL BUILDINGS)	146,980 S.F./1,814,233 S.F. = 8.10%
FLOOR AREA RATIO	8.10:1
TOTAL IMPERVIOUS AREA (SITE)	1,025,823 S.F. OR 23.55 AC.
BUILDING HEIGHT STORM SHELTER	36'-10" (2 STORY)
BUILDING HEIGHT CLASSROOMS	34'-0" (2 STORY)
STUDENT CAPACITY (6TH-8TH GRADE) DESIGN	1,350 STUDENTS
STUDENT CAPACITY (7TH-8TH GRADE) EXISTING	910 STUDENTS
TOTAL REQUIRED PARKING (1 PER 25 STUDENTS)	54 SPACES REQUIRED
1,350 STUDENT / 1 PER 25 STUDENTS =	54 SPACES REQUIRED
PARKING PROVIDED	
PARKING SURFACE (OVERALL SITE)	
EXISTING 9.0' x 18.0'	1,083 SPACES (Includes 31 HC Spaces)
NEW 10.0' x 20.0' PARALLEL	18 SPACES (Includes 1 HC Space)
TOTAL PARKING PROVIDED	1,101 SPACES

**LANDSCAPE NOTES**

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD/GRASS PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

**CORGAN**

CORGAN  
www.cor.an.com  
T: 214.748.2000

ISSUES	
1	05/13/2023 PERMIT SET
2	
3	
4	
5	
6	

REVISIONS	

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

**RAMSEY LANDSCAPE ARCHITECTS, LLC**

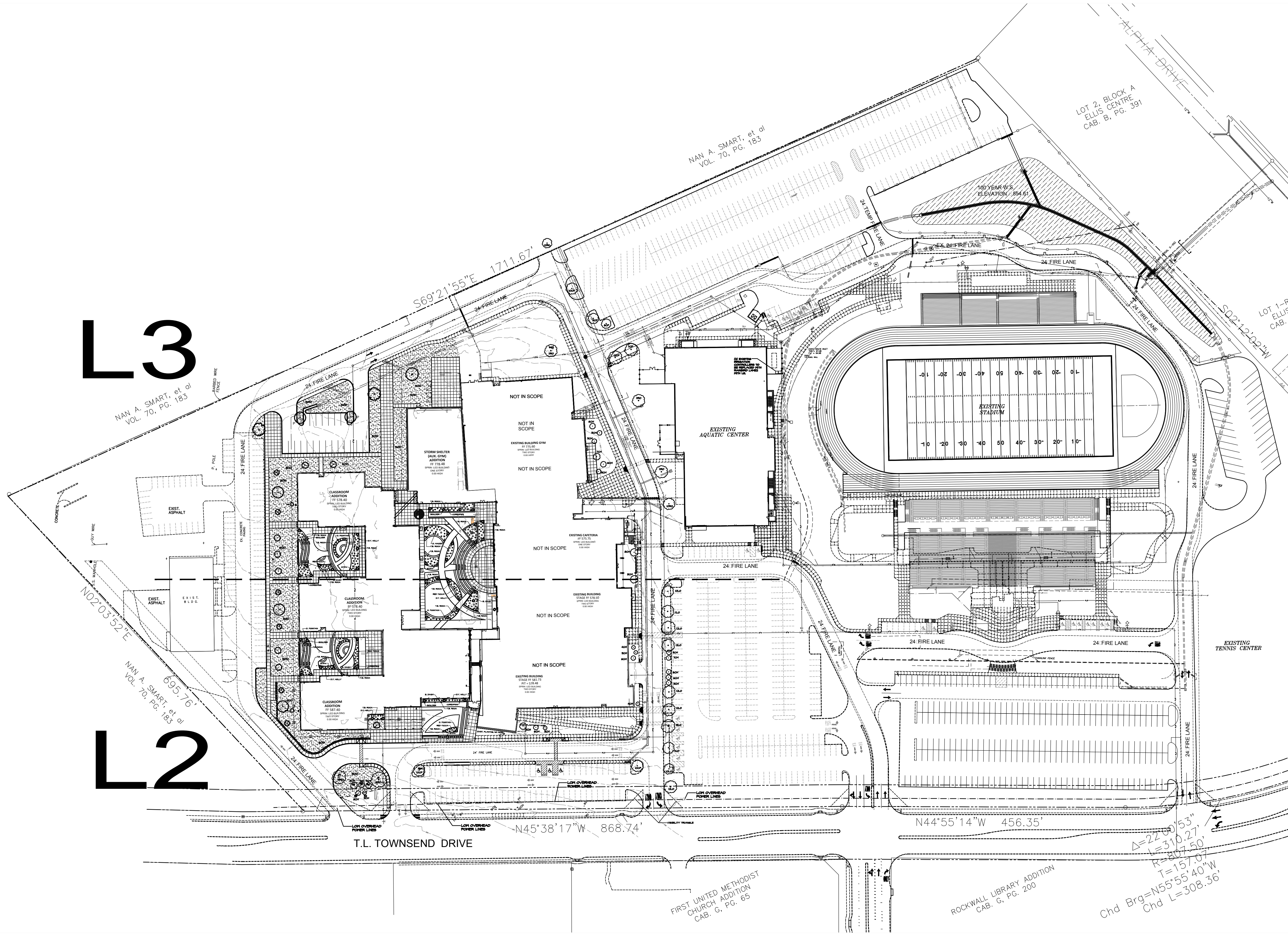
11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 382-5433  
EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL  
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

**OVERALL  
LANDSCAPE PLAN**

**JOB** 335  
**DATE** 5.13.2024  
**SHEET** L 1



**L3**

**L2**

**HERMAN E. UTLEY MIDDLE SCHOOL  
LOT 1, BLOCK 1  
OUT OF THE  
M.N. BALLARD SURVEY, ABSTRACT NO. 48  
AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

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 \_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2024.

Planning & Zoning Commission, Chairman      Director of Planning and Zoning

**OWNER/DEVELOPER:**  
ROCKWALL ISD  
801 E. WASHINGTON ST.  
ROCKWALL, TEXAS 75087  
(972) 771-0605  
CONTACT: WILLIAM SALEE

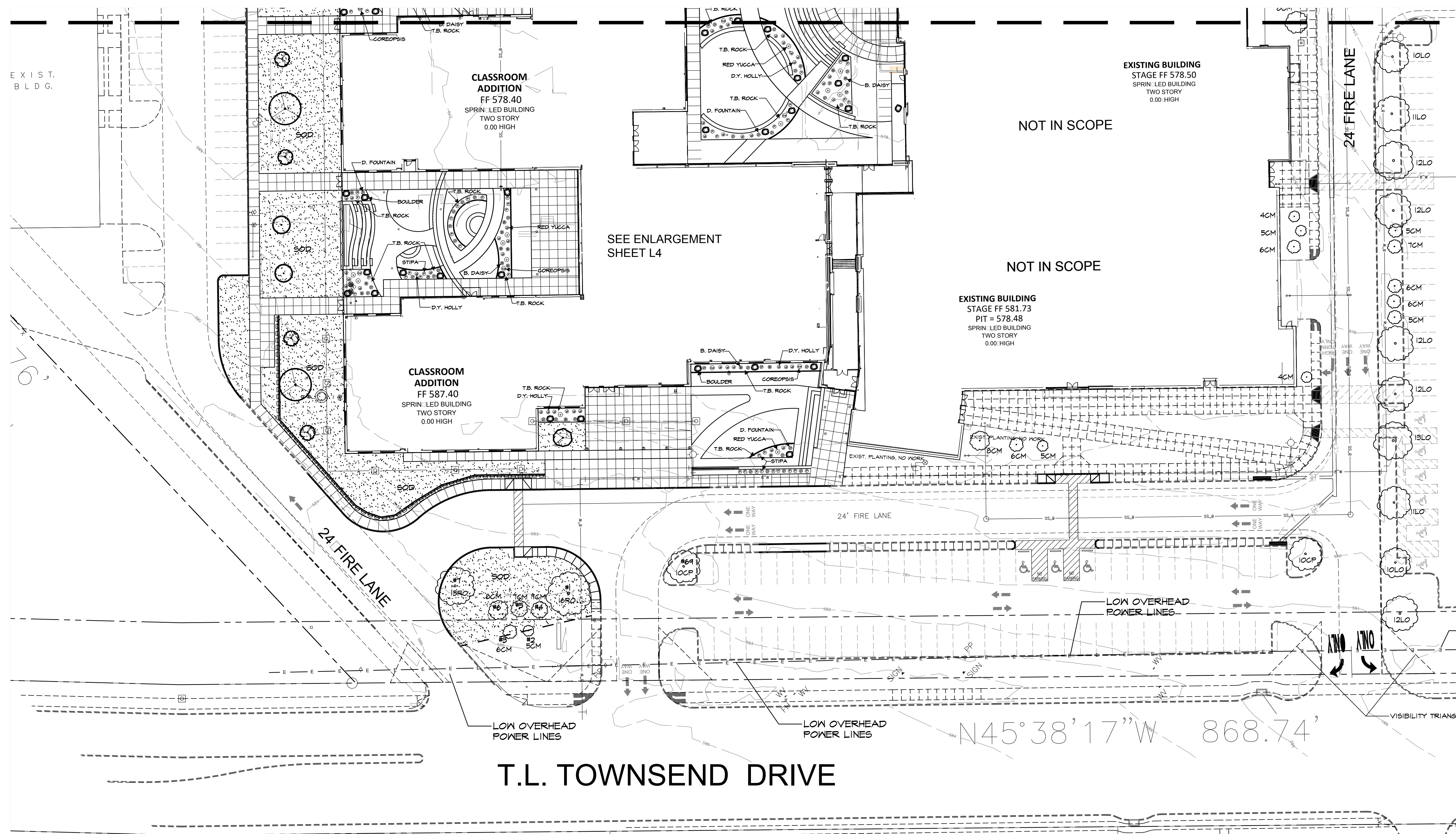
**SURVEYOR:**  
KMCE, Inc.  
17774 PRESTON ROAD  
DALLAS, TEXAS 75252  
(817) 889-6500  
CONTACT: ROBERT HANSEN

**ENGINEER:**  
GLENN ENGINEERING CORP.  
4500 FULLER DR.  
IRVING, TEXAS 75038  
(972) 717-5151  
CONTACT: CHERALYN M. ARMLOU

CITY OF ROCKWALL CASE NO. SP00040000



MATCHLINE SEE SHEET L3



**CORGAN**

CORGAN  
www.cor.an.com  
T: 214.748.2000

ISSUES	
1	05/13/2023 PERMIT SET
2	
3	
4	
5	
6	

REVISIONS	

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

**RAMSEY LANDSCAPE ARCHITECTS, L.L.C.**  
11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 382-5433  
EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL  
PHASE 2**

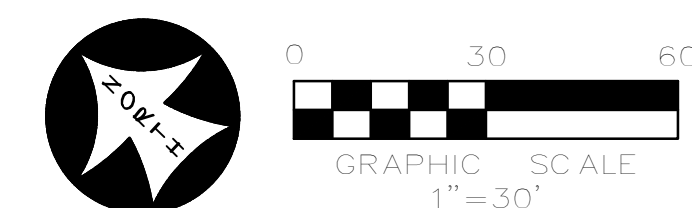
1201 T L Townsend Dr., Rockwall, TX 75087

LANDSCAPE PLAN  
AREA A

JOB **335**  
DATE **5.13.2024**  
SHEET

**L 2**

HERMAN E. UTLEY MIDDLE SCHOOL  
LOT 1, BLOCK 1  
OUT OF THE  
M.N. BALLARD SURVEY, ABSTRACT NO. 48  
AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

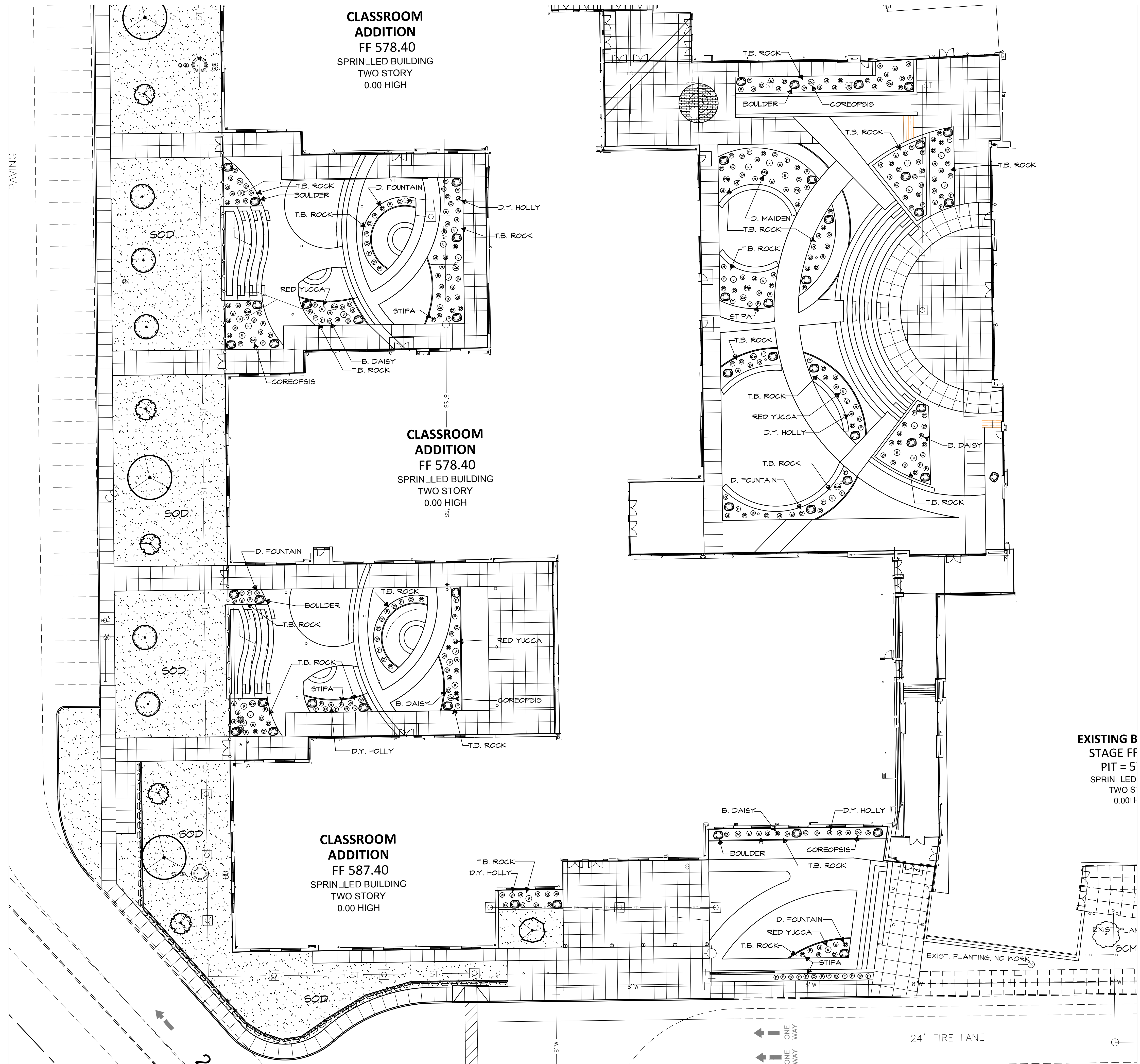
<b>OWNER/DEVELOPER:</b> ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: WILLIAM SALEE	<b>SURVEYOR:</b> KMCE, Inc. 17774 PRESTON ROAD DALLAS, TEXAS 75252 (817) 889-6500 CONTACT: ROBERT HANSEN	<b>ENGINEER:</b> GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO
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CITY OF ROCKWALL CASE NO. SP00040000







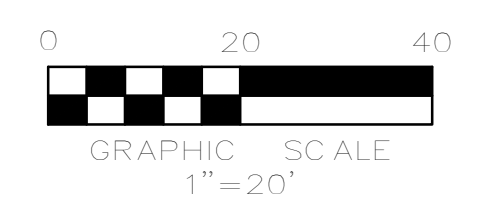
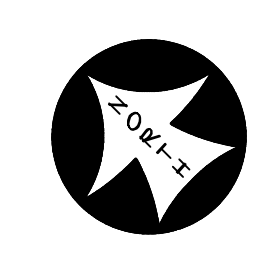


**CLASSROOM ADDITION**  
 FF 578.40  
 SPRINKLED BUILDING  
 TWO STORY  
 0.00 HIGH

**CLASSROOM ADDITION**  
 FF 578.40  
 SPRINKLED BUILDING  
 TWO STORY  
 0.00 HIGH

**CLASSROOM ADDITION**  
 FF 587.40  
 SPRINKLED BUILDING  
 TWO STORY  
 0.00 HIGH

**EXISTING B**  
 STAGE FF  
 PIT = 5'  
 SPRINKLED  
 TWO S'  
 0.00'±



HERMAN E. UTLEY MIDDLE SCHOOL  
 LOT 1, BLOCK 1  
 OUT OF THE  
 M.N. BALLARD SURVEY, ABSTRACT NO. 48  
 AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<b>OWNER/DEVELOPER:</b> ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 CONTACT: WILLIAM SALEE	<b>SURVEYOR:</b> KMCE, Inc. 17774 PRESTON ROAD DALLAS, TEXAS 75252 (972) 771-0605 CONTACT: ROBERT HANSEN	<b>ENGINEER:</b> GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUO
---	---	---

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 \_\_\_, 2024.  
 WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2024.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman      Director of Planning and Zoning

CITY OF ROCKWALL CASE NO. SP 0000000000

**CORGAN**  
 CORGAN  
 www.coran.com  
 T: 214.748.2000

ISSUES	
1	05/13/2023 PERMIT SET
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REVISIONS	

THIS DOCUMENT IS RELEASED FOR INTERIM REVIEW UNDER THE AUTHORITY OF: MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #1901. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

**RAMSEY LANDSCAPE ARCHITECTS, LLC**  
 11914 WISHING WELL CT.  
 FRISCO, TEXAS 75035  
 PHONE (972) 335-0889  
 FAX (469) 382-5433  
 EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL  
 PHASE 2**  
 1201 T L Townsend Dr., Rockwall, TX 75087

**LANDSCAPE ENLARGEMENT**

**JOB** 035  
**DATE** 05.13.2024  
**SHEET**

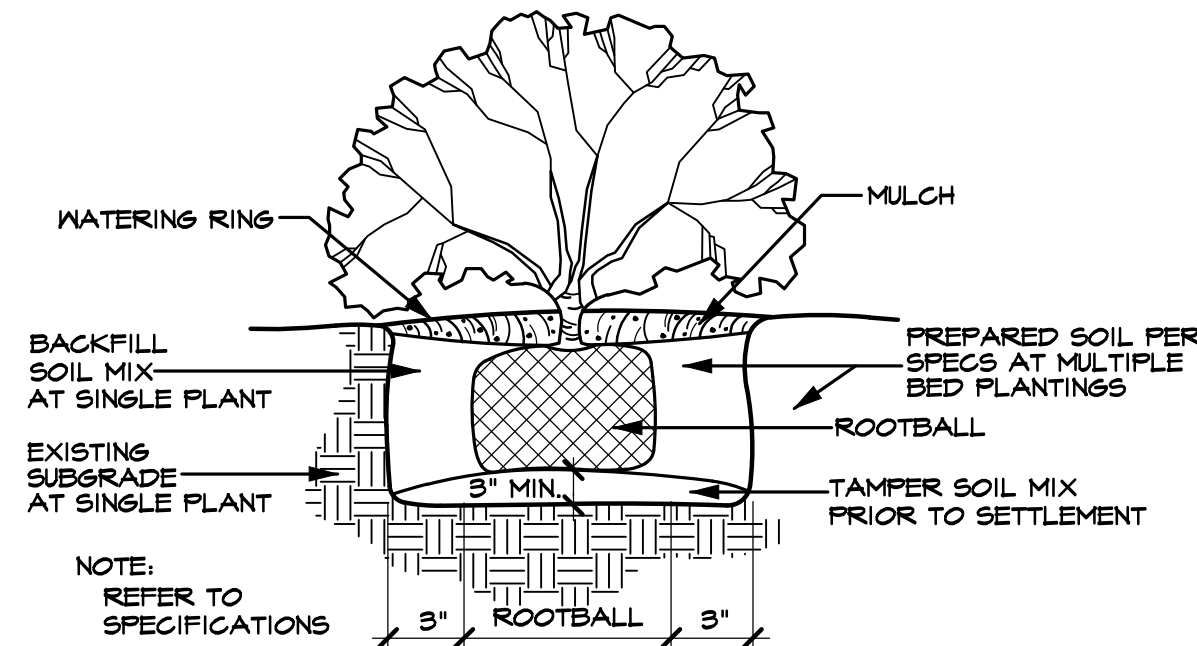


**LANDSCAPE NOTES**

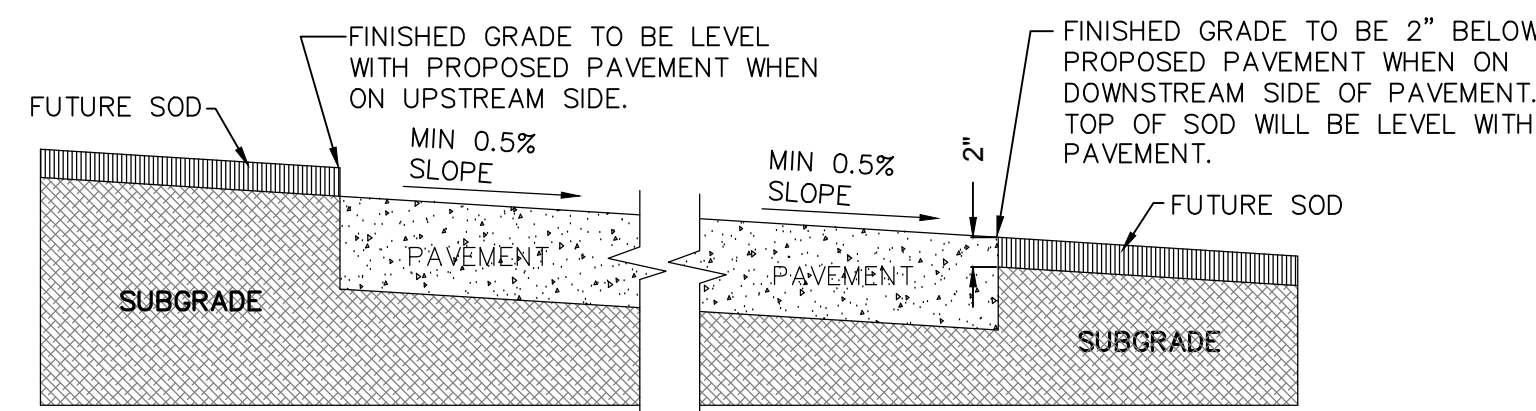
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD/HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

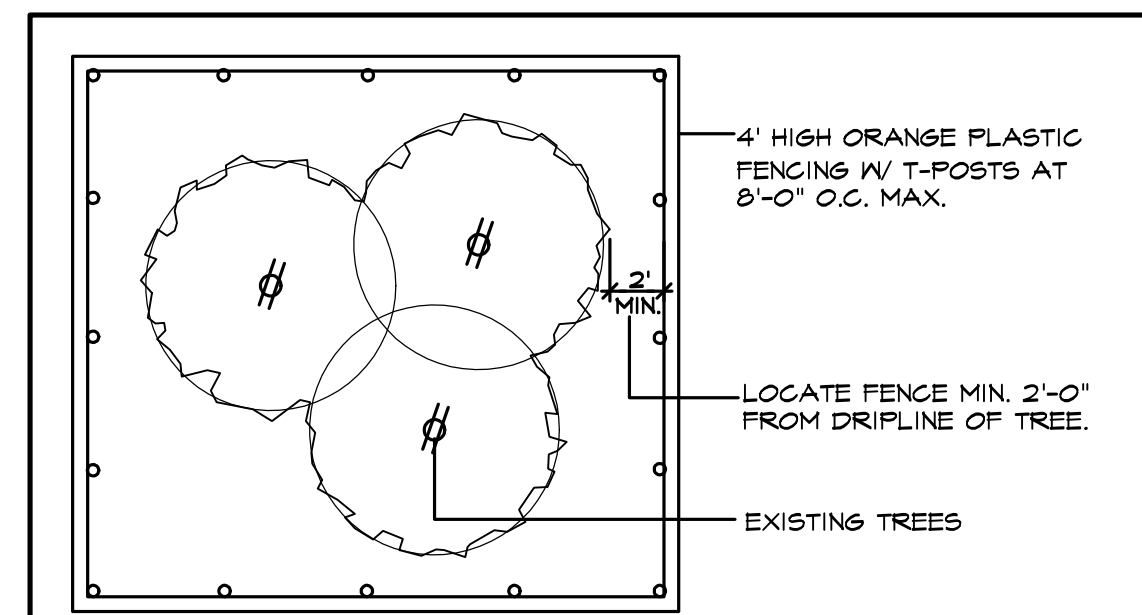
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



**SHRUB PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.



**GRADING DETAIL FOR PAVEMENT WITHOUT CURB**  
SCALE: N.T.S.



- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

**TREE PROTECTION FENCE AND NOTES**  
SCALE: N.T.S.

**LANDSCAPE TABULATIONS**

**LANDSCAPE REQUIRED**  
1 ROW OF SHADE TREES 50' O.C. AND SCREENING SHRUBS AT HEAD IN PARKING  
NOT APPLICABLE - EXISTING CONDITIONS

**STREET BUFFER**  
2 CANOPY AND 4 ACCENT TREES PER 100 LF  
NOT APPLICABLE - EXISTING CONDITIONS

**PARKING LOT LANDSCAPING**  
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

**PARKING SPACES**  
PARKING LANDSCAPE REQUIRED (350 SF X 5% = ) 21 NEW SPACES  
PARKING LANDSCAPE PROVIDED 368 SF  
PARKING LANDSCAPE PROVIDED 305 SF  
PARKING TREES REQUIRED (21 SPACES / 10 = ) 2 TREES  
PARKING TREES PROVIDED P 2 TREES

**AMOUNT OF LANDSCAPING**  
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.  
NOT APPLICABLE

**TREE MITIGATION**  
AS SHOWN ON TREESCPE PLANS

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.

**TREES**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1	(Circle with cross)	LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
2	(Circle with cross and dots)	RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
5	(Circle with three lines)	PISTACHIO	Chinese Pistachio	Pistacia chinensis	4" caliper, 12'-14' Ht./ 3'-6" spread, B&B straight trunk full rounded canopy
6	(Circle with dots)	D. WILLOW	Desert Willow	Chilopsis linearis	4'-5" ht, 3'-4" spread, container
3	(Circle with cross and dots)	T. YAUPON	Yaupon Holly	Ilex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4" spread, container, male, tree form, limbed to 4'
5	(Circle with cross)	RED BUD	Oklahoma Red Bud	Cercis canadensis 'oklahoma'	6' Ht./3" spread min., container only single straight trunk, bushy specimen

**SHRUBS**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
106	(Circle with cross)	D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground
32	(Circle with cross)	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon
83	(Circle with cross)	D. FOUNTAIN	Dwarf Fountain Grass	Fennislatum atapeurilades hamlin'	1 gallon
15	(Circle with cross)	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	1 gallon
87	(Circle with cross)	STIPA	Mexican Feathergrass	Stipa tenuissima	1 gallon
37	(Circle with cross)	B. DAISY	Blackfoot Daisy	Melampodium leucanthum	1 gallon
4	(Circle with cross)	D. MAIDEN	Dwarf Maiden Grass	Miscanthus sinensis 'Adagio'	5 gallon

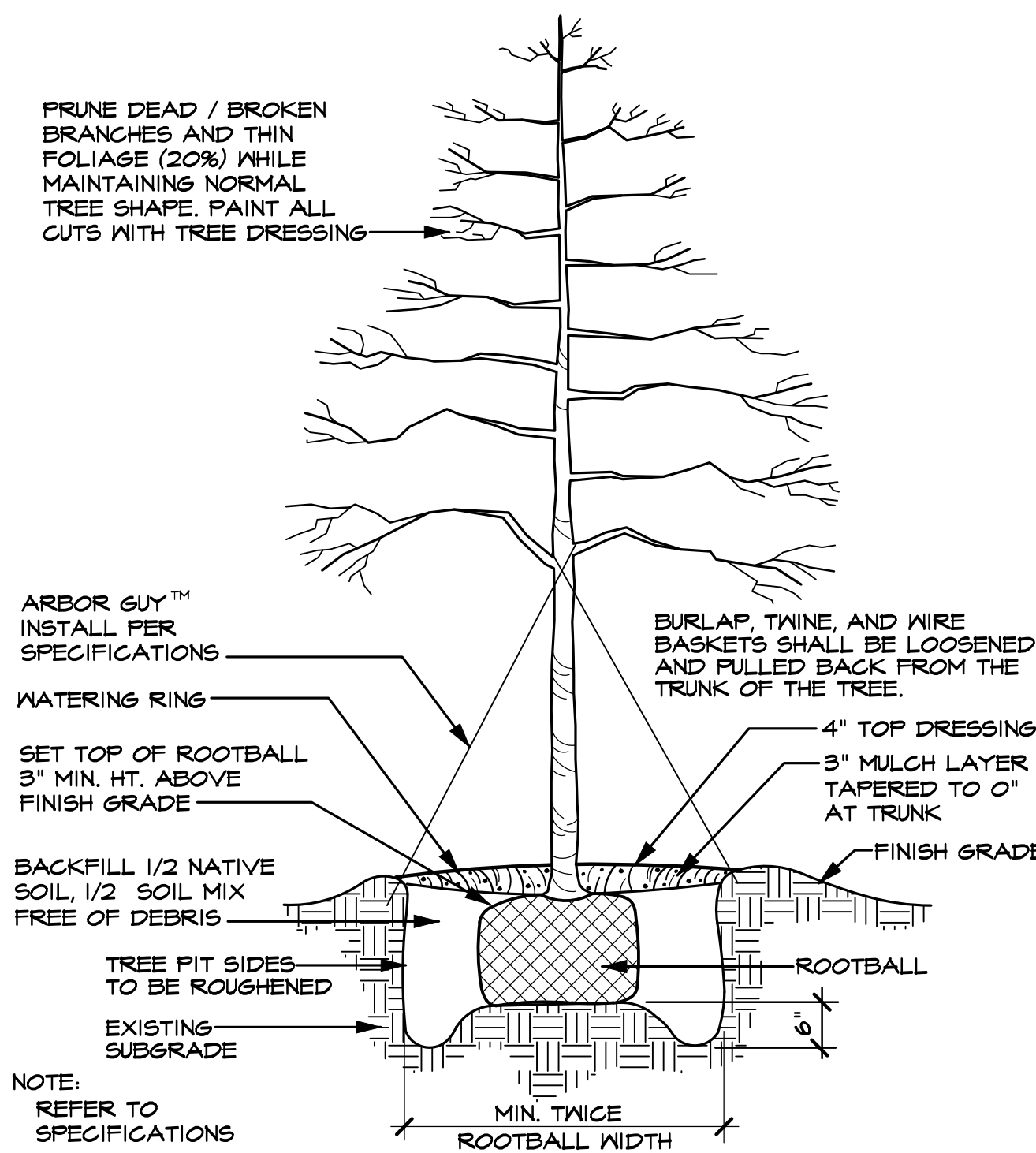
**GROUND COVER**

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Square with dots)	SOD	Common Bermuda Grass	Cynodon dactylon	Solid Rolled Sod refer to specifications

**MISCELLANEOUS**

AS SHOWN	(Line)	EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color
51	(Circle with dots)	BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS
AS SHOWN	(Square with dots)	T.B. ROCK	3"-5" Texas Black rock, 6"-8" deep. Provide weed barrier mat below rock. Separate all grass/soil areas with edging. Rock to cover all weed barrier mat.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



**TREE PLANTING DETAIL (TYPICAL)**  
SCALE: N.T.S.

APPROVED:  
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WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2024.

Planning & Zoning Commission, Chairman \_\_\_\_\_  
Director of Planning and Zoning \_\_\_\_\_

HERMAN E. UTLEY MIDDLE SCHOOL  
LOT 1, BLOCK 1  
OUT OF THE  
M.N. BALLARD SURVEY, ABSTRACT NO. 48  
AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: ROCKWALL ISD 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605 CONTACT: WILLIAM SALEE  
SURVEYOR: KMCE, Inc. 17774 PRESTON ROAD DALLAS, TEXAS 75252 (817) 889-6500 CONTACT: ROBERT HANSEN  
ENGINEER: GLENN ENGINEERING CORP. 4500 FULLER DR. IRVING, TEXAS 75038 (972) 717-5151 CONTACT: CHERALYN M. ARMUJO

CITY OF ROCKWALL CASE NO. SP00040000

**CORGAN**

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**ISSUES**

1	05/13/2023	PERMIT SET
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**REVISIONS**


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RAMSEY LANDSCAPE ARCHITECTS, L.L.C.

11914 WISHING WELL CT.  
FRISCO, TEXAS 75035  
PHONE (972) 335-0889  
FAX (469) 382-5433  
EMAIL: MIKE.RLA@ATT.NET

UTLEY MIDDLE SCHOOL  
PHASE 2  
1201 T L Townsend Dr., Rockwall, TX 75087

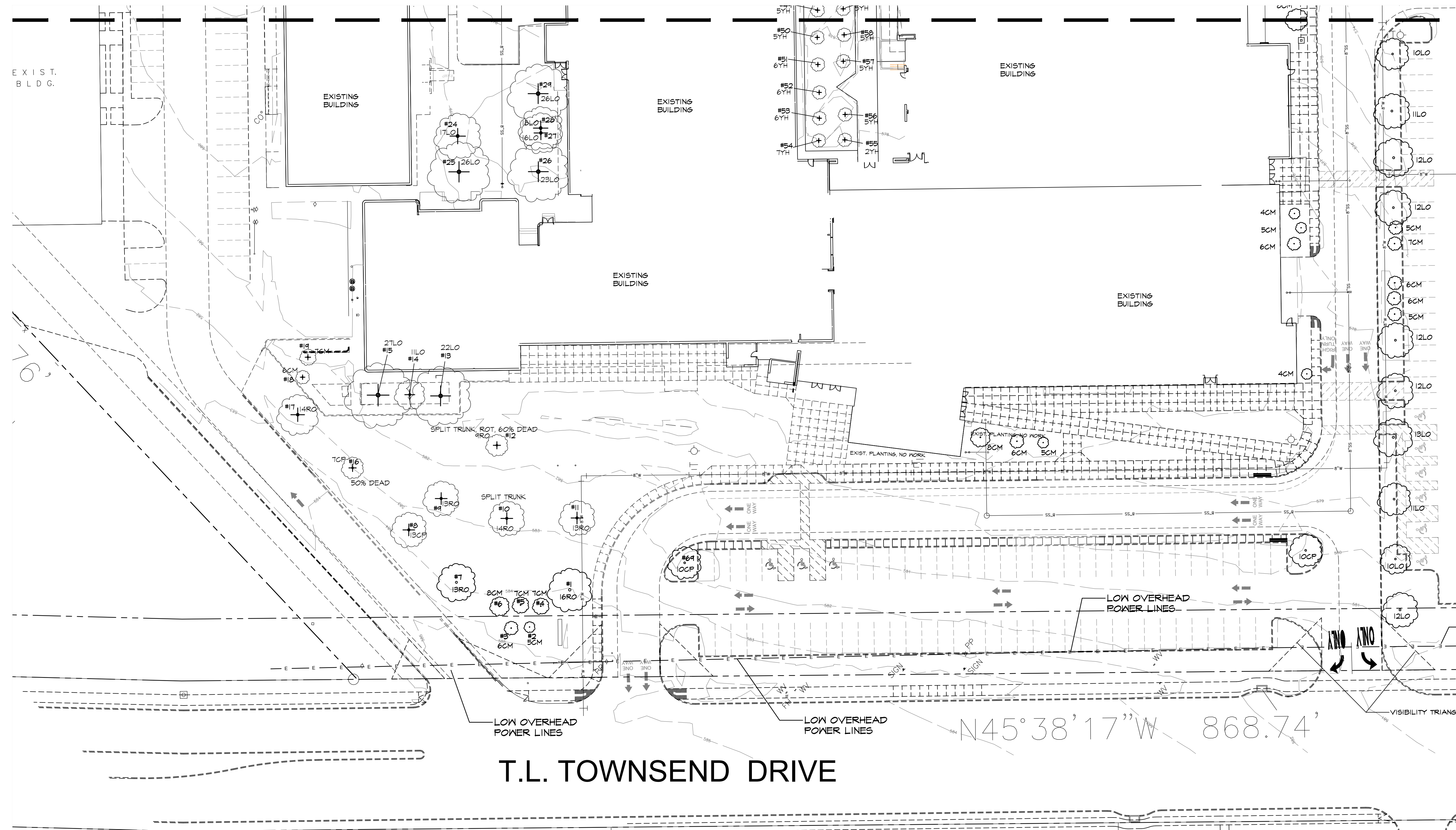
LANDSCAPE DETAILS

JOB 335  
DATE 05.13.2024  
SHEET

L 5



MATCHLINE SEE SHEET L3



ISSUES	
1	05/13/2023 PERMIT SET
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REVISIONS	

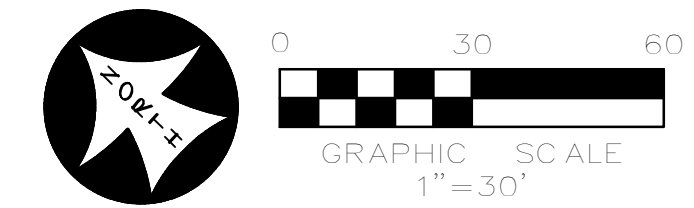
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EMAIL: MIKE.RLA@ATT.NET

**UTLEY MIDDLE SCHOOL  
PHASE 2**

1201 T L Townsend Dr., Rockwall, TX 75087

**EXISTING TREE NOTE:**  
EXISTING TREES WITHIN 50' OF CONSTRUCTION ARE NUMBERED AND CHARTED. TREES OUTSIDE THIS AREA ARE SHOWN FOR GENERAL INFORMATION.



HERMAN E. UTLEY MIDDLE SCHOOL  
LOT 1, BLOCK 1  
OUT OF THE  
M.N. BALLARD SURVEY, ABSTRACT NO. 48  
AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Planning & Zoning Commission, Chairman \_\_\_\_\_  
Director of Planning and Zoning \_\_\_\_\_

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801 E. WASHINGTON ST.  
ROCKWALL, TEXAS 75087  
CONTACT: WILLIAM SALEE

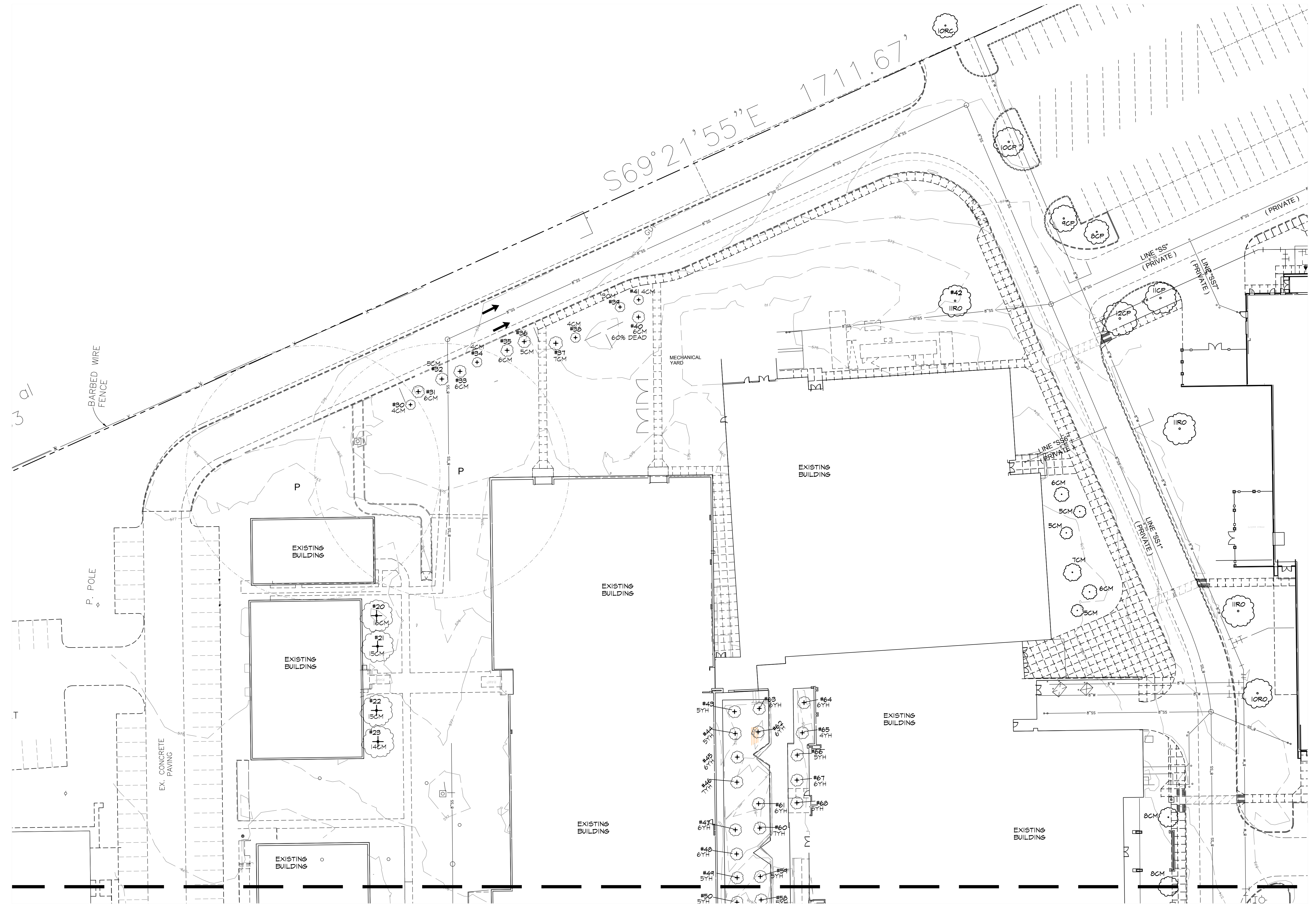
SURVEYOR: KMCE, Inc.  
17774 PRESTON ROAD  
DALLAS, TEXAS 75252  
(817) 889-6500  
CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.  
4500 FULLER DR.  
IRVING, TEXAS 75038  
(972) 717-5151  
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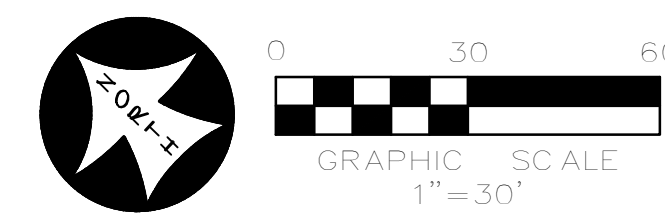
CITY OF ROCKWALL CASE NO. SP00000000

JOB 335  
DATE 5.13.24  
SHEET TS 1





MATCHLINE SEE SHEET L2



HERMAN E. UTLEY MIDDLE SCHOOL  
 LOT 1, BLOCK 1  
 OUT OF THE  
 M.N. BALLARD SURVEY, ABSTRACT NO. 48  
 AND THE A. HANNA SURVEY, ABSTRACT NO. 99  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Planning & Zoning Commission, Chairman      Director of Planning and Zoning

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 ROCKWALL, TEXAS 75087  
 CONTACT: WILLIAM SALEE

SURVEYOR: KMCE, Inc.  
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 DALLAS, TEXAS 75252  
 (872) 717-0605  
 CONTACT: ROBERT HANSEN

ENGINEER: GLENN ENGINEERING CORP.  
 4500 FULLER DR.  
 IRVING, TEXAS 75038  
 (972) 717-5151  
 CONTACT: CHERALYN M. ARMUO

CITY OF ROCKWALL CASE NO. SP 2024-0000

**CORGAN**

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ISSUES	
1	05/13/2023 PERMIT SET
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REVISIONS	

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# UTLEY MIDDLE SCHOOL PHASE 2

1201 T L Townsend Dr., Rockwall, TX 75087

TREESCAPE  
 PLAN AREA B

JOB 335  
 DATE 5.13.24  
 SHEET

TS 2





**PHOTOMETRIC SITE PLAN GENERAL NOTES**

1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
2. ALL CALCULATIONS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

Symbol	Qty	Label	Arrangement	Description	Mounting Height
[Symbol]	9	Z2D	Back-Back	DSX1 LED P5 40K T2M MVOLT	25
[Symbol]	8	ZBC	Single	DSX1 LED P5 40K 80CRI BLC4	25
[Symbol]	3	ZF	Single	DSX1 LED P5 40K TFTM MVOLT	25
[Symbol]	2	Z2	Single	DSX1 LED P5 40K T2M MVOLT	25

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT - PLAN EAST_Planar	Illuminance	Fc	2.55	6.3	0.3	8.50	21.00
PARKING LOT - PLAN NORTH_Planar	Illuminance	Fc	1.79	2.8	0.3	5.97	9.33
PROPERTY LINE	Illuminance	Fc	0.05	0.25	0.00	N.A.	N.A.

ISSUES	
1	01.12.2024 60% PROGRESS SET
2	05.17.2024 90% PROGRESS SET
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REVISIONS	

**REVIEW ONLY**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Engineer: Catherine L. Hollenshead

License State: TX License No.: 103572

Date: 5/15/2024 12:10:39 PM

**UTLEY MIDDLE SCHOOL PHASE 2**

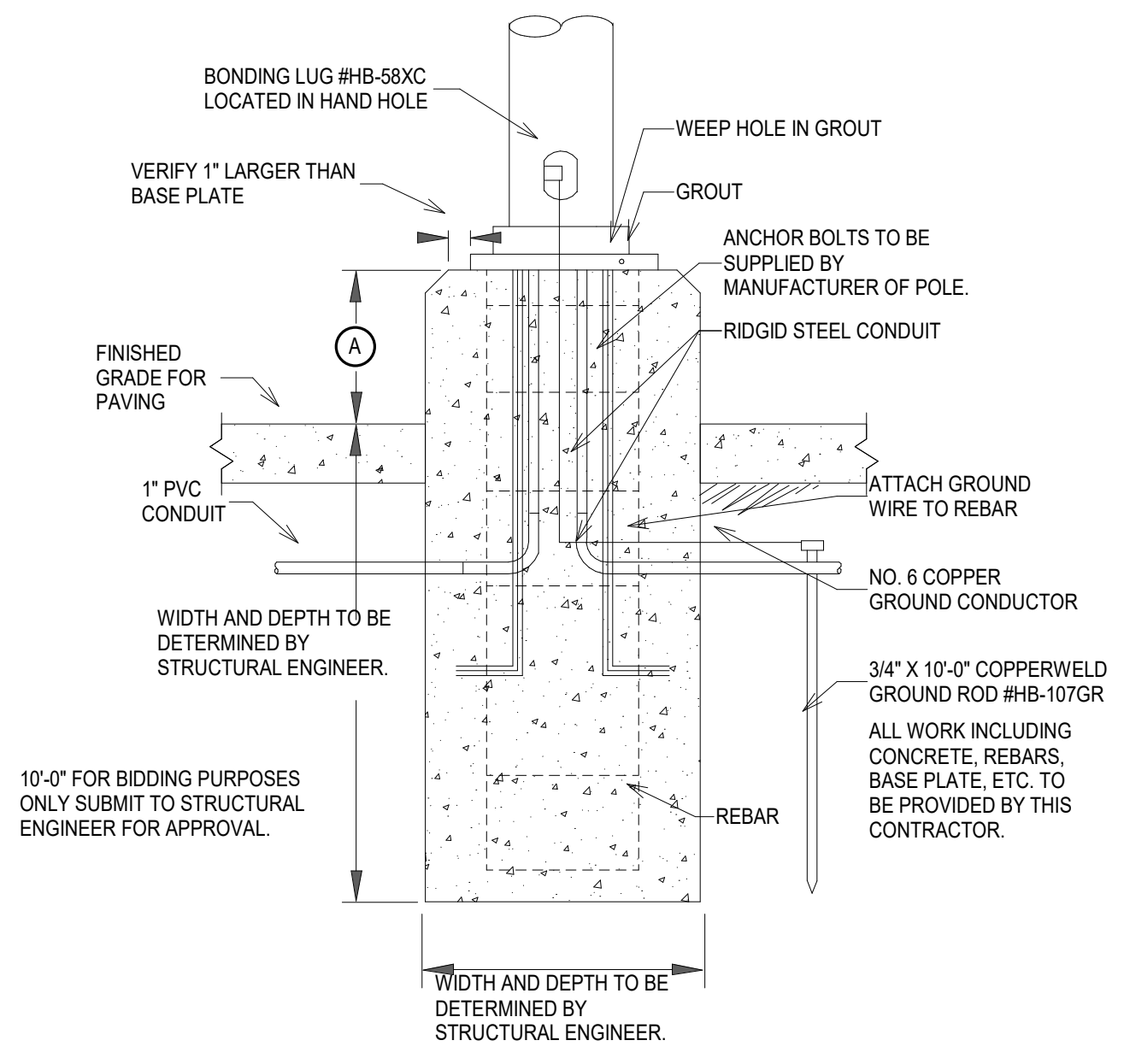
1201 T L Townsend Dr., Rockwall, TX 75087

**PHOTOMETRIC SITE PLAN**

JOB 23035  
DATE 05.17.2024

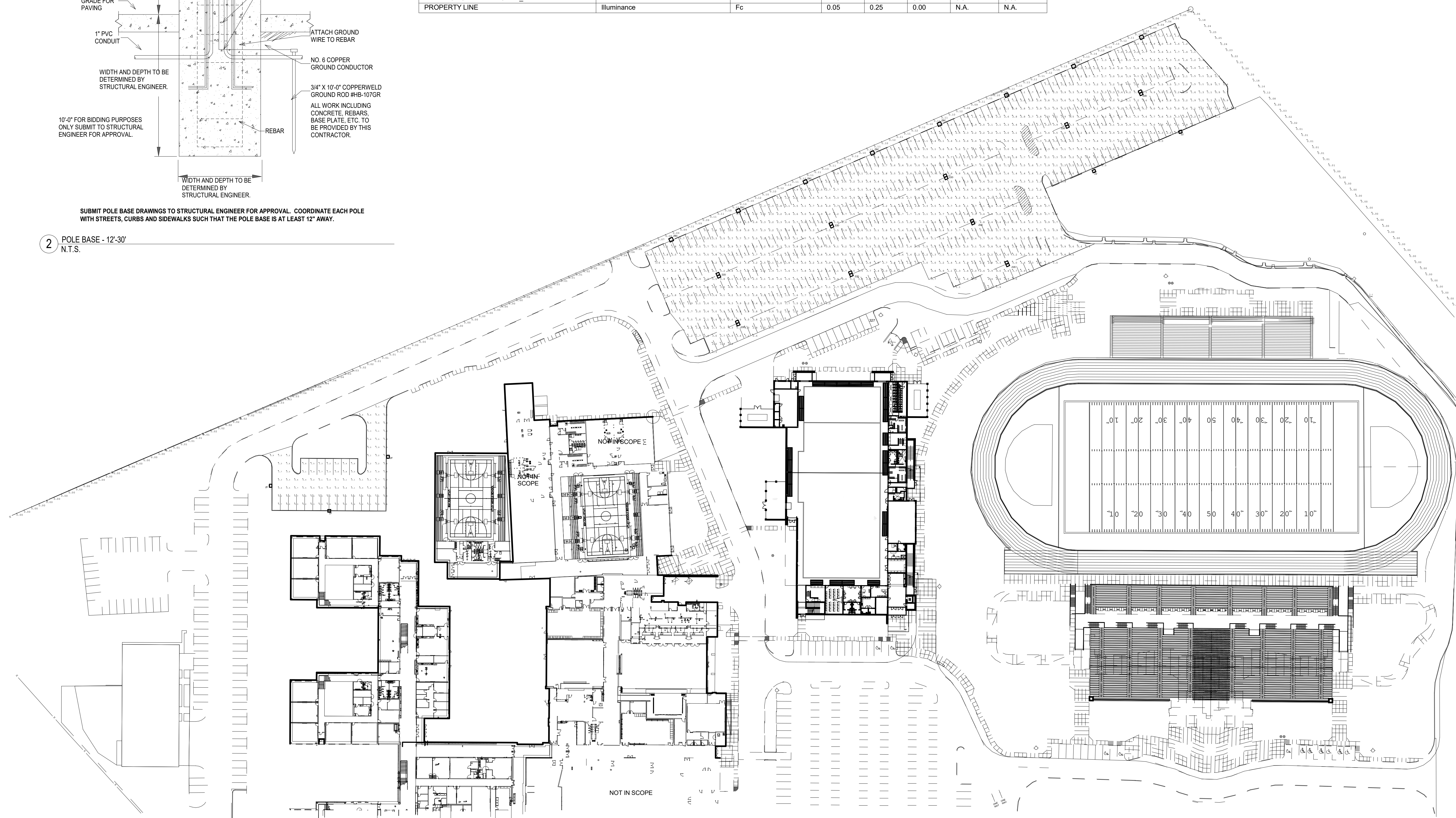
SHEET  
**ES01-02.2**

IF POLE IS LOCATED IN CONCRETE OR ASPHALT, DIMENSION TO BE 2'-6" A.F.G. IF POLE IS LOCATED IN GRASS, DIMENSION TO BE 4' A.F.G.



SUBMIT POLE BASE DRAWINGS TO STRUCTURAL ENGINEER FOR APPROVAL. COORDINATE EACH POLE WITH STREETS, CURBS AND SIDEWALKS SUCH THAT THE POLE BASE IS AT LEAST 12" AWAY.

2 POLE BASE - 12'-30" N.T.S.



1 PHOTOMETRIC SITE PLAN 1" = 60'-0"

APPROVED:  
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**EMA** Engineering & Consulting, Inc.  
Tyler | Austin | Houston | El Paso  
DFW | San Antonio | Shreveport  
Texas Firm Registration No. F-893  
Louisiana Firm Registration No. EF-5818  
www.EMAengineer.com

DESIGN SOLVE ENHANCE  
SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: SP2024-025  
PROJECT NAME: Site Plan for HTEAO  
SITE ADDRESS/LOCATIONS: 4853 S GOLIAD ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan for a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO) on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	05/24/2024	Approved w/ Comments

05/24/2024: SP2024-025; Site Plan for a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO)  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In (i.e. HteaO) on a 0.676-acre parcel of land identified a portion of Lot 3, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (SP2024-025) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

I.4 The subject property will be required to be replat after the engineering process to establish the property lines and new easements necessary for development.

M.5 Please remove all proposed signage from the site plan and building elevations. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05, UDC)

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans (i.e. Site Plan, Building Elevations, Landscape Plan, Photometric Plan). (Subsection 03.04. A, of Article 11, UDC)

**APPROVED:**

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



## M.7 Site Plan:

1. Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
2. Please indicate location of all fire hydrants.
3. Please correct the dimensions for the parking spaces. All parking spaces shall be 20' x 9'.
4. Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
5. Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05, UDC)
6. Please remove any signage or sign monuments from site plan.
7. Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
8. Per the Engineering Standards of Design and construction, dumpster areas will need to drain to oil/water separator and then to storm lines.

## M.8 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
2. All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway.
3. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, 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. (Subsection 06.02.5, Article 05)

## M.9 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)

## M.10 Building Elevations:

1. Indicate exterior elevations adjacent to public right-of-way.
2. Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
3. Indicate graphic scale on all pages of building elevations.
4. Are there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
5. Due to the Four (4) Sided Architecture requirements of the General Overlay District Standards, the proposed building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02.5, Article 05)
6. 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
7. The use of cementitious materials (i.e. stucco) shall be limited to 50% of the building's exterior façade. The northeast elevation is exceeding this percentage by 20%. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C, of Article 05)
8. Secondary Materials shall not exceed 10% of the building façade and include materials like aluminum composite materials, metal panels, acrylic products (i.e. EIFS products) cast stone, cultured stone. In this case, the composite wood product exceeds this on 3 of the 4 building facades. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
9. Being in an overlay district and being less than 6,000 SF requires the roof to be pitched. This will be a requested variance to the UDC per your variance request letter. (Subsection 06.02. C.2, of Article 05)
10. Provide a note that the parapets shall be finished on the interior side using the same materials as the exterior facing wall. (Subsection 06.02. A.1, of Article 05)
11. The vertical and horizontal articulation does not meet the Commercial District standards. Specifically, items 4,5, and 6. The building should have a depth of 8.25-feet and a projection of 4.215-feet. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)
12. The flat tower element on the southwest elevation does not meet the minimum projection requirements. This will be a requested variance or this can be changed to bring the building into conformance with the code. (Subsection 04.01. C.1, of Article 05)
13. Please internalize the ladder shown on the northeast elevation. This could be listed as a potential compensatory measure.

14. Murals or "Corporate Branding" are not allowed in the city with the exception of the IH-30 Overlay District. Remove any indication of Mural. (Subsection 06.02.C3.A, Article 05, UDC)

I.11 Staff has identified the following variances associated with the proposed request: [1] cementitious materials, [2] less than 90% masonry material, [3 four-sided architecture], [4] vertical articulation and horizontal articulation, [5] flat projecting elements that have no depth, and [6] no pitched roof. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case 12 compensatory measures must be provided to offset the six (6) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission. Staff suggest that the building elevations and other non-conformities of the submittal be changed to meet the requirements of the UDC.

M.12 Based on the variances being proposed, staff would suggest the following:

- (1) Add an arcade to the northeast elevation to match the southwest elevation to meet the four-sided architecture requirement.
- (2) Change the flat tower element on the southwest elevation to meet projection standards.
- (3) Bring down the stucco percentage on the northeast elevation to meet overlay standards.
- (4) Internalizing the ladder on the northeast elevation of the building.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request (i.e. the hardship or reason that you cannot meet the code requirements), and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on June 4, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2024 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on May 28, 2024.
- 2) Planning & Zoning meeting/public hearing meeting will be held on June 11, 2024.

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

- 05/22/2024: 1. The creekside commons development has a swale running behind this 30' drive aisle. If you plan on putting parking spaces here, you will need to redirect the swale around the spaces.
2. This is a different lot. Parking agreement will be required.
  3. The dumpster location must not block the fire lane/public drive aisle while being serviced. You will need to relocate this dumpster.
  4. Add a dimension for this 30' drive aisle.
  5. Provide one-way do not enter signage.
  6. Add the angle of these parking spaces to the site plan. We need to ensure they meet the City requirements. If these are 60-degree spaces this dimension must be 20.1'. If these are 45-degree spaces this dimension can be 19'.
  7. This sewer stub is designed to stub out for Lot 16. You will need to continue the stub if you want to pave over top of it so Lot 16 can access it in the future.
  8. Drive will have to be platted as an access easement.
  9. This wye inlet is supposed to be collected all of the drainage from Lot 16. If you plan on paving over it, you will need to convert it to a junction box/manhole and then extend a stub



out and place a wye inlet to collect Lot 16s drainage.

10. This offset of the main drive is dangerous. I suggest centering this proposed drive with the existing driveway entrance.
11. Remove monument sign, that location will be determined at time of building permit. Can be in right-of-way or easements
12. Ensure your entire site drains to this storm drain system.
13. Min required parking spaces must be 9'x20'.
14. You will not have room to plant your required landscaping here.
15. Remove from plan
16. Landscaping may not interfere with existing inlet.
17. Make sure berm is outside of easement. No fill allowed in utility easement
18. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
19. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

#### General Comments:

##### General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences allowed within easements.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

##### Drainage Items:

- Existing flow patterns must be maintained. The entire site must continue to drain to the existing storm drainage system on the east side of the lot.
- Detention is already provided for this site.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

##### Water and Wastewater Items:

- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 6" sewer stub available for use on the northeast side of the site.
- There is an existing 12" water main located along the public road on the south side of the site.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

##### Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).

- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved w/ Comments

05/23/2024: \* Building Permit, Irrigation Permit and Sign Permits require separate permits

\* Dumpster enclosure will be required to have a drain to an oil/water separator that discharges to the storm water line or inlet

\* Did not see an exterior grease trap location - possibly inside the building?

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved w/ Comments

05/20/2024: Assigned address will be 4853 S GOLIAD ST, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved w/ Comments

05/20/2024: Recommendation only: Tifway 419 Bermuda is no longer the best choice if sodding:

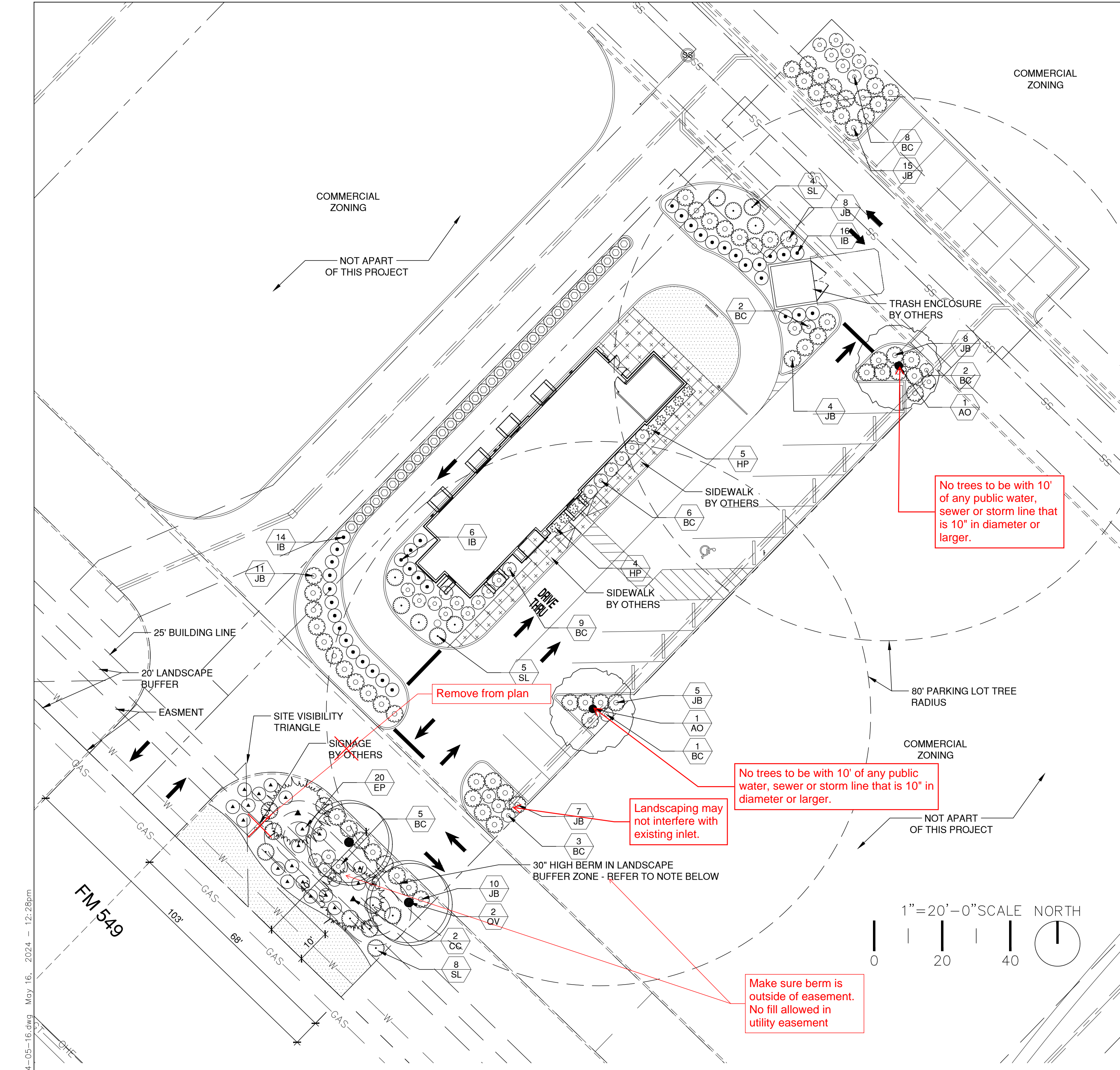
Best turfgrasses for water conservation, cold, shade, wear tolerances are Tif Tuf, Tahoma 31, Northbridge and Latitude 36.

October Glory Maples: Make sure wrap the trunk from the ground up to the bottom of canopy for the first 18 to 24 months to prevent sun scald bark damage.



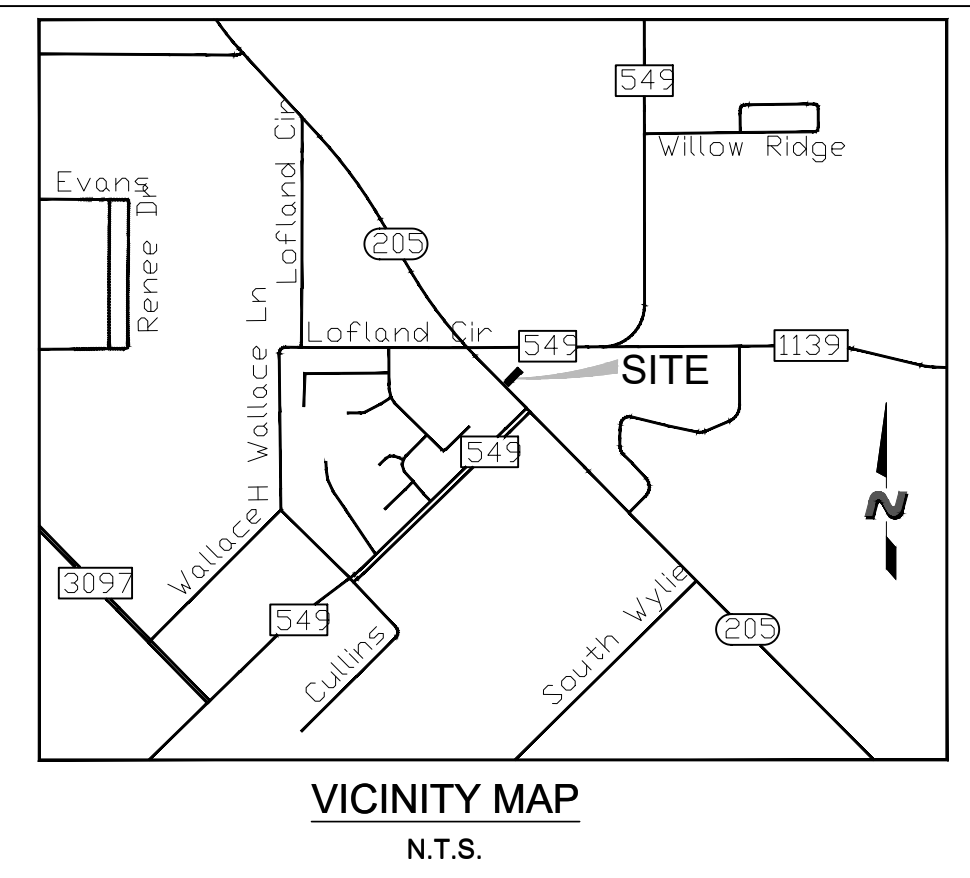






### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	QTY
<b>TREES</b>						
	AO	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	CONT.	4"	14-16'	2
	CC	CERCIS CANADENSIS EASTERN REDBUD	CONT.	2" CAL	6'-8'	2
	QV	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	CONT.	4"	14-16'	2
<b>SHRUBS</b>						
	BC	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	5 GAL		48" o.c.	38
	EP	EUONYMUS FORTUNEI 'MONCE' GOLDEN PRINCE® WINTERCREEPER	5 GAL		48" o.c.	20
	HP	HESPERALOE PARVIFLORA RED YUCCA	5 GAL		36" o.c.	9
	IB	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL		48" o.c.	36
	ID	ILEX VOMITORIA 'SCHILLINGS DWARF' SCHILLINGS DWARF YAUPON HOLLY	5 GAL		42" o.c.	34
	JB	JUNIPERUS CONFERTA 'BLUE PACIFIC' BLUE PACIFIC SHORE JUNIPER	5 GAL		60" o.c.	67
	SL	STEMODIA LANATA GRAY WOOLLY TWINTIP	1 GAL		60" o.c.	18
<b>GROUND COVERS</b>						
	CT	CYNODON DACTYLON 'TIF 419' TIF 419 BERMUDAGRASS	SOD			1,408 SF



### LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE 2 CANOPY TREES, 2 ACCENT TREES
FM HWY 549 - ±103' OF STREET FRONTAGE:	
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS BERM WITH EVERGREEN PLANTING PROVIDED
PROVIDED SCREENING	
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA:	29,441 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	5,888.2 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	7,573 SF (25.7%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA
PROPOSED PARKING AREA:	±6,870 SF
REQ. PARKING LOT LANDSCAPING:	343.5 SF
PROPOSED PARKING LOT LANDSCAPING:	1,454 SF (21.2%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
ARTICLE 09: TREE PRESERVATION	
05: TREE MITIGATION REQUIREMENTS	
MITIGATION REQUIRED:	NONE REQUIRED
MITIGATION PROVIDED:	NONE REQUIRED
06.01: REPLACEMENT TREES	
ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER	NONE REQUIRED

### PROJECT DATA TABLE

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	29,441.63 S.F. (0.676 ACRES)
BUILDING SQUARE FOOTAGE	2,188 S.F.
FAR	0.07-1
BUILDING HEIGHT	19'-0"
TOTAL PERVIOUS COVER	7,572 S.F. OR 26%
TOTAL IMPERVIOUS COVER	21,869 S.F. OR 74%
PARKING REQUIRED	9 SPACES (1/250 G.F.A.)
PARKING PROVIDED	20 SPACES
HANDICAP PARKING REQUIRED	1 SPACE
HANDICAP PARKING PROVIDED	1 SPACE

### GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN ±0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

### IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- IRRIGATION SHALL MEET REQUIREMENTS OF THE UDC.



**PLANTING PLAN**  
**LOT 15, BLOCK A, CREEKSIDE COMMONS ADDITION**  
**NWC STATE HIGHWAY 205 & F.M. 549**  
**A 0.67 ACRE TRACT OF LAND IN THE**  
**WILLIAM W. FORD SURVEY, ABST. NO 80**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
**April 25, 2024**

<b>ENGINEER/APPLICANT</b> THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TX, 75238 PHONE: (214) 343-9400 CONTACT: KEATON L. MAI, PE	<b>OWNER/DEVELOPER</b> PRUDENT DEVELOPMENT 10755 SANDHILL ROAD DALLAS, TEXAS 75238 PHONE: (214) 271-4630 CONTACT: MICHAEL HAMPTON
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**MULCHES**  
 AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, RECYCLED, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**ROOT BARRIERS**  
 THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**BERM IN BUFFER ZONE**  
 30" HIGH BERM IN LANDSCAPE BUFFER ZONE - GRADED W/ 3:1 SLOPES, USE CLEAN FILL AS BASE, ADD 8"-10" OF GARDEN SOIL TO TOP OF BERM AND BLEND INTO THE TOP 4"-6" OF FILL TO AVOID CREATING A HARDPAN LAYER. GARDEN SOIL SHALL BE A MIX OF CLEAN TOPSOIL, MANURE COMPOST, SAND, AND AGED SAW DUST. TOP WITH 3" LAYER SHREDDED WOOD MULCH.

**CAUTION NOTICE TO CONTRACTORS**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE UTILITIES WITH THE EXISTING UTILITIES WHICH COINCIDE WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

[24x36] (B.dwg) [C-BASE.dwg] [V-BASE.dwg] [Rockwall-TX] H:\Tea0-RockwallTX\_LP\_2024-05-16.dwg May 16, 2024 - 12:28pm  
 Drawing name: P:\Shared\Projects\2024\H1Tea0 - Creekside Commons - Rockwall, TX\H1Tea0-RockwallTX\_LP\_2024-05-16.dwg

ARCHITECTURE - CIVIL ENGINEERING - MEP ENGINEERING  
 TEL: 214.343.9400 www.dimensiongroup.com

REVISION DESCRIPTION

#	DATE	BY	DESCRIPTION

DATE

#	DATE	BY	DESCRIPTION

DESIGNED BY

PROJECT NO.	DATE	DESIGNED BY	DESIGNED BY
240-122	5/16/2024	12:28 pm	

DRAWN BY

PROJECT NO.	DATE	DRAWN BY	APPROVED BY
240-122	5/16/2024	12:28 pm	

PROJECT NO.

PROJECT NO.	DATE	DESIGNED BY	DESIGNED BY
240-122	5/16/2024	12:28 pm	

DATE

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APPROVED BY

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APPROVED BY

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APPROVED BY

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PROJECT NO.	DATE	DRAWN BY	APPROVED BY
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# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 NWC of Hwy 205 and Future FM 549

SUBDIVISION Creekside Commons LOT 15 BLOCK A

GENERAL LOCATION NWC of Hwy 205 and Future FM 549

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) CURRENT USE Undeveloped

PROPOSED ZONING Commercial (C) PROPOSED USE Restaurant w/ drive-through

ACREAGE 0.676 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input type="checkbox"/> OWNER	Creekside Commons Crossing LP	<input checked="" type="checkbox"/> APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

### NOTARY VERIFICATION [REQUIRED]

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

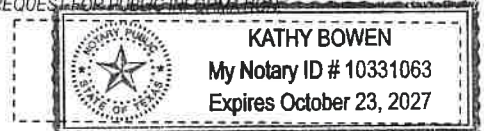
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF May, 2024 BY SIGNING THIS APPLICATION. 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 May, 2024

OWNER'S SIGNATURE

*[Signature]*  
Kathy Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/23/24



0 35 70 140 210 280 Feet

PD-63

SP2024-025: Site Plan For HTEAO

549 SFM1549



Case Location Map = 



# 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.

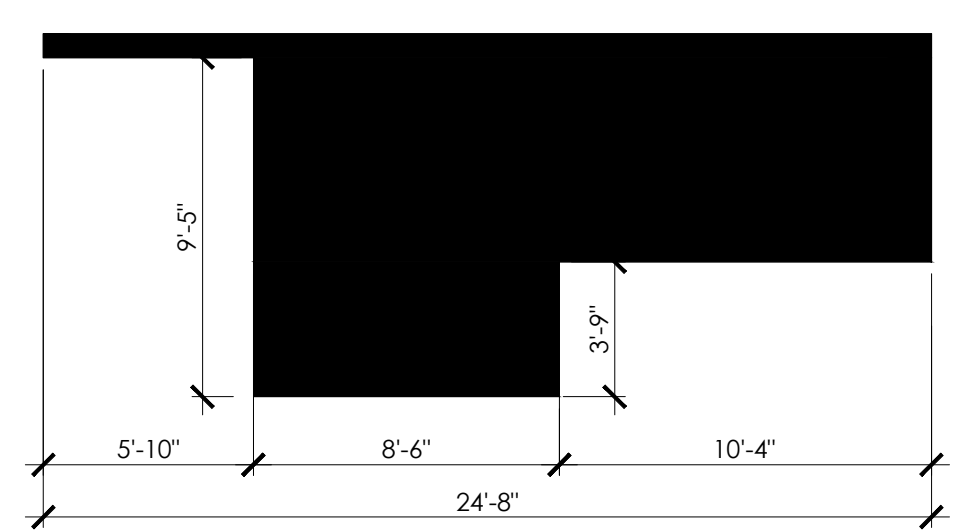
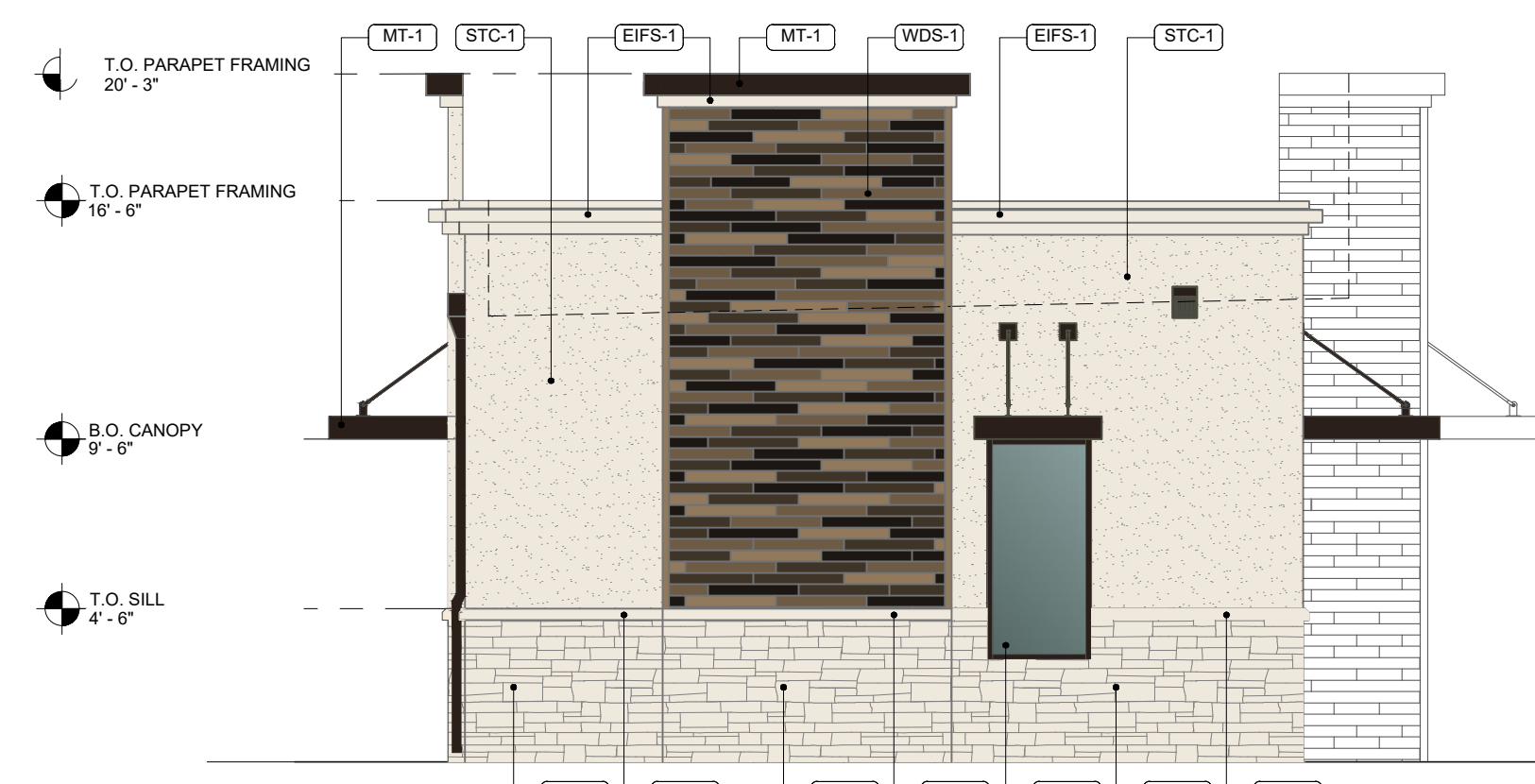




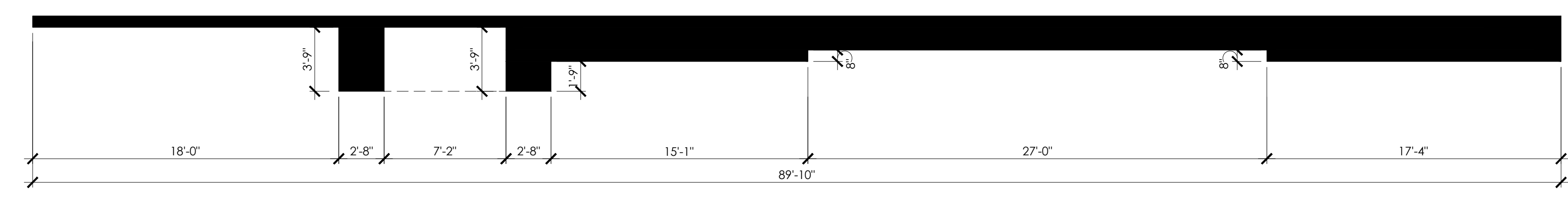
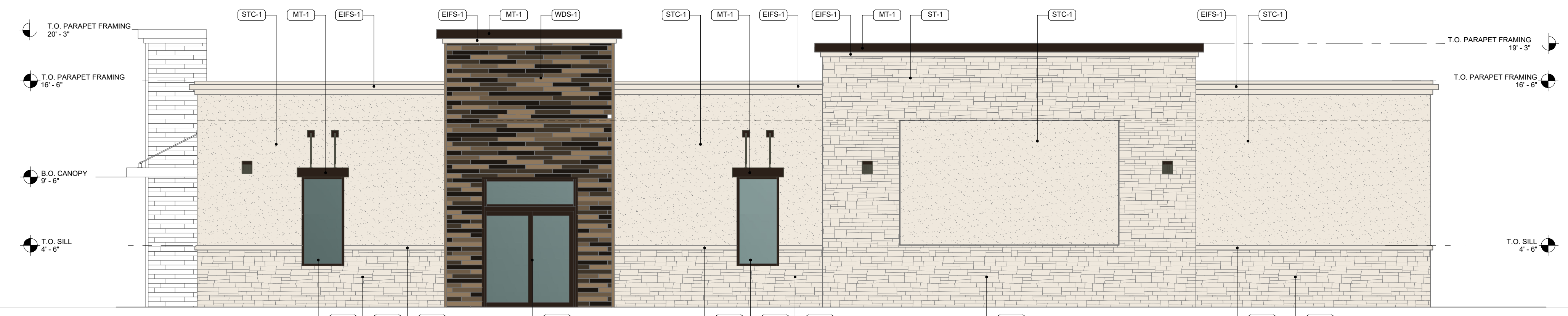




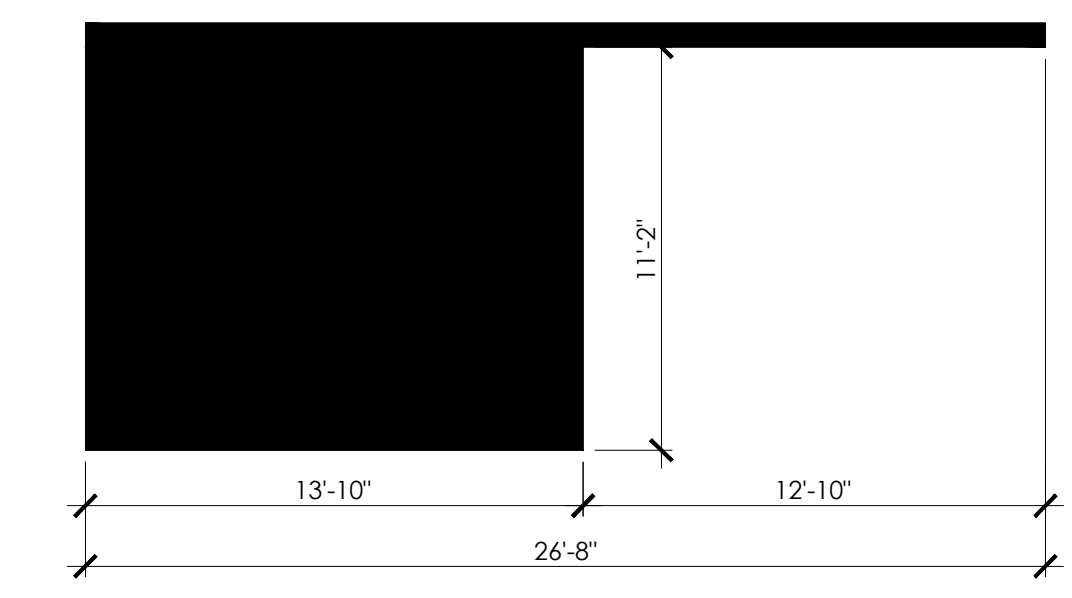
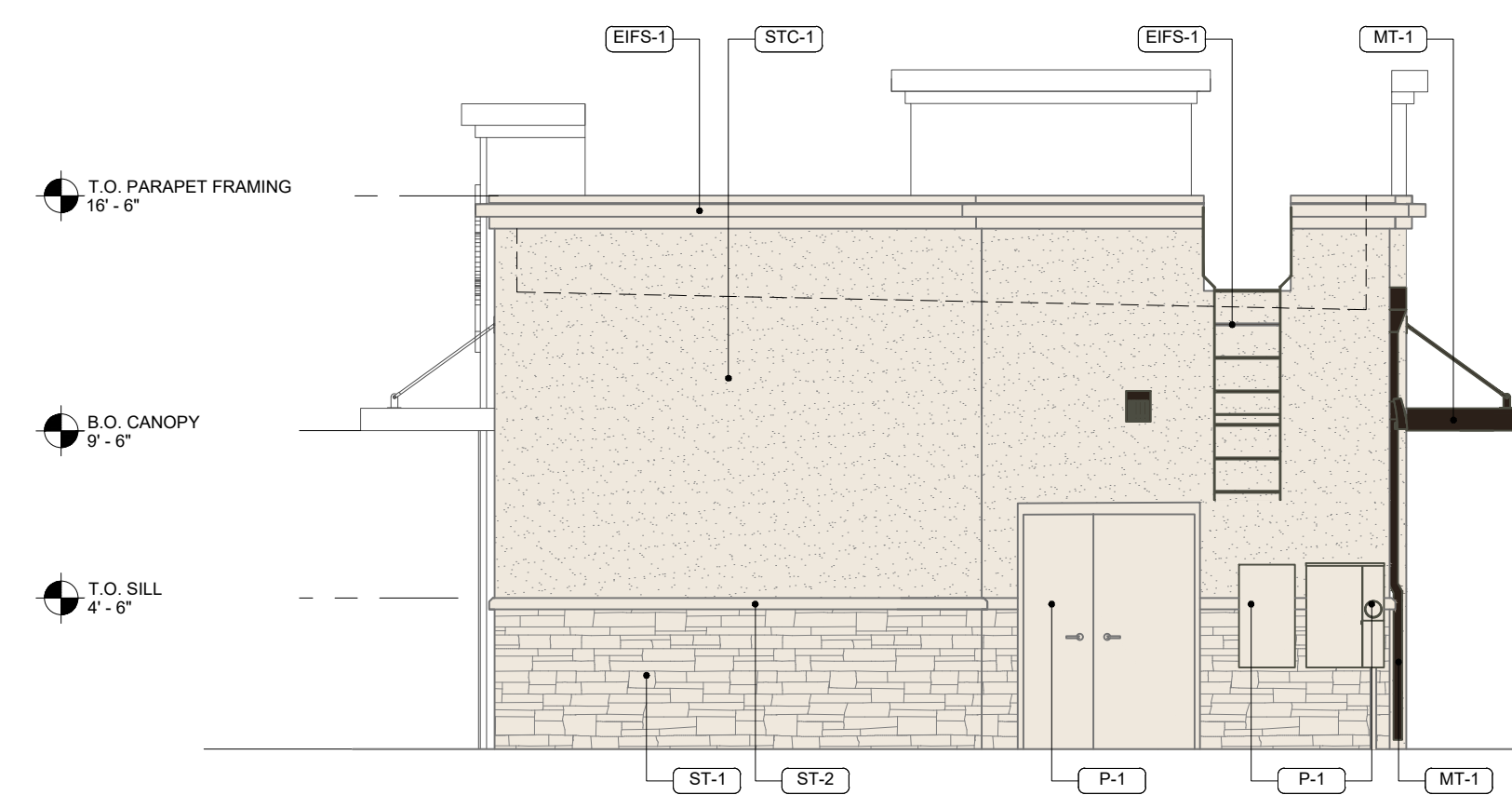
No.	DATE	REVISION DESCRIPTION



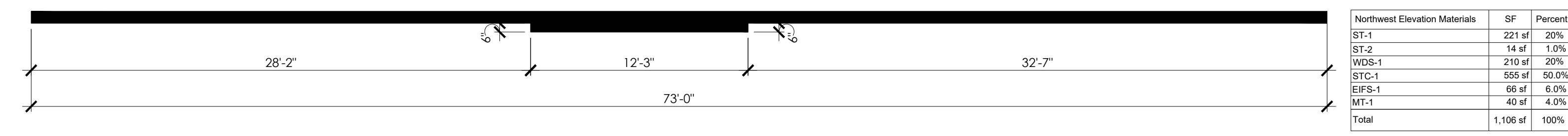
1 ELEVATION - SOUTHWEST  
3/16" = 1'-0"



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



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



4 ELEVATION - NORTHWEST  
3/16" = 1'-0"

**MATERIAL SCHEDULE**

<b>WDS-1</b> COMPOSITE WOOD NEWTech WOOD AN EQUAL MIX OF THE FOLLOWING: BRAZILIAN IPE HAWAIIAN CHARCOAL PERUVIAN TEAK SPANISH WALNUT	<b>ST-1</b> NATURAL STONE SALADO STONE LIMESTONE	<b>STC-1</b> THREE STEP STUCCO FINE PEBBLE FINISH PAINT (SW7002) DOWNY	<b>EIFS-1</b> DRYVIT FINE PEBBLE FINISH PAINT (SW7002) DOWNY
<b>ST-2</b> STONE SILL CORONADO STONE 900 SERIES GREY	<b>P-1</b> PAINT SHERWIN WILLIAMS SW7002 DOWNY	<b>S-1</b> KAWNEER, "DARK BRONZE" ALUMINUM STOREFRONT FRAME 1" INSULATED CLEAR GLAZING	<b>MT-1</b> PRE-FINISHED CANOPIES, DOWNSPOUTS, AND METAL COPING DARK BRONZE

**REQUIRED ARCHITECTURAL ELEMENTS - ACHIEVED**

A	CANOPIES, AWNINGS, OR PORTICO - CANOPIES
B	RECESSES/PROJECTIONS - TOWER ELEMENTS, OVERHANG SOFFIT ABOVE MAIN STOREFRONT
C	ARCHITECTURAL DETAILS - DIFFERENT CORNICE TREATMENTS
D	VARIED ROOF HEIGHTS

**PROJECT CONTACT LIST**

<b>ARCHITECT</b> THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TX 75238 214.343.9400 ALEXANDRA MATIS AMATIS@ DIMENSIONGROUP.COM	<b>CIVIL ENGINEER</b> THE DIMENSION GROUP 10755 SANDHILL RD. DALLAS, TX 75238 214.343.9400 KEATON MAI KMAI@ DIMENSIONGROUP.COM	<b>DEVELOPER</b> PRUDENT DEVELOPMENT 10755 SANDHILL RD. DALLAS, TX 75238 214.271.4630 MICHAEL HAMPTON MHAMPTON@ PRUDENTDEVELOPMENT.COM
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**PROPOSED FACADE PLAN**

CITY CASE #TBD  
SH205 & FM549

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
DATE PREPARED : 05.15.2024







**PLANTING SPECIFICATIONS**

**GENERAL**

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
  1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
  1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES FOR SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

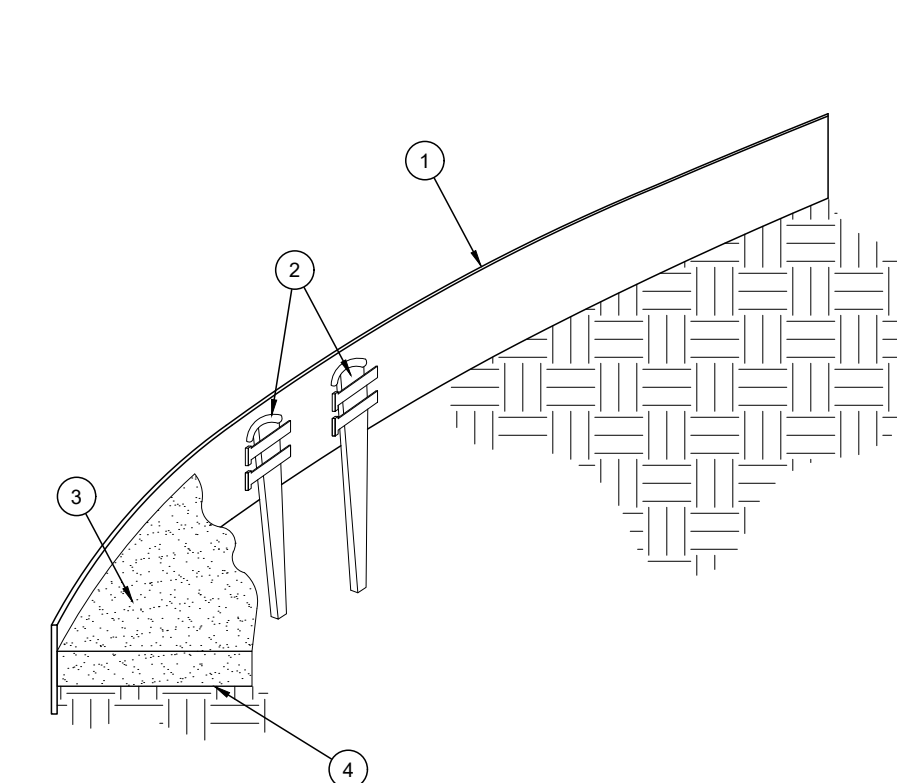
**PRODUCTS**

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
  1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAP (BB&L), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
  4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
  8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1" - EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF FERTILITY, GENERAL GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEEDS AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 1/8 INCH SIEVE; SOIL BULK CONTENT OF 5 TO 10 PERCENT; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREO, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.
- H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP. (800) 203-7740, OR APPROVED EQUAL.
- J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- K. TREE STAKING AND CUTTING
  1. STAKES: 6" LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

**METHODS**

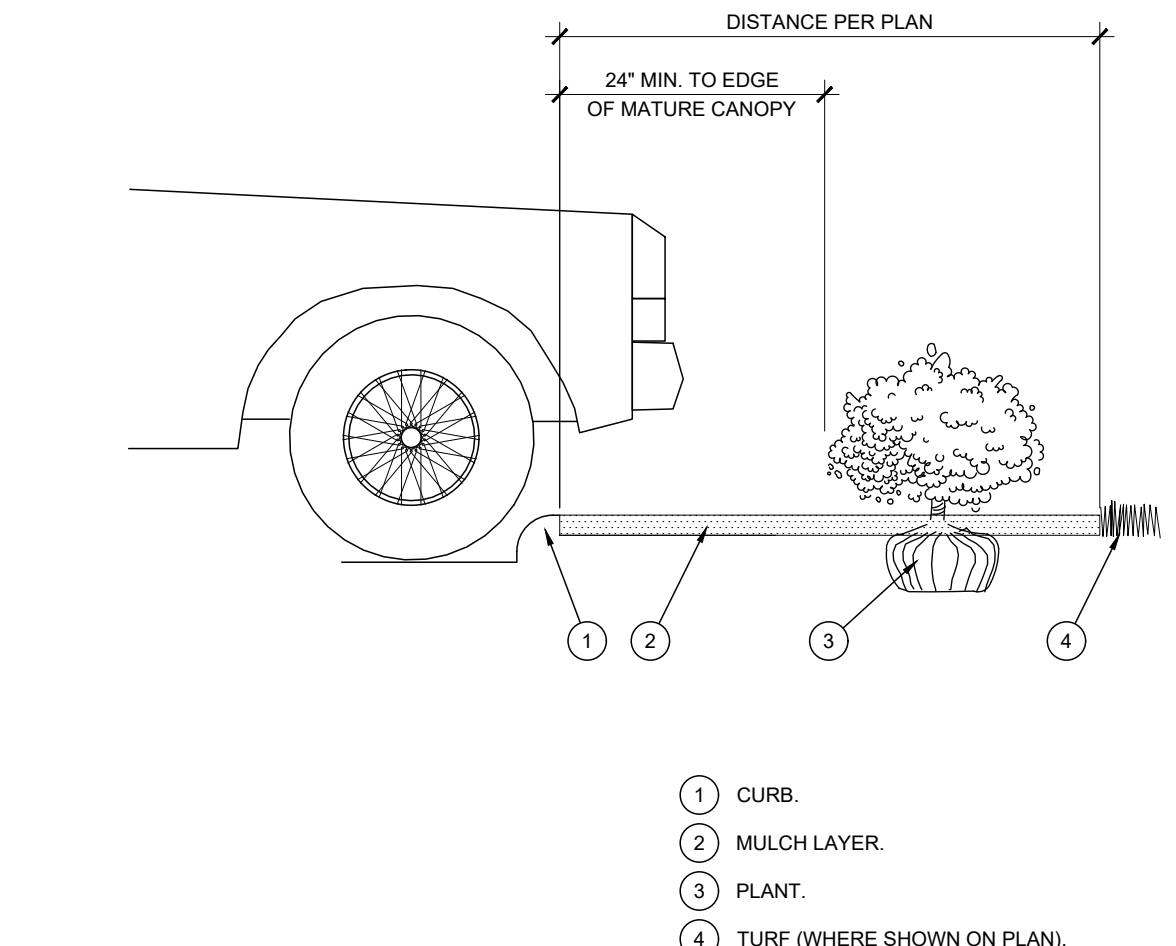
- A. SOIL PREPARATION
  1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
    - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASSIFICATION, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
    - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
    - e. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT FOR BIDDING PURPOSES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      - i. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
        - 1. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
        - 2. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      - ii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      - iii. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
        - 1. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
        - 2. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
        - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
    - f. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
    - g. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
    - h. CONSTRUCT AND MAINTAIN FINISH GRADES ON GRADING AREAS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
    - i. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
    - ii. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
    - iii. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
    - iv. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
  1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
  2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
  3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
  4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
  1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCHING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING
  1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLASS THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES. REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS FROM THE ROOTBALL.
  2. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE FINISH GRADE.
  3. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL TOPSOIL BE REQUIRED TO STABILIZE THE TREE, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  4. STAKES SHALL NOT BE STAKED UNLESS AS HEAVY WINDS OR SLOPES REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. 1"-2" TREES: THREE STAKES PER TREE
    - b. 2"-1/2" TREES: THREE STAKES PER TREE
    - c. TREES OVER 4" CALIPER: GUY AS NEEDED
    - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
    - e. #15 CONT. - 24" BOX TREES: TWO STAKES PER TREE
    - f. 38" 48" BOX TREES: THREE STAKES PER TREE
    - g. OVER 48" BOX TREES: GUY AS NEEDED
    - h. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  5. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
  6. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
    1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
    2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
    3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
  7. SODDING
    1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
    2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
    3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STUPS. DO NOT STRIP OR STAGGER JOINTS IN ADJACENT COURSES.
    4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
    5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
  8. HYDROMULCHING
    1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      - a. WINTER MIX (OCTOBER 1 - MARCH 31)
        - 50# CELLULOSE FIBER MULCH
        - 2# UNHULLED BERMUDA SEED
        - 2# ANNUAL RYE SEED
      - b. 15# 15-15 WATER SOLUBLE FERTILIZER
      - c. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
        - 50# CELLULOSE FIBER MULCH
        - 2# HULLED BERMUDA SEED
        - 15# 15-15 WATER SOLUBLE FERTILIZER
    2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      - a. GENERAL
        - 50# CELLULOSE FIBER MULCH
        - 15# 15-15 WATER SOLUBLE FERTILIZER
        - SEED RATE PER LEGEND
- H. DRILL SEEDING
  1. ALL SEED SHALL BE DRILL SEEDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
  2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - 50# CELLULOSE FIBER MULCH
    - 15# 15-15 WATER SOLUBLE FERTILIZER
    - 4# ORGANIC BINDER
- I. MULCH
  1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
  2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- J. CLEAN UP
  1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- K. INSPECTION AND ACCEPTANCE
  1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- L. LANDSCAPE MAINTENANCE
  1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE. ALL LANDSCAPE WORK BY THE OWNER, LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE TRENCHING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
  3. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  4. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
  5. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR CONSULTANT DRAWING MARKUPS.

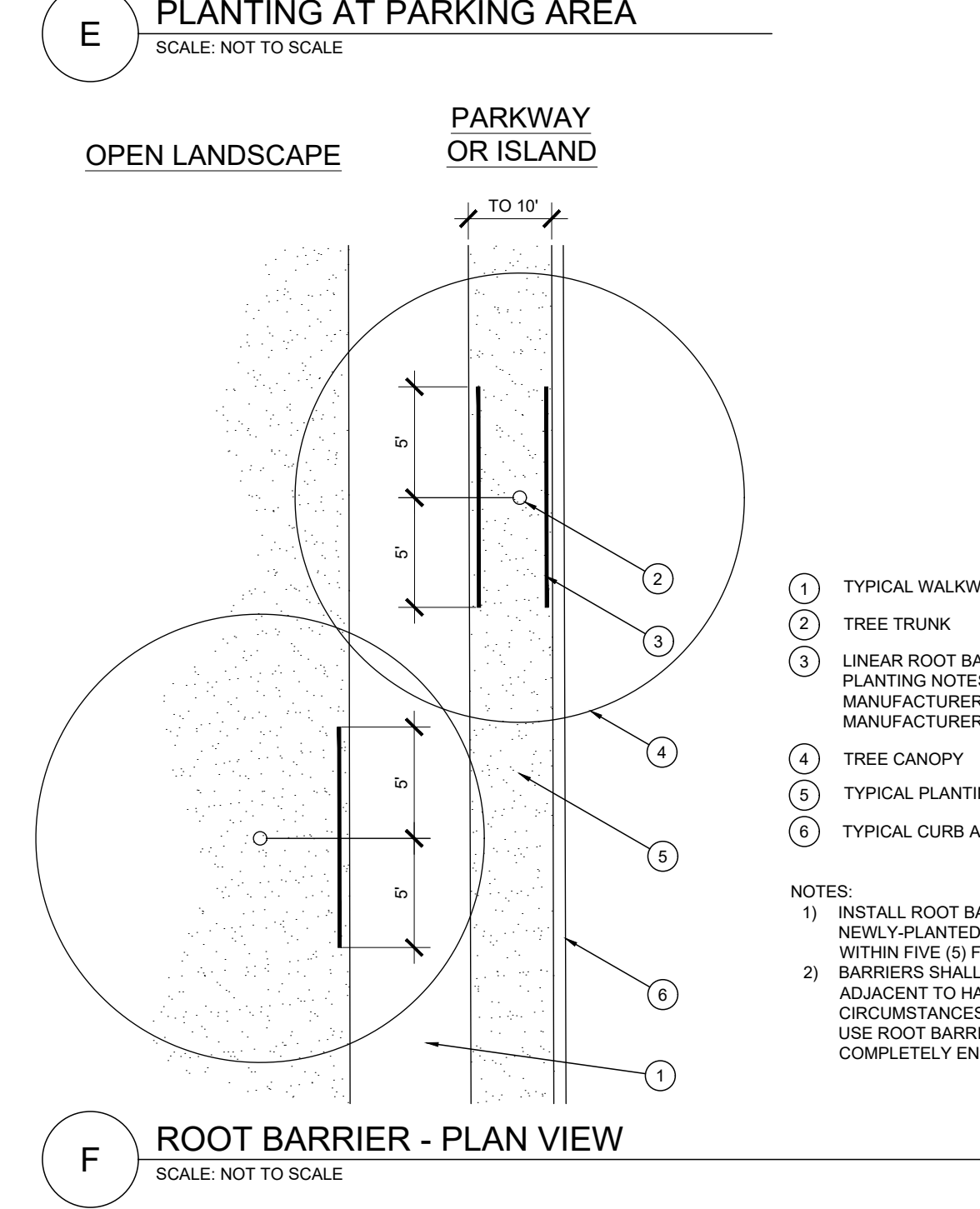


- 1 ROLLED-TOP STEEL EDGING PER PLANS.
  - 2 TAPERED STEEL STAKES.
  - 3 MULCH, TYPE AND DEPTH PER PLANS.
  - 4 FINISH GRADE.
- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

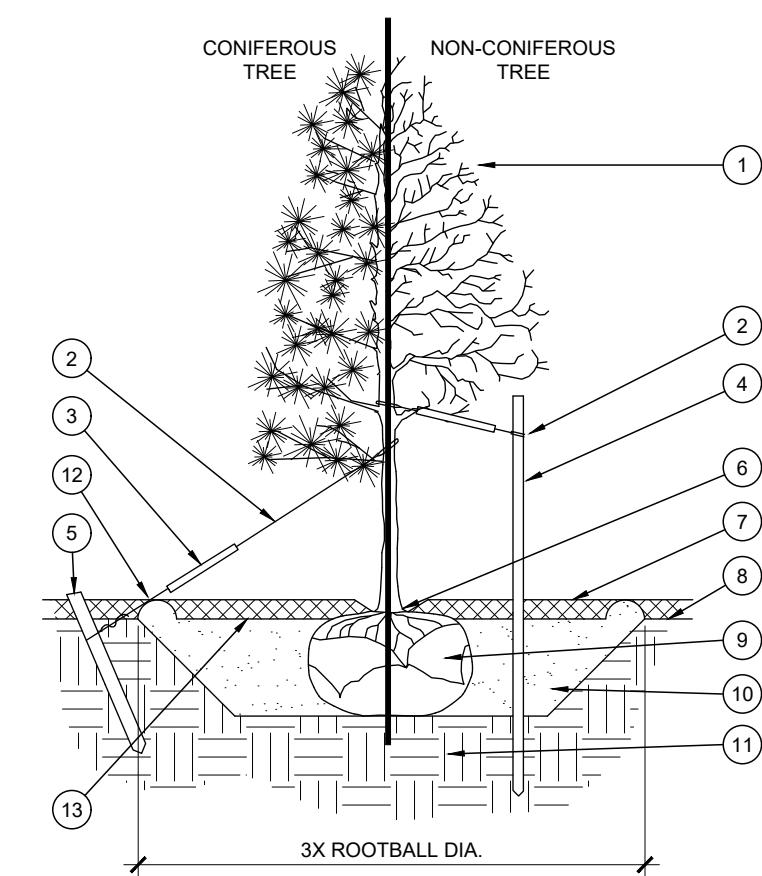
**D STEEL EDGING**  
SCALE: NOT TO SCALE



**E PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE

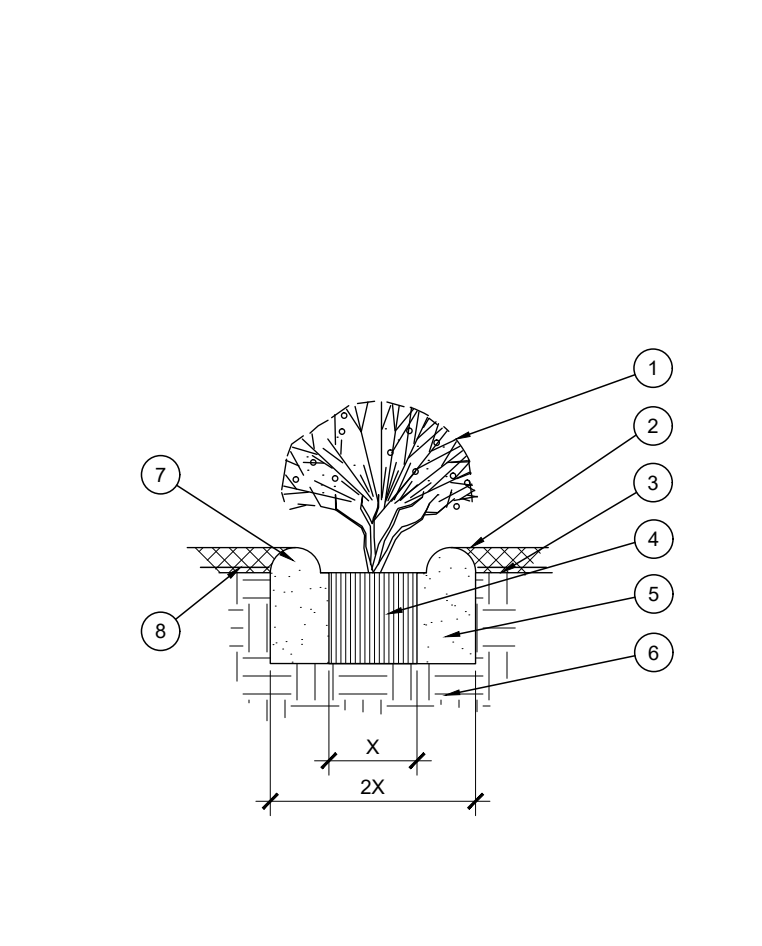


**F ROOT BARRIER - PLAN VIEW**  
SCALE: NOT TO SCALE

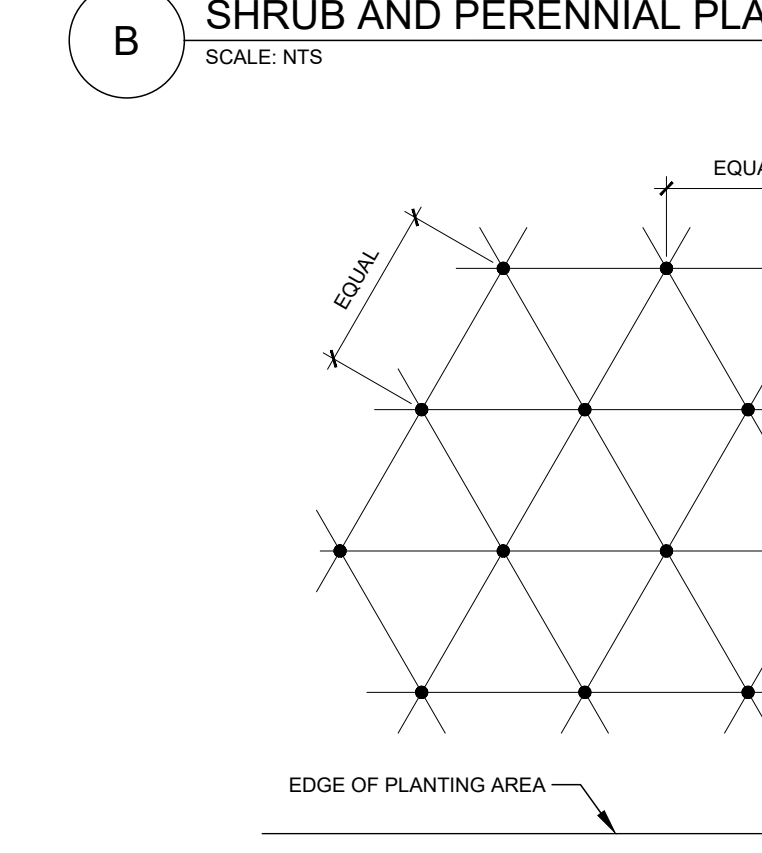


- 1 TREE CANOPY.
  - 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
  - 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
  - 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
  - 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 16" MIN. INTO UNDISTURBED SOIL.
  - 6 TRUNK FLARE.
  - 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
  - 8 FINISH GRADE.
  - 9 ROOT BALL.
  - 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
  - 11 UNDISTURBED NATIVE SOIL.
  - 12 4" HIGH EARTHEN WATERING BASIN.
  - 13 FINISH GRADE.
- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL FROM THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
  3. FOR BB&L TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
  5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

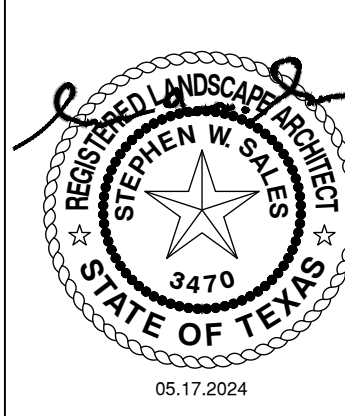
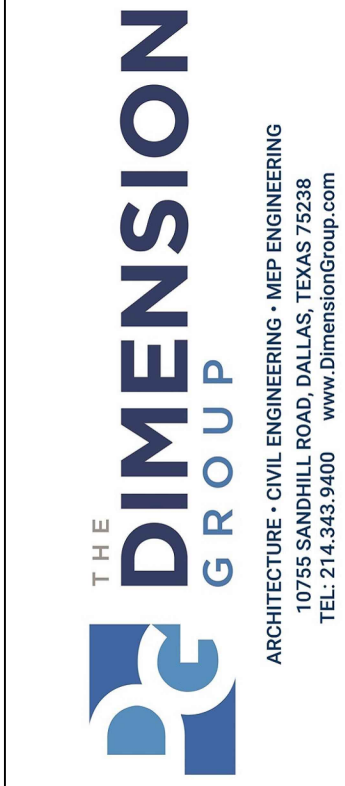
**A TREE PLANTING**  
SCALE: NOT TO SCALE



**B SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



- 1 TYPICAL WALKWAY OR PAVING
  - 2 TREE TRUNK
  - 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - 4 TREE CANOPY
  - 5 TYPICAL PLANTING AREA
  - 6 TYPICAL CURB AND GUTTER
- NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6"            | 0.22         | 18"           | 1.95         |
| 8"            | 0.39         | 24"           | 3.46         |
| 10"           | 0.60         | 30"           | 6.41         |
| 12"           | 0.87         | 36"           | 7.79         |
| 15"           | 1.35         |               |              |
- NOTES:
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.
  - 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION
- EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER  
STEP 1: 100 SF / 95 = 51 PLANTS  
STEP 2: 91 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL



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#	DATE	REVISION DESCRIPTION	BY
1	240-122	drawn by	
2	5/16/2024 - 12:29 pm	designed by	
3	HTEaO-RockwallTX_LP_2024-05-16.dwg	approved by	

CAUTION NOTICE TO CONTRACTORS: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. EXISTING UTILITIES ARE SHOWN ON THESE PLANS WITH PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



[24,36 (16).dwg] [C-BASE.dwg] [V-BASE.dwg] Drawing name: P:\Vborena\Projects\2024\HTEaO - Creekside Commons - Rockwall\TX\HTEaO-RockwallTX\_LP\_2024-05-16.dwg May 16, 2024 - 12:29pm





# TYPE: W

# Lumark

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch electrical wiring. Back box is an authorized

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

### electrical wiring compartment.

Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

### Warranty

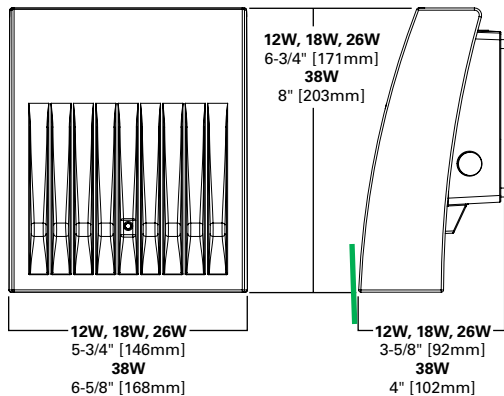
Five-year warranty.



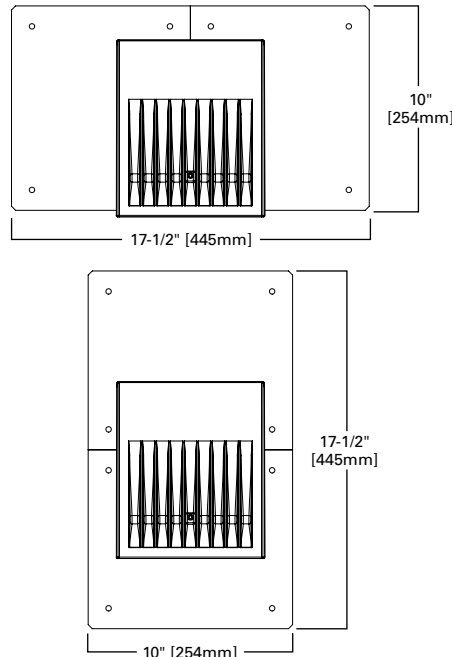
## XTOR CROSTOUR LED

**APPLICATIONS:**  
 WALL / SURFACE  
 POST / BOLLARD  
 LOW LEVEL  
 FLOODLIGHT  
 INVERTED  
 SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



### CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)  
 UL/cUL Wet Location Listed  
 LM79 / LM80 Compliant  
 ROHS Compliant  
 ADA Compliant  
 NOM Compliant Models  
 IP66 Ingressed Protection Rated  
 Title 24 Compliant  
 DesignLights Consortium® Qualified\*

### TECHNICAL DATA

40°C Maximum Ambient Temperature  
 External Supply Wiring 90°C Minimum

### EPA

Effective Projected Area (Sq. Ft.):  
 XTOR1B, XTOR2B, XTOR3B=0.34  
 XTOR4B=0.45

### SHIPPING DATA:

Approximate Net Weight:  
 3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]



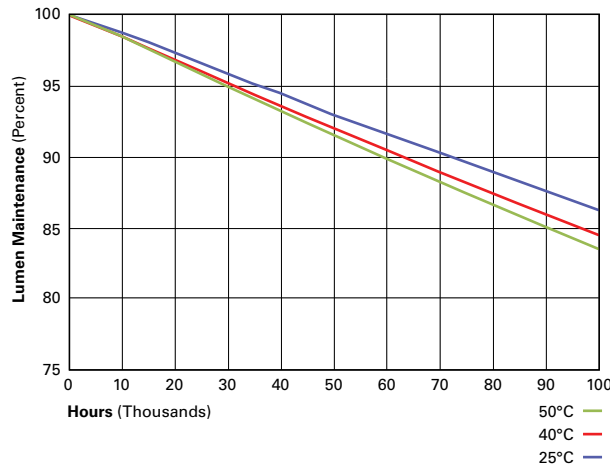
**POWER AND LUMENS BY FIXTURE MODEL**

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) <sup>1</sup>	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating <sup>2</sup>	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

**LUMEN MAINTENANCE**

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR1B Model</b>		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
<b>XTOR2B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR3B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR4B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



**CURRENT DRAW**

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

**ORDERING INFORMATION**

Sample Number: XTOR2B-W-WT-PC1

Series <sup>1</sup>	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) <sup>8</sup>
<b>XTOR1B</b> =Small Door, 12W <b>XTOR2B</b> =Small Door, 18W <b>XTOR3B</b> =Small Door, 26W <b>XTOR4B</b> =Medium Door, 38W <b>BAA-XTOR1B</b> =Small Door, 12W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR1B</b> =Small Door, 12W Trade Agreements Act Compliant <sup>7</sup> <b>BAA-XTOR2B</b> =Small Door, 18W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR2B</b> =Small Door, 18W, Trade Agreements Act Compliant <sup>7</sup> <b>BAA-XTOR3B</b> =Small Door, 26W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR3B</b> =Small Door, 26W, Trade Agreements Act Compliant <sup>7</sup> <b>BAA-XTOR4B</b> =Medium Door, 38W, Buy American Act Compliant <sup>7</sup> <b>TAA-XTOR4B</b> =Medium Door, 38W, Trade Agreements Act Compliant <sup>7</sup>	<b>[Blank]</b> =Bright White (Standard), 5000K <b>W</b> =Neutral White, 4000K <b>Y</b> =Warm White, 3000K	<b>[Blank]</b> =Carbon Bronze (Standard) <b>WT</b> =Summit White <b>BK</b> =Black <b>BZ</b> =Bronze <b>AP</b> =Grey <b>GM</b> =Graphite Metallic <b>DP</b> =Dark Platinum	<b>PC1</b> =Photocontrol 120V <sup>2</sup> <b>PC2</b> =Photocontrol 208-277V <sup>2,3</sup> <b>347V</b> =347V <sup>4</sup> <b>HA</b> =50°C High Ambient <sup>4</sup>	<b>WG/XTOR</b> =Wire Guard <sup>5</sup> <b>XTORFLD-KNC</b> =Knuckle Floodlight Kit <sup>6</sup> <b>XTORFLD-TRN</b> =Trunnion Floodlight Kit <sup>6</sup> <b>XTORFLD-KNC-WT</b> =Knuckle Floodlight Kit, Summit White <sup>6</sup> <b>XTORFLD-TRN-WT</b> =Trunnion Floodlight Kit, Summit White <sup>6</sup> <b>EWP/XTOR</b> =Escutcheon Wall Plate, Carbon Bronze <b>EWP/XTOR-WT</b> =Escutcheon Wall Plate, Summit White

**NOTES:**

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

**STOCK ORDERING INFORMATION**

Domestic Preferences <sup>1</sup>	12W Series	18W Series	26W Series	38W Series
<b>[Blank]</b> =Standard	<b>XTOR1B</b> =12W, 5000K, Carbon Bronze	<b>XTOR2B</b> =18W, 5000K, Carbon Bronze	<b>XTOR3B</b> =26W, 5000K, Carbon Bronze	<b>XTOR4B</b> =38W, 5000K, Carbon Bronze
<b>BAA</b> =Buy American Act	<b>XTOR1B-WT</b> =12W, 5000K, Summit White	<b>XTOR2B-W</b> =18W, 4000K, Carbon Bronze	<b>XTOR3B-W</b> =26W, 4000K, Carbon Bronze	<b>XTOR4B-W</b> =38W, 4000K, Carbon Bronze
<b>TAA</b> =Trade Agreements Act	<b>XTOR1B-PC1</b> =12W, 5000K, 120V PC, Carbon Bronze	<b>XTOR2B-WT</b> =18W, 5000K, Summit White	<b>XTOR3B-WT</b> =26W, 5000K, Summit White	<b>XTOR4B-WT</b> =38W, 5000K, Summit White
	<b>XTOR1B-W</b> =12W, 4000K, Carbon Bronze	<b>XTOR2B-PC1</b> =18W, 5000K, 120V PC, Carbon Bronze	<b>XTOR3B-PC1</b> =26W, 5000K, 120V PC, Carbon Bronze	<b>XTOR4B-PC1</b> =38W, 5000K, 120V PC, Carbon Bronze
		<b>XTOR2B-W-PC1</b> =18W, 4000K, 120V PC, Carbon Bronze	<b>XTOR3B-W-PC1</b> =26W, 4000K, 120V PC, Carbon Bronze	<b>XTOR4B-W-PC1</b> =38W, 4000K, 120V PC, Carbon Bronze
		<b>XTOR2B-347V</b> =18W, 5000K, Carbon Bronze, 347V	<b>XTOR3B-347V</b> =26W, 5000K, Carbon Bronze, 347V	<b>XTOR4B-347V</b> =38W, 5000K, Carbon Bronze, 347V
		<b>XTOR2B-WT-PC1</b> =18W, 5000K, 120V PC, Summit White	<b>XTOR3B-PC2</b> =26W, 5000K, 208-277V PC, Carbon Bronze	

**NOTES:**

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



Cylinder

Wall Mounted • Damp Location Listed PROGRESS LED

**Description:**

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Black finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.

**Specifications:**

- Black finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

**Performance:**

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

**P5642-31/30K**



**Dimensions:**

Width: 6 in  
Height: 18 in  
Depth: 8-7/8 in  
H/CTR: 8 in

# P5642-31/30K

## Dimming Notes:

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P5642-31/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

## Dimming Controls:

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Lutron\_Diva DVELV-300P

Lutron\_Nova NTELV-300

Lutron\_Vierti VTELV-600

Lutron\_Maestro MAELV-600

Lutron\_spacer/system SPSELV-600

Leviton\_Renoir II AWRMG-EAW

Leviton\_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.



# TYPE: D

Project		Catalog #		Type	
Prepared by		Notes		Date	



## HALO Commercial HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

### Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

### Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 4](#)
- Photometric Data [page 5](#)
- Energy & Performance Data [page 8](#)
- Connected Systems [page 10](#)
- Product Warranty

### Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

### Product Certification



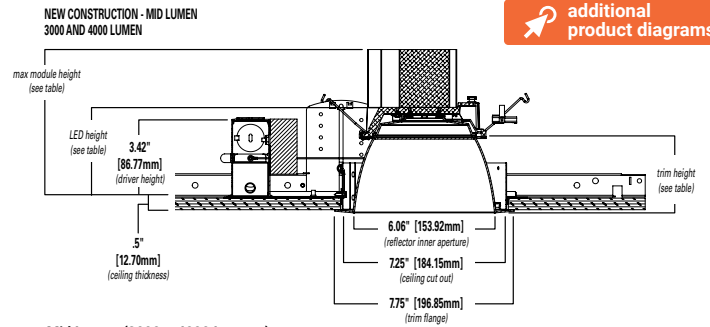
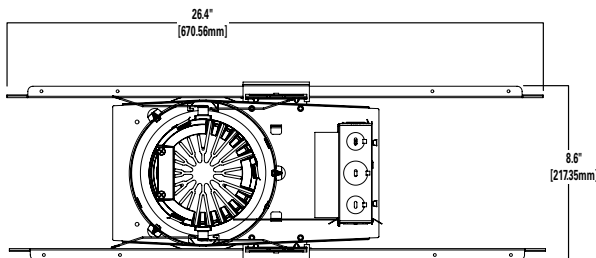
### Product Features



### Control Compatibility



### Dimensional and Mounting Details



additional product diagrams

Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

## Mounting Frame Order Information

Sample Number: **HC620D010REM7 – HM60525835 - 61MDC**

A complete luminaire consists of a housing frame, LED module, and reflector (ordered separately)

Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
<p><b>HC6</b> = 6" new construction downlight housing</p> <p><b>HC6CP</b> = 6" new construction housing, Chicago Plenum - CCEA compliant</p>	<p>05 = 500 lm</p> <p>07 = 750 lm</p> <p>10 = 1000 lm</p> <p>15 = 1500 lm</p> <p><b>20 = 2000 lm</b></p> <p>25 = 2500 lm</p> <p>30 = 3000 lm</p> <p>35 = 3500 lm</p> <p>40 = 4000 lm</p> <p>45 = 4500 lm <sup>(7)</sup></p> <p>50 = 5000 lm <sup>(7)</sup></p> <p>55 = 5500 lm <sup>(7)</sup></p> <p>60 = 6000 lm <sup>(7)</sup></p>	<p><b>D010</b>=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p> <p><b>Canada Option 500-5000 lumens:</b>  <b>D010347</b> = 347VAC 50/60Hz 0-10V 1%-100% dimming. For 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000lm models only <sup>(1)</sup></p> <p><b>Canada Option 5500-6000 lumens:</b>  <b>D010X347</b> = step down transformer factory installed (with standard "D010" 120V-277V LED driver). For 5500, 6000lm models only <sup>(1)</sup></p> <p><b>DLV</b> = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. <sup>(1)</sup></p>	<p><b>REM7</b> = 7 watt emergency battery pack with remote test / indicator light, use with D010 only <sup>(1) (2) (6)</sup></p> <p><b>REM14</b> = 14 watt emergency battery pack with remote test / indicator light, use with D010 only <sup>(1) (2) (6)</sup></p> <p><b>IEM7</b> = 7 watt emergency battery pack with integral test / indicator light, use with D010 only <sup>(1) (2) (6)</sup></p> <p><b>IEM14</b> = 14 watt emergency battery pack with integral test / indicator light, use with D010 only <sup>(1) (2) (6)</sup></p> <p><b>BOD7ST</b> = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only <sup>(1) (2) (6)</sup></p> <p><b>WTA</b> = Factory WaveLinX PRO Tilemount Sensor Kit <sup>(4)</sup></p> <p><b>WTK</b> = Factory WaveLinX LITE Tilemount Sensor Kit <sup>(5)</sup></p> <p><b>WPN</b> = WaveLinX PRO Wireless Node without Sensor <sup>(9)</sup></p> <p><b>WLN</b> = WaveLinX LITE Wireless Node without Sensor <sup>(10)</sup></p> <p><b>REM7V</b> = 7 watt emergency battery pack with remote test / indicator light, use with DLV only <sup>(1) (2) (3) (6)</sup></p> <p><b>REM14V</b> = 14 watt emergency battery pack with remote test / indicator light, use with DLV only <sup>(1) (2) (3) (6)</sup></p> <p><b>IEM7V</b> = 7 watt emergency battery pack with integral test / indicator light, use with DLV only <sup>(1) (2) (3) (6)</sup></p> <p><b>IEM14V</b> = 14 watt emergency battery pack with integral test / indicator light, use with DLV only <sup>(1) (2) (3) (6)</sup></p>	<p><b>HB128APK</b> = L channel hanger bar, 26", pair (replacement)</p> <p><b>RB22</b> = Adjustable wood joist mounting bars, pair, extend to 22" long</p> <p><b>HSA6</b> = Slope Adapter for 6" Aperture Housings, Specify Slope (refer to instructions for installing housing and trim)</p> <p><b>H347</b> = 347 to 120V step down transformer, 75VA</p> <p><b>H347200</b> = 347 to 120V step down transformer, 200VA</p> <p><b>WTA</b> = Field WaveLinX PRO Tilemount Sensor Kit <sup>(4)</sup></p> <p><b>WTK</b> = Field WaveLinX LITE Tilemount Sensor Kit <sup>(5)</sup></p>
<b>Notes</b>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>
	<p>(7) Marked Spacing: Center to Center of Adjacent Luminaires = 36" Center of Luminaire to Building Member = 18" Minimum overhead = 0.5</p>	<p>(1) Not available with CP models</p>	<p>(1) Not available with CP models</p> <p>(2) Not available with D010347 (347V models)</p> <p>(3) ULus for U.S. only</p> <p>(4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.)</p> <p>(5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.)</p> <p>(6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C</p> <p>(9) WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX PRO specifications.)</p> <p>(10) WLN = WaveLinX LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX LITE specifications.)</p>	<p>(4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.)</p> <p>(5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.)</p>

## Quick Spec Emergency Mounting Frame Order Information

Sample Number :

Quick Spec Emergency Mounting Frame: **RR-HC620D010REM7**

LED module and reflectors are ordered separately.

Order separately: LED Module: HM60525835 | Reflector: 61MDC

**Select from the Quick Spec Mounting Frame ordering information to receive the *Fast Delivery* option for the frame.**

Quick Spec Code	Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
<p><b>RR</b> = East Region</p> <p><b>BRR</b> = West Region</p>	<p><b>HC6</b> = 6" new construction downlight housing</p>	<p>10 = 1000 lm</p> <p>15 = 1500 lm</p> <p>20 = 2000 lm</p> <p>30 = 3000 lm</p> <p>40 = 4000 lm</p>	<p><b>D010</b>=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p>	<p><b>REM7</b> = 7 watt emergency battery pack with remote test / indicator light, use with D010 only <sup>(2) (6)</sup></p> <p><b>REM14</b> = 14 watt emergency battery pack with remote test / indicator light, use with D010 only <sup>(2) (6)</sup></p> <p><b>IEM7</b> = 7 watt emergency battery pack with integral test / indicator light, use with D010 only <sup>(2) (6)</sup></p> <p><b>IEM14</b> = 14 watt emergency battery pack with integral test / indicator light, use with D010 only <sup>(2) (6)</sup></p>	<p><b>HB128APK</b> = L channel hanger bar, 26", pair (replacement)</p> <p><b>RB22</b> = Adjustable wood joist mounting bars, pair, extend to 22" long</p>
<b>Notes</b>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>
				<p>(2) Not available with D010347 (347V models)</p> <p>(6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C</p>	



## LED Module Order Information

LED Module	Lumens	CRI/CCT	
<b>HM6</b> = 6" LED Modules For use with HC6 - HC6CP New Construction housings only	<b>0525</b> = 500 - 2500 lumen <b>3040</b> = 3000-4000 lumen <b>4560</b> = 4500-6000 lumen	<b>827</b> = 80CRI, 2700K <b>830</b> = 80CRI, 3000K <b>835</b> = 80CRI, 3500K <b>840</b> = 80CRI, 4000K <b>850</b> = 80CRI, 5000K	<b>927</b> = 90CRI, 2700K <b>930</b> = 90CRI, 3000K <b>935</b> = 90CRI, 3500K <b>940</b> = 90CRI, 4000K <b>950</b> = 90CRI, 5000K
<b>Notes</b>	<b>Notes</b>	<b>Notes</b>	

## Trim Order Information

Reflector	Distribution <sup>(8)</sup>	Finish	Flange	Accessories
<b>61</b> = 6" conical reflector	<b>ND</b> = narrow 55° beam angle 0.97 SC <b>MD</b> = medium 60° beam angle 1.10 SC <b>WD</b> = wide 65° beam angle 1.28 SC <b>RWW</b> = rotatable wall wash with linear spread lens	<b>C</b> = Specular clear <b>H</b> = Semi-specular clear <b>W</b> = White	<b>Blank</b> = Polished flange standard with C & H reflectors <b>Blank</b> = White flange standard with W reflector <b>WF</b> = White flange option available with C & H reflectors	<b>61RWWPK</b> = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
<b>Notes</b>	<b>Notes</b> <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>

Baffle	Distribution <sup>(8)</sup>	Finish	Flange	Accessories
<b>61</b> = 6" baffle reflector	<b>WD</b> = wide 65° beam angle 1.28 SC (nominal) <b>RWW</b> = rotatable wall wash with linear spread lens	<b>BB</b> = Black baffle <b>WB</b> = White baffle	<b>Blank</b> = White flange standard with BB, & WB <b>BF</b> = Black flange option available with BB	<b>61RWWPK</b> = Replacement part kit - wall wash lens insert - for use with 61RWW* only.
<b>Notes</b>	<b>Notes</b> <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>

Reflector	Distribution <sup>(8)</sup>	Finish	Flange
<b>61PS</b> = 6" non-conductive polymer 'dead front' conical reflector <sup>(9)</sup>	<b>MD</b> = medium 60° beam angle 1.10 SC (nominal)	<b>W</b> = White	<b>Blank</b> = White flange standard with W reflector
<b>Notes</b> <small>(9) 61PS is 1000-2000 lumens Non-IC rated. 500 &amp; 750 lumens IC rated. 61PS is not for use over 2000lm in Non-IC or over 750lm in IC.</small>	<b>Notes</b> <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	<b>Notes</b>	<b>Notes</b>

IEM Reflector	Distribution <sup>(8)</sup>	Finish	Flange	Integral Emergency
<b>61</b> = 6" IEM reflector for integral emergency only	<b>ND</b> = narrow 55° beam angle 0.97 SC <b>MD</b> = medium 60° beam angle 1.10 SC <b>WD</b> = wide 65° beam angle 1.28 SC	<b>C</b> = Specular clear <b>H</b> = Semi-specular clear <b>W</b> = White	<b>Blank</b> = Polished flange standard with C & H reflectors <b>Blank</b> = White flange standard with W reflector <b>WF</b> = White flange option available with C & H reflectors	<b>IEM</b> = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
<b>Notes</b>	<b>Notes</b> <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>

IEM Baffle	Distribution <sup>(8)</sup>	Finish	Flange	Integral Emergency
<b>61</b> = 6" IEM baffle reflector for integral emergency only	<b>WD</b> = wide 65° beam angle 1.28 SC (nominal)	<b>BB</b> = Black baffle <b>WB</b> = White baffle	<b>Blank</b> = White flange standard with BB, & WB <b>BF</b> = Black flange option with BB	<b>IEM</b> = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch.
<b>Notes</b>	<b>Notes</b> <small>(8) Values are nominal, with specular clear reflector, other finishes and field results may vary.</small>	<b>Notes</b>	<b>Notes</b>	<b>Notes</b>

## Product Specifications

### Housing Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip
- Accommodates 1/2" to 1-1/2" thick ceilings
- Installs in new construction or from below the finished ceiling (non-accessible) for remodeling (with mounting bars removed)
- Provided with two remodel clips to secure the frame to the ceiling

### Universal Mounting Bracket

- Adjusts 2" vertically from above and below the ceiling
- Use with the included mounting bars or with 1/2" Electric Metallic Tube (EMT)
- Removable to facilitate remodeling installation from below the finished ceiling

### Mounting Bars

- Captive pre-installed No Fuss™ mounting bars lock to T-grid with screwdriver or pliers
- Centering detents allow for consistent positioning of fixtures

### LED Module

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 80 or 90 color rendering index (CRI)
- Color accuracy within 3 SDCM provides color consistency and uniformity
- 90 CRI option: R9>50 (refer to chromaticity information for details)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- Lumen options include 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumens (nominal)
- Passive thermal management achieves 60,000 hours at 70% lumen maintenance (L70) in insulated ceilings (IC) and non-IC applications
- Integral diffuse lens provides visual shielding
- Integral connector allows quick connection to housing flex

### Reflector

- Self-flanged aluminum reflectors available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for 'dead front' applications (500 & 750 lumen max. in IC and 2000 lumen max. in Non-IC)
- Wall wash reflector features a rotatable linear spread lens for alignment of vertical illumination
- Reflectors attach to LED module with three speed clamps
- Available in multiple painted or plated finishes

### Reflector/Module Retention

- Reflector/module assembly is securely retained in the housing with two torsion springs

### Driver

- Field-replaceable constant current driver provides low noise operation
- Universal 120-277VAC 50/60Hz input standard
- Continuous, 1% to 100% dimming with 0-10V analog control
- Optional low-voltage DC driver for use with Distributed Low Voltage Power (DLVP) system
- Distributed Low Voltage Power (DLVP) system combines power, lighting and controls with ease of installation (refer to DLVP Design Guide at [www.cooperlighting.com](http://www.cooperlighting.com) for details)

### Canada Options

- 347VAC 50/60Hz; 1% dimming on 0-10V analog control, for 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000 lumen models only
- 347V step down transformer factory installed with the standard "D010" 120V-277V, LED driver on 5500, 6000 lumen models only

### Emergency Option

- Provides 90 minutes of standby lighting, meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch
- Available Self-Test (self-diagnostic) with remote charge indicator and test switch
- Quick Spec emergency ordering option for quick-turn projects

### Connected Lighting System

Two WaveLinx connected solutions to choose from. Refer to WaveLinx system specifications and application guides for details.

#### WaveLinx PRO Tilemount Sensor Kit

- WaveLinx PRO WTA tilemount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

#### WaveLinx PRO Wireless Node

- WaveLinx PRO WPN wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

#### WaveLinx LITE Tilemount Sensor Kit

- WaveLinx LITE WTK tilemount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

#### WaveLinx LITE Wireless Node

- WaveLinx LITE WLN wireless node provides luminaire level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

#### WaveLinx Tilemount Sensor Kits Application

- The WTA and WTK tilemount sensor kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount sensor kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.
- **Note: WaveLinx PRO devices are only compatible with the WaveLinx PRO system.**
- **Note: WaveLinx LITE devices are only compatible with the WaveLinx LITE system.**

### Junction Box

- Galvanized steel junction box
- 20 in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage barrier for 0-10V dimming wires (occupies one 1/2" pry-out space)
- Listed for eight #12 AWG (four in, four out) 90°C conductors and feed-thru branch wiring
- Three 1/2" and two 3/4" trade size pry-outs available
- Three 4-port push wire nuts for mains voltage with 1-port for fixture connection

### Compliance

- cULus Certified to UL 1598 / C22.2 No. 250.0, suitable for damp locations and wet locations in covered ceilings only
- Emergency options provided with UL Listed emergency drivers to UL 924 / C22.2 No. 141, suitable for indoor/damp locations
- IP20 - Above finished ceiling; IP65 - Below finished ceiling
- Non-Insulated ceiling (Non-IC) rated for 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumen models (insulation must be kept 3" from top and sides)
- Insulated ceiling (IC) rated for 500, 750, 1000, 1500, 2000 lumen models and suitable for direct contact with air permeable insulation\* (IC models are also suitable for Non-IC installations)
- Non-IC marked spacing required for 4500, 5000, 5500, 6000 lumen models
  - Marked Spacing Center to Center of Adjacent Luminaires = 36"
  - Center of Luminaire to Building Member = 18"
  - Minimum overhead = 0.5"
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V
- Contains no mercury or lead and RoHS compliant
- Photometric testing completed in accordance of IES LM-79-08
- Lumen maintenance projection in accordance of IES LM-80-08 and TM-21-11
- 500, 750, 1,000, 1,500 and 2,000 lumen, 90 CRI, ICAT models may be used to comply with State of California Title 24 residential code, per JA8 certification standards
- May be used to comply with State of California Title 24 non-residential code as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database
- \*Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013

### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/legal](http://www.cooperlighting.com/legal)

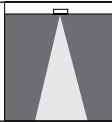
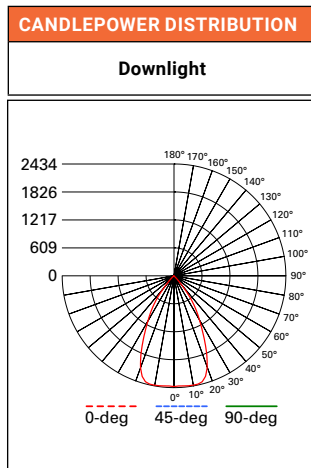


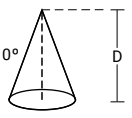
## Photometric Data

[View IES files](#)

### NARROW DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

NARROW (55° BEAM*)	
Test Number	P581878
Housing	HC620D010
Module	HM60525835
Reflector	61NDC
Lumens	2228 Lm
Efficacy	111.4 Lm/W
SC	0.93
UGR	11.7

CONE OF LIGHT				
				
MH	FC	L	W	
5.5'	80.2	5	5	
7'	49.5	6.4	6.4	
8'	37.9	7.4	7.4	
9'	30	8.2	8.2	
10'	24.3	9.2	9.2	
12'	16.9	11	11	

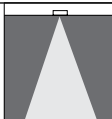
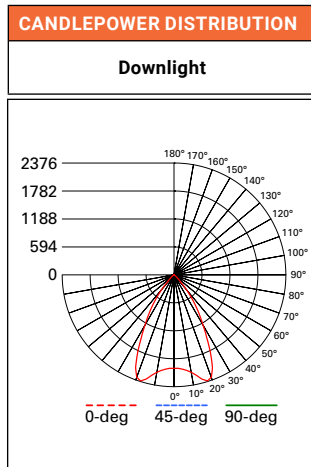
CANDELA TABLE	
Degrees Vertical	Candela
0	2427
5	2422
15	2405
25	1621
35	761
45	118
55	12
65	3
75	2
85	0
90	0

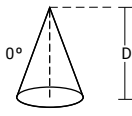
ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1636	73.4
0-40	2098	94.2
0-60	2223	99.8
0-90	2228	100
90-180	0	0
0-180	2228	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	9187
55	1118
65	376
75	318
85	0

### MEDIUM DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

MEDIUM (60° BEAM*)	
Test Number	P581875
Housing	HC620D010
Module	HM60525835
Reflector	61MDC
Lumens	2307 Lm
Efficacy	115.3 Lm/W
SC	1.06
UGR	11.8

CONE OF LIGHT				
				
MH	FC	L	W	
5.5'	68.7	5.6	5.6	
7'	42.4	7.2	7.2	
8'	32.5	8.2	8.2	
9'	25.7	9.4	9.4	
10'	20.8	10.4	10.4	
12'	14.4	12.4	12.4	

CANDELA TABLE	
Degrees Vertical	Candela
0	1998
5	2022
15	2307
25	1842
35	796
45	126
55	15
65	4
75	2
85	0
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1671	72.4
0-40	2163	93.8
0-60	2301	99.7
0-90	2307	100
90-180	0	0
0-180	2307	100

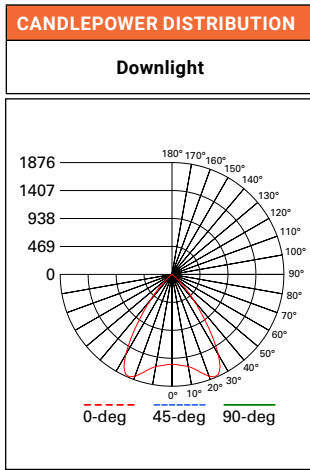
LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	9753
55	1395
65	571
75	318
85	0

## Photometric Data

[View IES files](#)

### WIDE DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WIDE (65° BEAM*)	
Test Number	P581885
Housing	HC620D010
Module	HM60525835
Reflector	61WDC
Lumens	2359 Lm
Efficacy	118 Lm/W
SC	1.28
UGR	11.6



CONE OF LIGHT				
MH	FC	L	W	
5.5'	50.5	7	7	
7'	31.2	8.8	8.8	
8'	23.9	10.2	10.2	
9'	18.8	11.4	11.4	
10'	15.3	12.8	12.8	
12'	10.6	15.4	15.4	

CANDELA TABLE	
Degrees Vertical	Candela
0	1526
5	1540
15	1685
25	1861
35	1027
45	252
55	32
65	6
75	2
85	0
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	1461	61.9
0-40	2105	89.2
0-60	2351	99.6
0-90	2359	100
90-180	0	0
0-180	2359	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	19506
55	3078
65	765
75	318
85	0

\*Value are nominal with specular clear reflectors, other finishes and field results may vary.  
 SC = Spacing Criteria  
 UGR = Unified Glare Rating

#### Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

#### Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

#### CCT Multipliers – 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

#### CCT Multipliers – 90CRI

2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

Note: Refer to IES files for more product data.

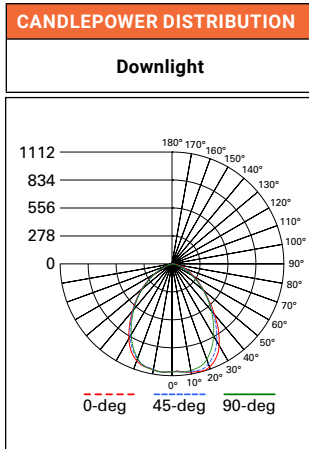
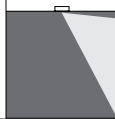


## Photometric Data

[View IES files](#)

### WALL WASH DISTRIBUTION - SPECULAR CLEAR FINISH, 2000 LUMEN MODEL, 80 CRI, 3500K

WALL WASH	
Test Number	P581882
Housing	HC620D010
Module	HM60525835
Reflector	61RWWC
Lumens	2179 Lm
Efficacy	109 Lm/W
SC	1.15



CANDELA TABLE	
Degrees Vertical	Candela
0	1080
5	1081
15	1112
25	1034
35	800
45	514
55	319
65	184
75	85
85	12
90	0

ZONAL LUMEN SUMMARY		
Zone	Lumens	% Fixture
0-30	849	39
0-40	1313	60.2
0-60	1978	90.8
0-90	2179	100
90-180	0	0
0-180	2179	100

LUMINANCE	
Average Candela Degrees	Average 0° Luminance
45	39810
55	30479
65	23907
75	17983
85	7359

SC = Spacing Criteria, nominal for specular clear reflector, other finishes and field results may vary.

SINGLE UNIT FOOTCANDLES								
2.5' from wall (distance from fixture along wall)								
1	19.3	13.8	6.1	2.2	0.7	0.3	0.1	
2	29.1	22.6	12.3	5.7	2.5	1.2	0.6	
3	27.6	22.5	13.8	7.3	3.7	1.9	1	
4	21	18.2	12.4	7.4	4.2	2.4	1.4	
5	14.4	13.1	9.9	6.6	4.1	2.5	1.6	
6	9.7	9.1	7.5	5.5	3.7	2.5	1.6	
7	6.7	6.4	5.5	4.3	3.2	2.2	1.5	
8	4.7	4.6	4.1	3.4	2.7	2	1.4	
9	3.4	3.3	3.1	2.7	2.2	1.7	1.3	
10	2.5	2.5	2.4	2.1	1.8	1.4	1.1	

MULTIPLE UNIT FOOTCANDLES								
2.5' from wall (Distance from fixture along 3')				2.5' from wall (Distance from fixture along 4')				
1	21.5	19.1	21.5	20	12.1	20		
2	34.7	34.4	34.7	31.6	24.6	31.6		
3	34.9	36	34.9	31.3	27.6	31.3		
4	28.4	30.7	28.4	25.2	24.8	25.2		
5	21	23.2	21	18.6	19.8	18.6		
6	15.2	16.8	15.2	13.4	15	13.4		
7	11	12	11	9.9	11	9.9		
8	8.1	8.7	8.1	7.4	8.2	7.4		
9	6.1	6.5	6.1	5.6	6.2	5.6		
10	4.6	4.9	4.6	4.3	4.7	4.3		

#### Photometric Multipliers (Nominal Lumen Values)

500 Lumen	750 Lumen	1000 Lumen	1500 Lumen	2000 Lumen	2500 Lumen	3000 Lumen	3500 Lumen
0.33	0.44	0.54	0.74	1.00	1.12	1.46	1.76

4000 Lumen	4500 Lumen	5000 Lumen	5500 Lumen	6000 Lumen
1.81	2.17	2.28	2.38	2.65

Multipliers for relative lumen values with other series models.

#### Color Finish Multipliers

Finish code	C	H	W/WB	BB
Finish	Specular Clear	Semi-Specular	Matte White White Baffle	Black Baffle
Multiplier	1.00	0.92	0.91	0.82

Multipliers for relative lumen values with other color finishes.

#### CCT Multipliers - 80CRI

2700K	3000K	3500K	4000K	5000K
0.92	0.98	1.00	1.03	1.03

Multipliers for relative lumen values with other series color temperatures.

#### CCT Multipliers - 90CRI

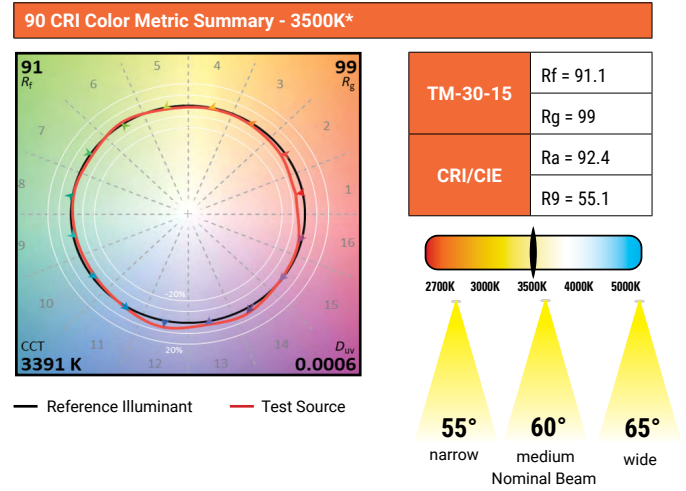
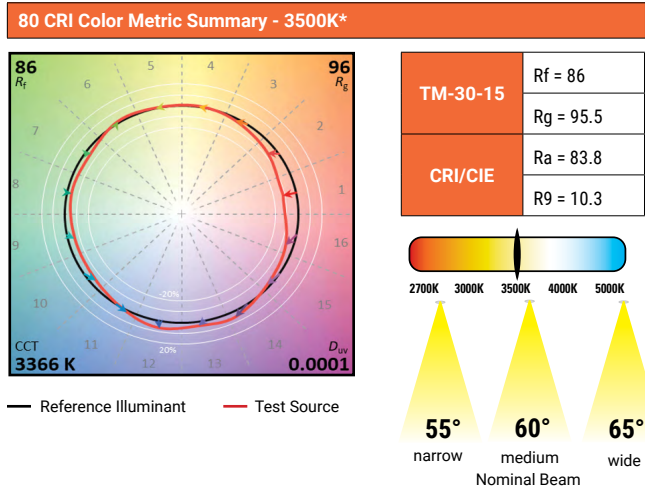
2700K	3000K	3500K	4000K	5000K
0.77	0.84	0.89	0.90	0.90

Multipliers for relative lumen values with other series color temperatures.

Note: Refer to IES files for more product data.

## Energy & Performance Data

### COLOR METRICS - TM-30-15 & CRI/CIE (3500K)



\* Color values are based on 61WDWB reflector, other finishes and field results may vary.

### ENERGY DATA

Series	500 lumen		750 lumen		1000 lumen		1500 lumen		2000 lumen	
	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.051	0.026	0.067	0.036	0.083	0.039	0.119	0.053	0.171	0.077
Input Power (W)	6.1	6.5	7.9	8.3	10	10.4	14.5	14.5	20.9	20.6
In-rush (A)	1.9	8.4	2	8.4	2.2	8.5	2.7	8.5	2.1	9.7
Inrush duration (µs)	251	135	237	133	250	134	250	139	245	131
THD (%)	6.2	13.5	7.4	8.8	5.4	10.3	10	6.7	6.5	7.9
PF	≥ 0.99	≥ 0.9	≥ 0.98	≥ 0.92	≥ 0.99	≥ 0.95	≥ 0.99	≥ 0.97	≥ 0.99	≥ 0.96

Series	2500 lumen		3000 lumen		3500 lumen		4000 lumen		4500 lumen	
	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V	120V	277V	120V	277V
Input Current (A)	0.23	0.103	0.24	0.107	0.292	0.152	0.351	0.159	0.384	0.172
Input Power (W)	27.5	27.5	28.6	28.5	34.6	35.1	42.1	42.1	45.9	45.6
In-rush (A)	2.5	5.6	2.5	11.6	3.4	13.9	3.1	14.7	3.1	14.8
Inrush duration (µs)	232	123	216	111	183	95	200	98	202	100
THD (%)	6.5	8.1	7.8	8.3	5.6	10	4.1	9.5	4.5	8.5
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.93	≥ 0.99	≥ 0.94	≥ 0.99	≥ 0.95

Series	5000 lumen		5500 lumen		6000 lumen	
	120V	277V	120V	277V	120V	277V
Input Voltage 120-277VAC	120V	277V	120V	277V	120V	277V
Input Current (A)	0.419	0.186	0.457	0.201	0.489	0.214
Input Power (W)	50.1	49.5	54.6	53.7	58.4	57.4
In-rush (A)	3.1	15	3.2	14.8	3.4	14.8
Inrush duration (µs)	202	117	196	131	192	121
THD (%)	5.5	7.6	7	7.2	8.1	7.2
PF	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.96	≥ 0.99	≥ 0.97

Minimum starting temperature -30°C (-22°F)\*  
(Nominal input 120-277VAC & 100% of rated output power)

Sound Rating: Class A standards

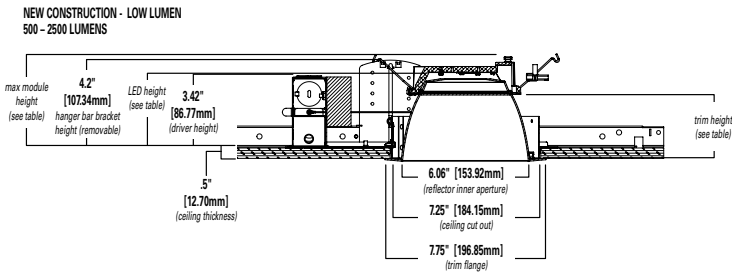
#### Notes:

\* Emergency Battery packs are rated for a minimum starting temperature of 0°C.



## Dimensional and Mounting Details

### NEW CONSTRUCTIONS - LOW LUMEN 500 – 2500 LUMENS



#### Low Lumen (500 – 2500 Lumens)\*

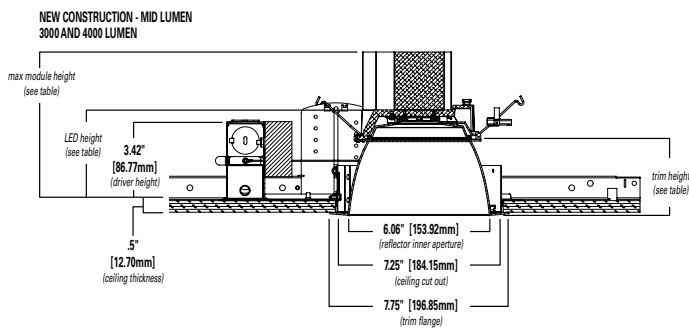
Distribution	Max. Module Height	Trim Height	LED Height
Narrow	4.5"	3.4"	3.8"
Medium	4.6"	3.5"	3.9"
Wide	4.4"	3.3"	3.7"
Baffle	4.4"	3.3"	3.7"



Low Lumen Module

\*Max. height w/removable hanger bar bracket 4.2"

### NEW CONSTRUCTIONS - MID LUMEN 3000 – 4000 LUMENS



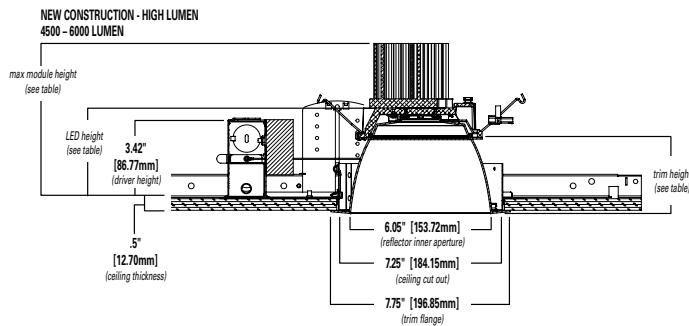
#### Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"



Mid Lumen Module

### NEW CONSTRUCTIONS - HIGH LUMEN 4500 – 6000 LUMENS



#### High Lumen (4500 – 6000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.9"	3.4"	3.8"
Medium	7.0"	3.5"	3.9"
Wide	6.8"	3.3"	3.7"
Baffle	6.8"	3.3"	3.7"



High Lumen Module

## Connected Solutions

### WaveLinx LITE - WTK Tilemount Sensor

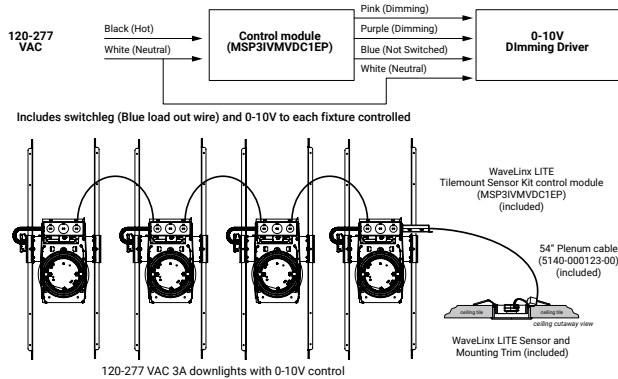
WaveLinx LITE devices only compatible with the WaveLinx LITE system.



- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinx LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinx system specifications for details



#### WaveLinx LITE WTK Tilemount Wiring Diagram

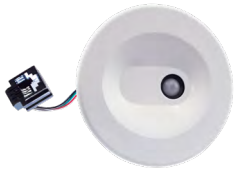


#### WaveLinx LITE Bluetooth Enabled System



### WaveLinx PRO – WTA Tilemount Sensor

WaveLinx PRO devices only compatible with the WaveLinx PRO system.



- WaveLinx PRO tilemount functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations

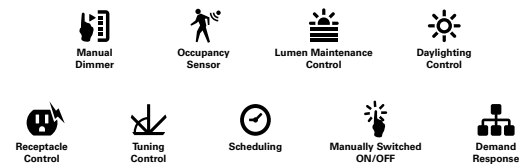
**Downlights with tilemount sensor**  
Highly efficient LED fixtures

**WaveLinx Area Controller**  
Provides centralized coordination of multiple area control options

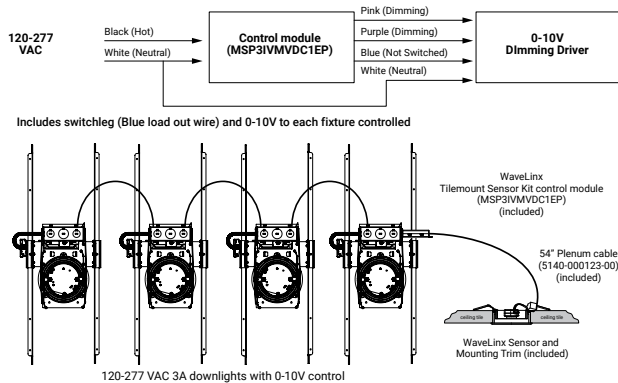
**Wireless Wall Station/Receptacle**  
Provides customized wireless control of each area

**Mobile Applications**  
Provides personalized, local control from a tablet or smartphone

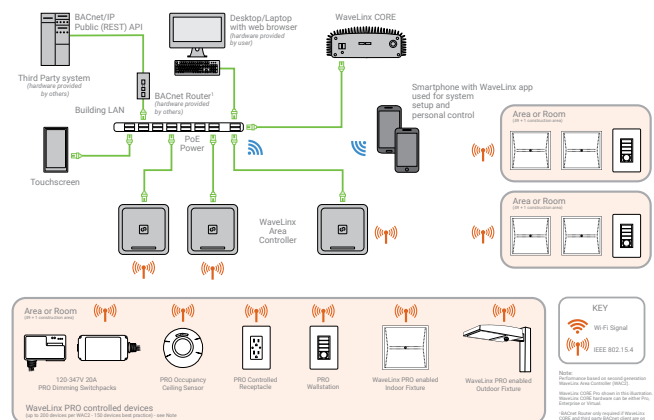
#### WaveLinx mobile app settings



#### WaveLinx WTA Tilemount Wiring Diagram



#### WaveLinx CORE Building Management Integration





## Connected Solutions



### WaveLinX LITE Wireless Node - WLN

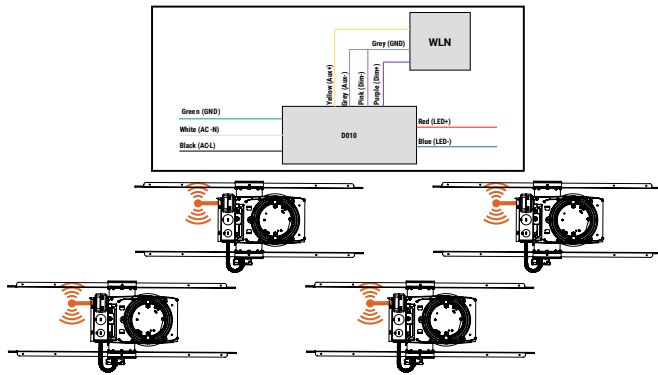
WaveLinX LITE devices only compatible with the WaveLinX LITE system.

- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX LITE Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Refer to the WaveLinX system specifications for details

#### WaveLinX mobile app settings



#### WaveLinX LITE Wireless Node (WLN) Wiring Diagram



#### WaveLinX LITE Bluetooth Enabled System



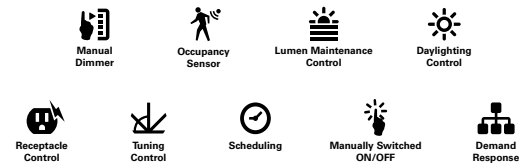
### WaveLinX PRO Wireless Node - WPN

WaveLinX PRO devices only compatible with the WaveLinX PRO system.

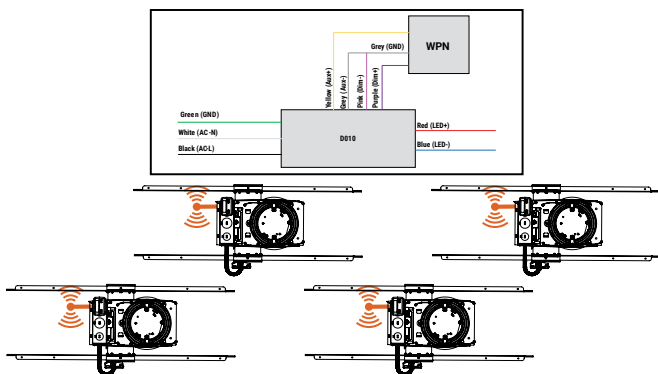
- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with WaveLinX Area Controller, Wall Stations, and Control Devices
- Stand-Alone Offices or Entire Building Network Installations



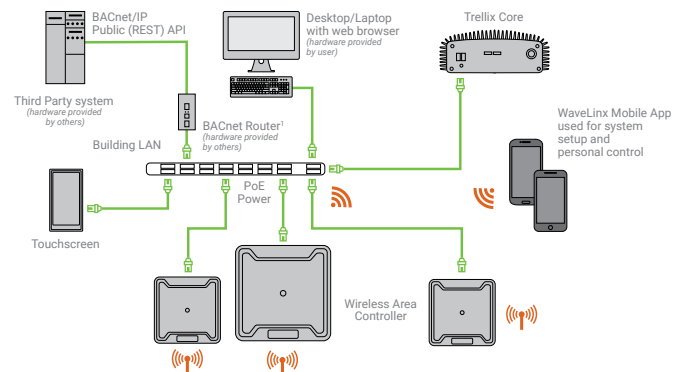
#### WaveLinX mobile app settings



#### WaveLinX PRO Wireless Node (WPN) Wiring Diagram



#### WaveLinX CORE Building Management Integration



## FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



## CONTROL TECHNOLOGY



## SERVICE PROGRAMS



## SPECIFICATIONS

### CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

### OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

### INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

### ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

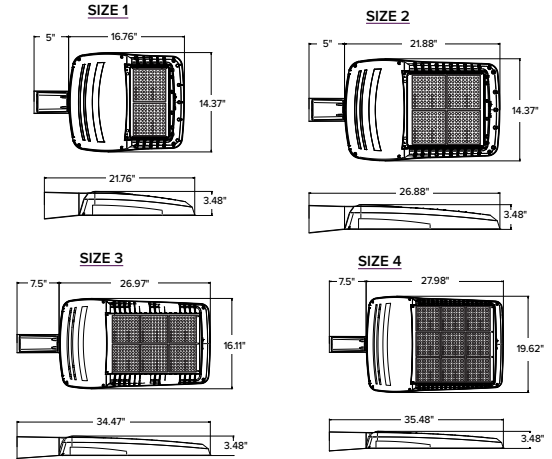
### CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

### CONTROLS (CONTINUED)

- 0-10V 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
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

## MICRO STRIKE | STRIKE OPTICS



	EPA				Config
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

### CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).

### WARRANTY

- 5 year warranty



# VIPER Area/Site

VIPER LUMINAIRE

## MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

**QS10**

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # \_\_\_\_\_

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	<b>160L-35<sup>6</sup></b> 5500 lumens 160L-50 <sup>6</sup> 7500 lumens 160L-75 10000 lumens <b>160L-100</b> 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens 320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 <sup>6</sup> 40000 lumens 480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens 720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 <sup>6</sup> 75000 lumens 720L-600 <sup>6</sup> 80000 lumens CLO Custom Lumen Output <sup>1</sup>	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI <b>5K7</b> 5000K, 70 CRI 5K8 5000K, 80 CRI	<b>2</b> Type 2 <b>3</b> Type 3 <b>4F</b> Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	<b>BLANK</b> <b>No Rotation</b> L Optic rotation left R Optic rotation right	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V
		2 Size 2					
		3 Size 3					
		4 Size 4					

Mounting	Color	Options	Network Control Options
<b>A</b> Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) <b>A_</b> Arm mount for round pole <sup>2</sup> <b>ASQU</b> Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern <b>A_U</b> Universal arm mount for round pole <sup>2</sup> <b>AAU</b> Adjustable arm for pole mounting (universal drill pattern) <b>AA_U</b> Adjustable arm mount for round pole <sup>2</sup> <b>ADU</b> Decorative upswept Arm (universal drill pattern) <b>AD_U</b> Decorative upswept arm mount for round pole <sup>2</sup> <b>MAF</b> Mast arm fitter for 2-3/8" OD horizontal arm <b>K</b> Knuckle <b>T</b> Trunnion <b>WB</b> Wall Bracket, horizontal tenon with MAF <b>WM</b> Wall mount bracket with decorative upswept arm <b>WA</b> Wall mount bracket with adjustable arm	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>LGT</b> Light Grey Gloss Textured <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>Color Option</b> <b>CC</b> Custom Color	<b>F</b> Fusing <b>2PF</b> Dual Power Feed <b>2DR</b> Dual Driver <b>TE</b> Toolless Entry <b>BC</b> Backlight Control <sup>8</sup> <b>TB</b> Terminal Block	<b>NXWS16F</b> NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,3,4</sup> <b>NXWS40F</b> NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,3,4</sup> <b>NXW</b> NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor <sup>3,4</sup> <b>WIR</b> LightGRID+ In-Fixture Module <sup>3,4</sup> <b>WIRSC</b> LightGRID+ Module and Occupancy Sensor <sup>3,4</sup> <b>Stand Alone Sensors</b> <b>BTS-14F</b> Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>BTS-40F</b> Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>BTSO-12F</b> Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens <b>7PR</b> 7-Pin Receptacle <sup>4</sup> <b>7PR-SC</b> 7-Pin Receptacle with shorting cap <sup>4</sup> <b>3PR</b> 3-Pin twist lock <sup>4</sup> <b>3PR-SC</b> 3-Pin receptacle with shorting cap <sup>4</sup> <b>3PR-TL</b> 3-Pin PCR with photocontrol <sup>4</sup> <b>Programmed Controls</b> <b>SCP-_F</b> Sensor Control Programmable, 8F or 40F <sup>9</sup> <b>ADD</b> AutoDim Timer Based Dimming <sup>4</sup> <b>ADT</b> AutoDim Time of Day Dimming <sup>4</sup> <b>Photocontrols</b> <b>PC</b> Button Photocontrol <sup>4,7</sup>

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information  
 2 – Replace “\_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole  
 3 – Networked Controls cannot be combined with other control options  
 4 – Not available with 2PF option  
 5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls  
 7 – Not available with 480V  
 8 – BC not available on 4F and type 5 distributions  
 9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

# VIPER Area/Site

VIPER LUMINAIRE

## STRIKE OPTIC – ORDERING GUIDE

**Example:** VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # \_\_\_\_\_

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	<b>36L-39</b> <sup>8</sup> 5500 lumens <b>36L-55</b> <sup>8</sup> 7500 lumens <b>36L-85</b> 10000 lumens <b>36L-105</b> 12500 lumens <b>36L-120</b> 14000 lumens	<b>AM</b> monochromatic amber, 595nm  <b>27K8</b> 2700K, 80 CRI <b>3K7</b> 3000K, 70 CRI <b>3K8</b> 3000K, 80 CRI <b>3K9</b> 3000K, 90 CRI <b>35K8</b> 3500K, 80 CRI <b>4K7</b> 4000K, 70 CRI <b>4K8</b> 4000K, 80 CRI <b>4K9</b> 4000K, 90 CRI <b>5K7</b> 5000K, 70 CRI <b>5K8</b> 5000K, 80 CRI	<b>FR</b> Auto Front Row <b>2</b> Type 2 <b>3</b> Type 3 <b>4F</b> Type 4 Forward <b>4W</b> Type 4 Wide <b>5QN</b> Type 5 Square Narrow <b>5QW</b> Type 5 Square Wide <b>5QM</b> Type 5 Square Medium <b>5W</b> Type 5 Wide (Round) <b>5RW</b> Type 5 Rectangular <b>C</b> Corner Optic <b>TC</b> Tennis Court Optic	<b>BLANK</b> No Rotation <b>L</b> Optic rotation left <b>R</b> Optic rotation right	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V
		2 Size 2	<b>72L-115</b> 15000 lumens <b>72L-145</b> 18000 lumens <b>72L-180</b> 21000 lumens <b>72L-210</b> 24000 lumens <b>72L-240</b> 27000 lumens				
		3 Size 3	<b>108L-215</b> <sup>8</sup> 27000 lumens <b>108L-250</b> 30000 lumens <b>108L-280</b> 33000 lumens <b>108L-325</b> 36000 lumens <b>108L-365</b> 40000 lumens				
		4 Size 4	<b>162L-320</b> 40000 lumens <b>162L-365</b> <sup>10</sup> 44000 lumens <b>162L-405</b> 48000 lumens <b>162L-445</b> 52000 lumens <b>162L-485</b> 55000 lumens <b>162L-545</b> <sup>8</sup> 60000 lumens <b>CLO</b> Custom Lumen Output <sup>1</sup>				

Mounting	
<b>A</b>	Arm mount for square pole/flat surface
<b>A_</b>	Arm mount for round pole <sup>3</sup>
<b>ASQU</b>	Universal arm mount for square pole
<b>A_U</b>	Universal arm mount for round pole <sup>3</sup>
<b>AAU</b>	Adjustable arm for pole mounting (universal drill pattern)
<b>AA_U</b>	Adjustable arm mount for round pole <sup>3</sup>
<b>ADU</b>	Decorative upswept Arm (universal drill pattern)
<b>AD_U</b>	Decorative upswept arm mount for round pole <sup>3</sup>
<b>MAF</b>	Mast arm fitter for 2-3/8" OD horizontal arm
<b>K</b>	Knuckle
<b>T</b>	Trunnion
<b>WB</b>	Wall Bracket, horizontal tenon with MAF
<b>WM</b>	Wall mount bracket with decorative upswept arm
<b>WA</b>	Wall mount bracket with adjustable arm

Color	
<b>BLT</b>	Black Matte Textured
<b>BLS</b>	Black Gloss Smooth
<b>DBT</b>	Dark Bronze Matte Textured
<b>DBS</b>	Dark Bronze Gloss Smooth
<b>GTT</b>	Graphite Matte Textured
<b>LGS</b>	Light Grey Gloss Smooth
<b>LGT</b>	Light Grey Gloss Textured
<b>PSS</b>	Platinum Silver Smooth
<b>WHT</b>	White Matte Textured
<b>WHS</b>	White Gloss Smooth
<b>VGT</b>	Verde Green Textured
Color Option	
<b>CC</b>	Custom Color

Options	
<b>F</b>	Fusing
<b>E</b>	Battery Backup <sup>1,2,7,8,9</sup>
<b>2PF</b>	Dual Power Feed
<b>2DR</b>	Dual Driver
<b>TE</b>	Tooless Entry
<b>BC</b>	Backlight Control
<b>TB</b>	Terminal Block

Network Control Options	
<b>NXWS16F</b>	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,4,5</sup>
<b>NXWS40F</b>	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming <sup>1,4,5</sup>
<b>NXW</b>	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor <sup>4,5</sup>
<b>WIR</b>	LightGRID+ In-Fixture Module <sup>4,5</sup>
<b>WIRSC</b>	LightGRID+ Module and Occupancy Sensor <sup>4,5</sup>
Stand Alone Sensors	
<b>BTS-14F</b>	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>BTS-40F</b>	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
<b>BTSO-12F</b>	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
<b>7PR</b>	7-Pin Receptacle <sup>4</sup>
<b>7PR-SC</b>	7-Pin Receptacle with shorting cap <sup>4</sup>
<b>3PR</b>	3-Pin twist lock <sup>4</sup>
<b>3PR-SC</b>	3-Pin receptacle with shorting cap <sup>4</sup>
<b>3PR-TL</b>	3-Pin PCR with photocontrol <sup>4</sup>
Programmed Controls	
<b>SCP_F</b>	Sensor Control Programmable, 8F or 40F <sup>11</sup>
<b>ADD</b>	AutoDim Timer Based Dimming <sup>4</sup>
<b>ADT</b>	AutoDim Time of Day Dimming <sup>4</sup>
Photocontrols	
<b>PC</b>	Button Photocontrol <sup>4,7</sup>

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information  
 2 – Battery temperature rating -20C to 55C  
 3 – Replace “\_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole  
 4 – Networked Controls cannot be combined with other control options  
 5 – Not available with 2PF option  
 6 – Not available with 480V  
 7 – Not available with 347 or 480V  
 8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts  
 10 – Some voltage restrictions may apply when combined with controls  
 11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

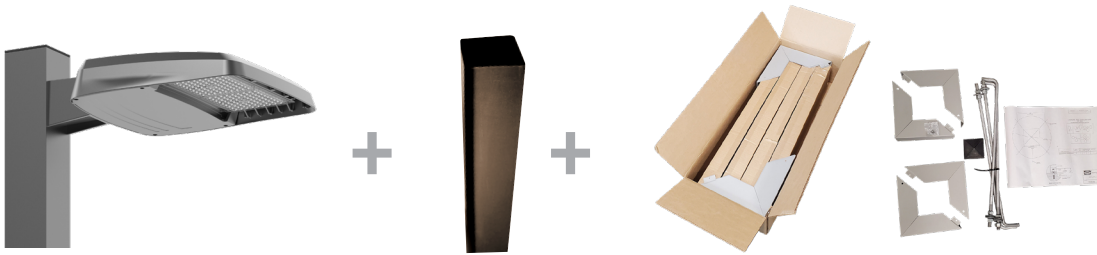




# VIPER Area/Site

VIPER LUMINAIRE

## VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-3-LS	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-4K-4F-LS	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	20' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	20' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-3-LS	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	25' Square Straight Steel	Single	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	25' Square Straight Steel	Double	VP-1-160-5K-4F-LS	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

## VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

## VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration















# VIPER Area/Site

VIPER LUMINAIRE

## OUTDOOR LIGHTING CONTROLS OPTIONS    CONTROLS FUNCTIONALITY    LIGHT GRID<sup>+</sup>

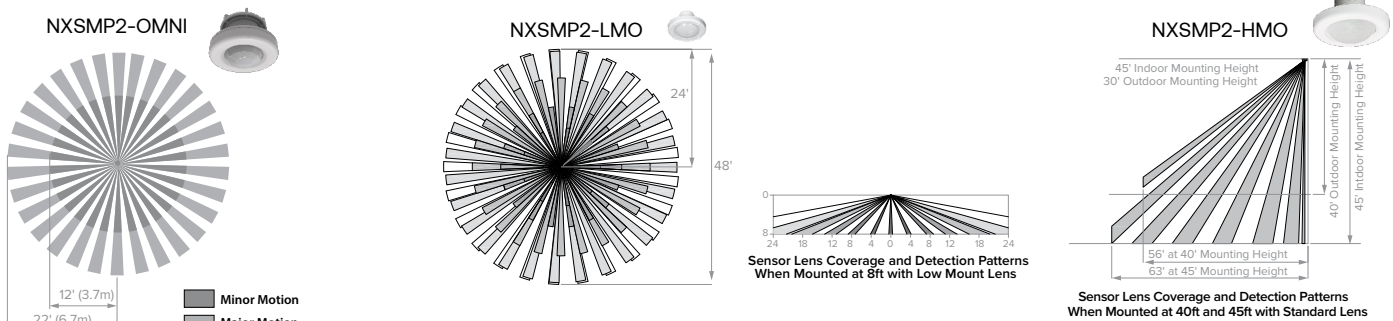
Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
<b>NX Wireless</b> NXOFMIRID-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	-		NXOFM-IRID-UV
NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	-	-	✓	✓	✓	-		NXRM2-H
NXWS12F NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NXWS16F NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NXWS40F NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
<b>LightGRID+</b> WIR LightGRID+ In-Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR
WIR-RME-L LightGRID+ On Fixture Module	✓	-	✓	-	-	✓	✓	Gateway	-		WIR-RME-L
WIRSC LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
<b>Independent</b> BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	-	-	-	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

### DEFAULT SETTINGS

<b>NX Wireless</b>	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	*Passcode Factory Passcode: HubbN3T!	Enabled

<b>Stand Alone</b>	Occupancy Sensor	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

### NX WIRELESS COVERAGE PATTERNS



# VIPER Area/Site

VIPER LUMINAIRE

## NX LIGHTING CONTROLS FREE APP

## CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminaires and program NX system settings.

Apple App: <https://apps.apple.com/us/app/nx-lighting-controls/id962112904>

Google Play: [https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en\\_US&q=US](https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&q=US)



Apple App

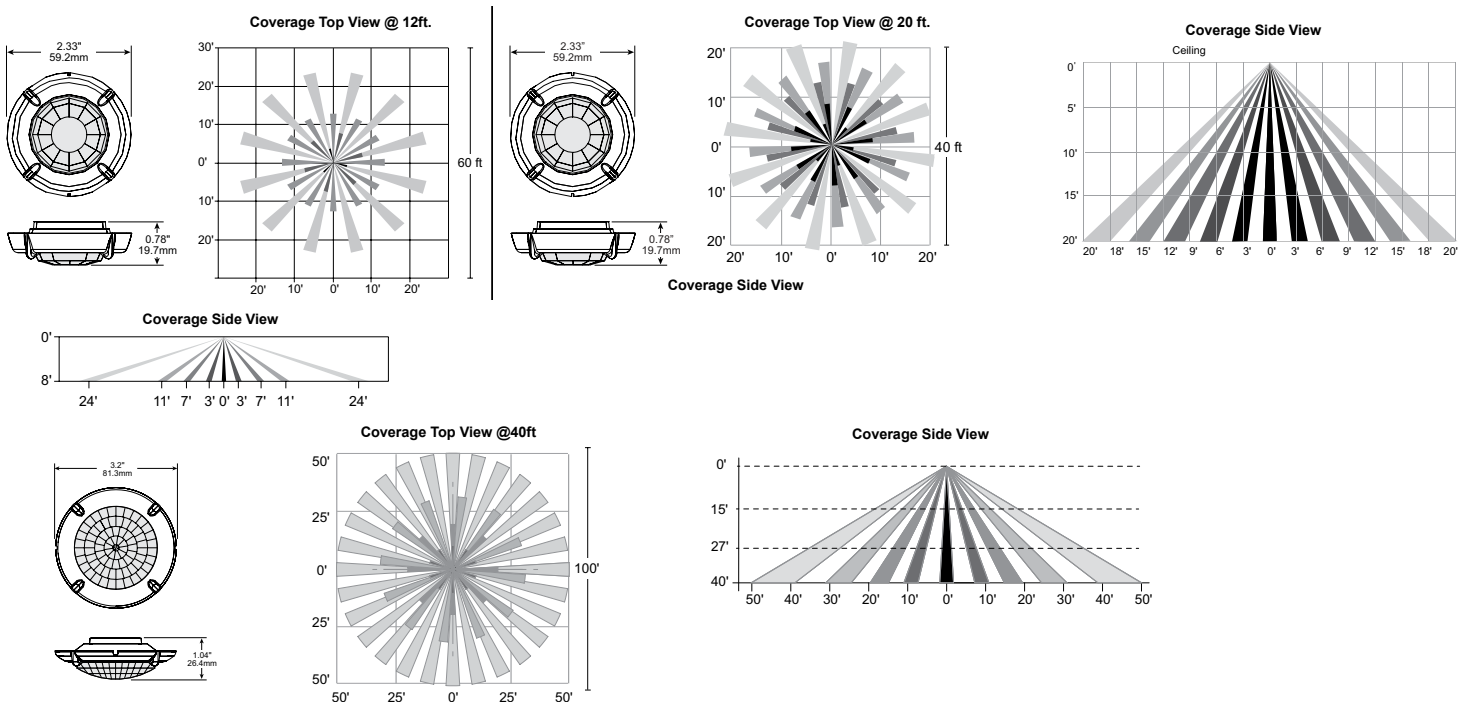


Google Play

## OUTDOOR LIGHTING CONTROLS OPTIONS    CONTROLS FUNCTIONALITY

Control Option Ordering Logic & Description	Control Option Functionality										Control Option Components
	Networkable	Grouping	Scheduling	Occupancy/Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
SCP_F    Sensor Control Programmable, 8F or 40F	-	-	-	✓	✓	✓	✓	-	8ft or 40ft	SCP_F	
ADD    AutoDIM Timer Based Dimming	-	-	✓	-	-	-	✓	-	-	ADD	
ADT    AutoDIM Time of Day Dimming	-	-	✓	-	-	-	✓	-	-	ADT	
7PR    7-Pin Receptacle	-	-	Paired with external control	-	Paired with external control	-	Paired with external control	-	-	7PR	
7PR-SC    7-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	7PR-SC	
3PR    3-Pin twist lock	-	-	-	-	-	-	Paired with external control	-	-	3PR	
3PR-SC    3-Pin Receptacle with shorting cap	-	-	-	-	-	-	-	-	-	3PR-SC	
3PR-TL    3-Pin with photocontrol	-	-	-	-	✓	-	✓	-	-	3PR-TL	

## COVERAGE PATTERNS FOR SCP\_F





# VIPER Area/Site

VIPER LUMINAIRE

## PROGRAMMED CONTROLS

### ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

### ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

## DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on [www.Currentlighting.com](http://www.Currentlighting.com)

## PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L <sub>70</sub> (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier	Micro Strike Lumen Multiplier				Strike Lumen Multiplier			
°C	°F		CCT	70 CRI	80 CRI	90 CRI	CCT	70 CRI	80 CRI	90 CRI
0°C	32°F	1.03	2700K	-	0.841	-	2700K	0.9	0.81	0.62
10°C	50°F	1.01	3000K	0.977	0.861	0.647	3000K	0.933	0.853	0.659
20°C	68°F	1.00	3500K	-	0.900	-	3500K	0.959	0.894	0.711
25°C	77°F	1.00	4000K	1	0.926	0.699	4000K	1	0.9	0.732
30°C	86°F	0.99	5000K	1	0.937	0.791	5000K	1	0.9	0.732
40°C	104°F	0.98	AP-Amber Phosphor Converted Multiplier				Monochromatic Amber Multiplier			
			Amber	0.710			Amber	See Amber Spec Sheet		

# VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

## ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25



# VIPER Area/Site

VIPER LUMINAIRE

## ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

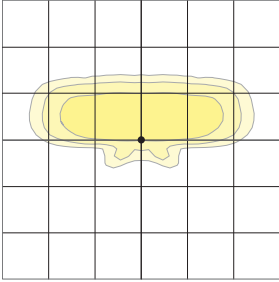
# VIPER Area/Site

VIPER LUMINAIRE

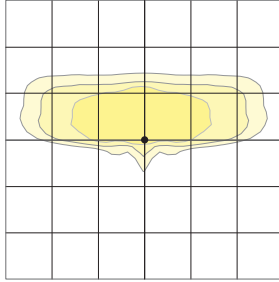
## MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

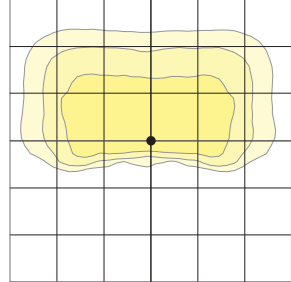
Type 2



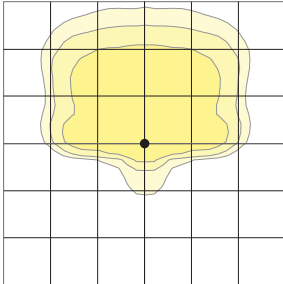
Type 3



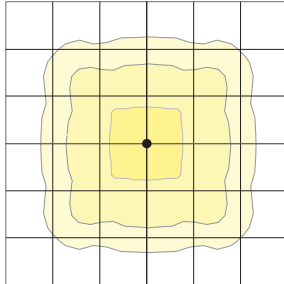
Type 4 Wide



Type 4F



Type 5QW





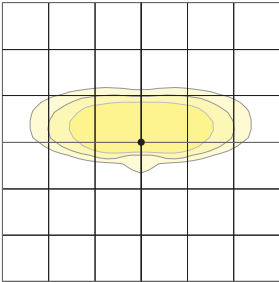
# VIPER Area/Site

VIPER LUMINAIRE

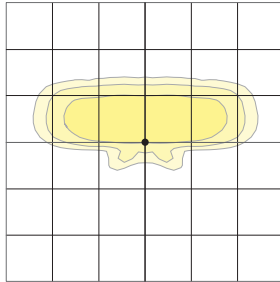
## OPTIC STRIKE PHOTOMETRY

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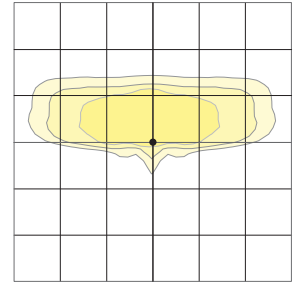
**Type FR – Front Row/Auto Optic**



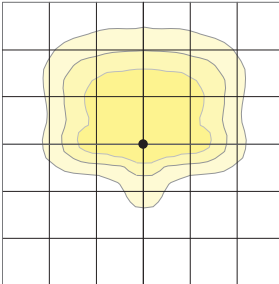
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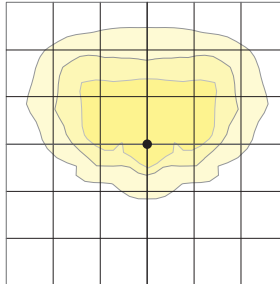
**Type 3**



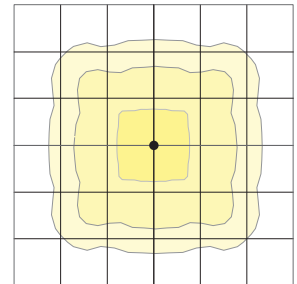
**Type 4 Forward**



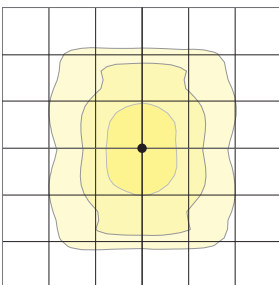
**Type 4 Wide**



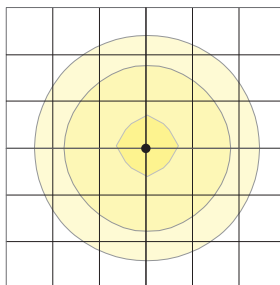
**Type 5QM**



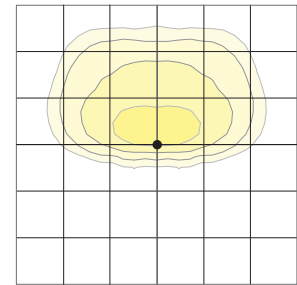
**Type 5RW (rectangular)**



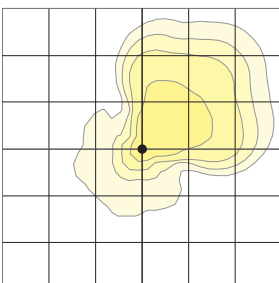
**Type 5W (round wide)**



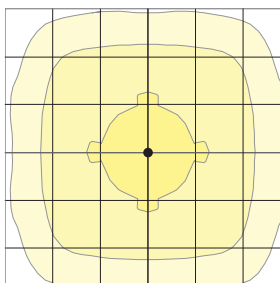
**Type TC**



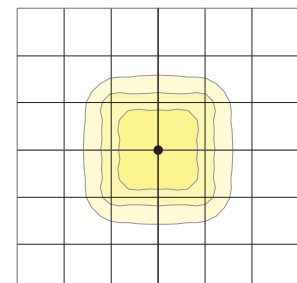
**Type Corner**



**Type 5QW**



**Type 5QN**

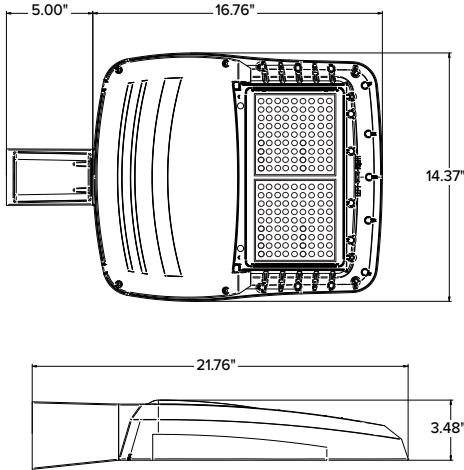


# VIPER Area/Site

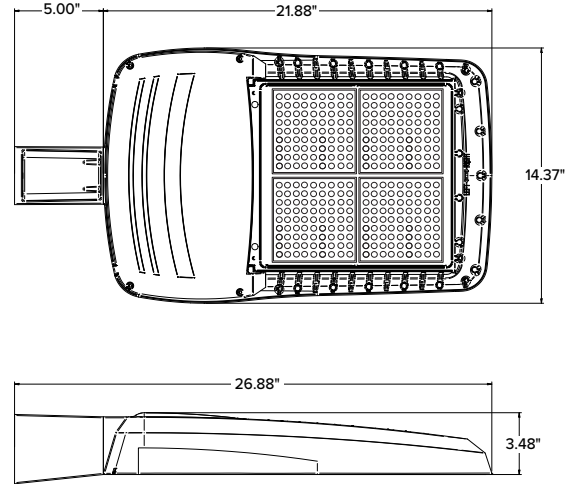
VIPER LUMINAIRE

## DIMENSIONS

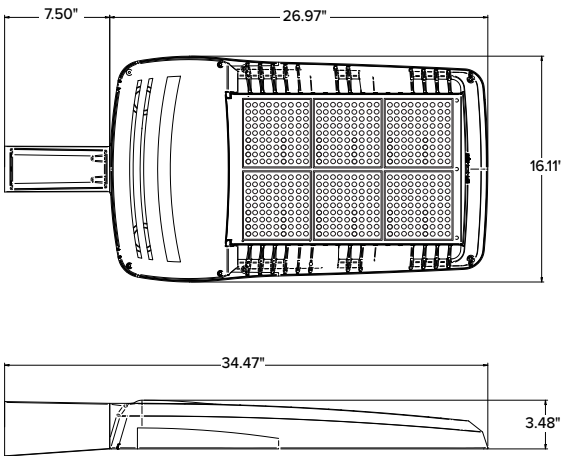
### SIZE 1



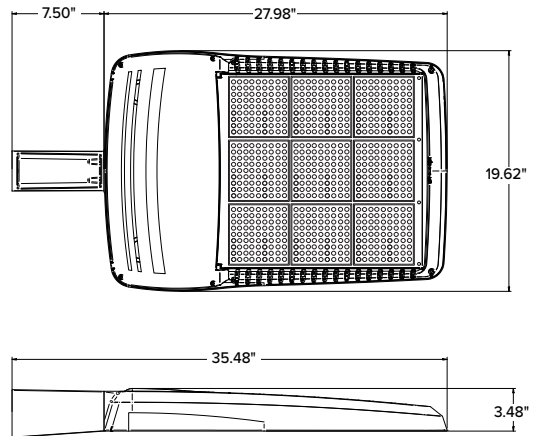
### SIZE 2









### SIZE 3



### SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9



# VIPER Area/Site

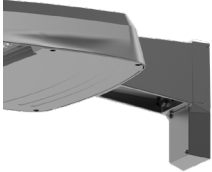
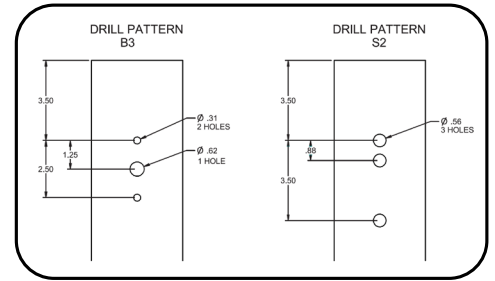
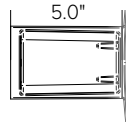
VIPER LUMINAIRE

## MOUNTING



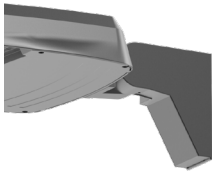
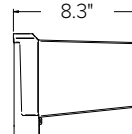
### A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



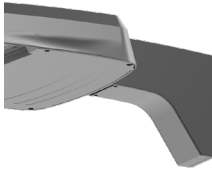
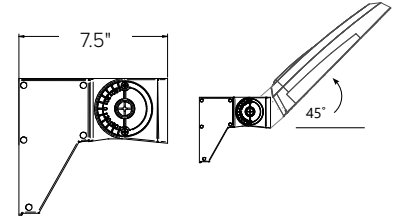
### ASQU-UNIVERSAL ARM MOUNT

Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



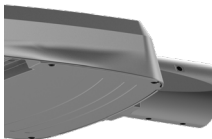
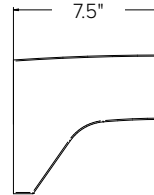
### AAU-ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



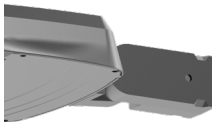
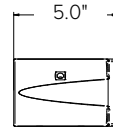
### ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



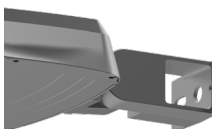
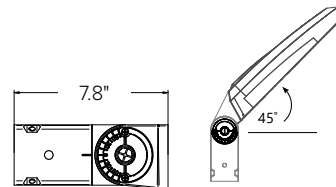
### MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



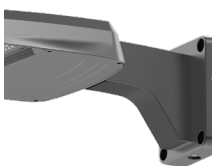
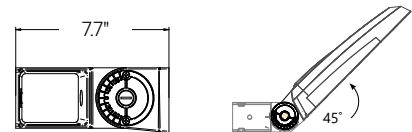
### K-KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



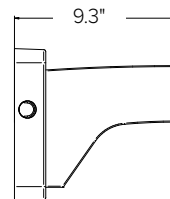
### T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



### WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



# VIPER Area/Site

VIPER LUMINAIRE

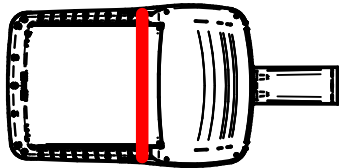
## ADDITIONAL INFORMATION (CONTINUED)

### HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

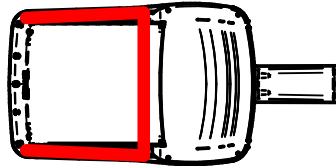
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

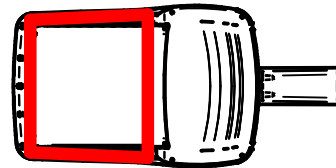
VPR2x HSS-90-B-xx



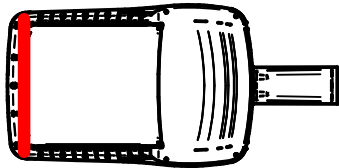
VPR2x HSS-270-BSS-xx



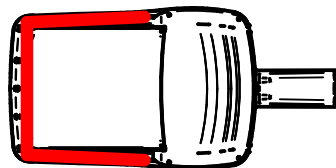
VPR2x HSS-360-xx



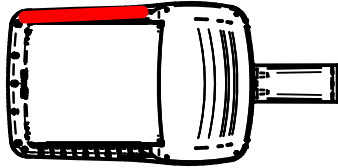
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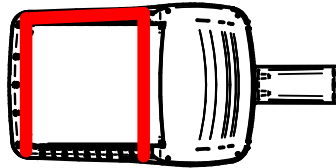
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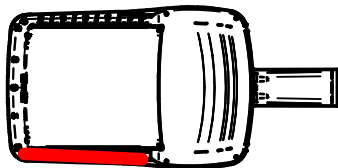
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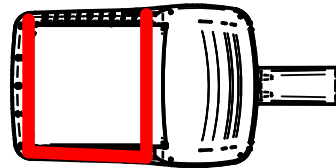
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx







May 16, 2024

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

**RE: HTeaO - Creekside Commons (SP2024-xxx)  
xxxx S. Goliad Street  
Site Plan Submittal / Variance Request Letter**

We are excited to be submitting the site plan application for a proposed HTeaO drive-thru to be located on Lot 15, Creekside Commons Addition in south Rockwall. Our tenant is Jeff Ivy, a Rockwall-County based franchisee for HTeaO who is actively working to build several locations in the City of Rockwall and surrounding communities. It is our understanding he has previously submitted and received Architectural Review Board/Planning Commission approval for a "north Rockwall" location and this will be his "south Rockwall" location, to reach more members of the community.

The design and exterior façade of this location is very similar to what the City has previously approved at the north location; however, there are subtle differences and updates. For one, HTeaO corporate continues to evolve and improve their prototype building, and the building proposed is slightly narrower and longer than the prior location. This suits this location well, since the subject site is considerably smaller than the northern site. As the landlord and master developer for Creekside Commons, we have also worked to ensure this project will complement the recently constructed 7-Eleven and the soon-to-be constructed McDonalds within the development, using similar landscaping and lighting.

Like the north Rockwall site, the proposed building features a combination of natural stone, stucco and a nice composite lumber material at the entry/tower features that makes up HTeaO's core brand image. One notable difference – which we think is appealing – is that an additional vertical articulation/tower feature has been added at the drive-thru pickup window on the northwest elevation.

Nonetheless, we have identified and acknowledge that with this application we are seeking the following variances/exceptions to the Unified Development Code, and respectfully request's the City consideration and approval:

- 1) Roof Design – All structures less than 6,000 sf building footprint require a pitched rood system.
- 2) Horizontal articulation (drive-thru side of building)

To offset these variances, we are providing the following compensatory measures:

- Increased landscape buffer along Hwy 205 from 20-feet to 40-feet, including berms and trees outside of existing utility easements.
- Increased overall open space (>25% provided vs 20% required)
- Parking lot landscaping (almost 4x the minimum 5 percent).
- Effective and enhanced screening adjacent to the drive-thru lane

Thank you for your consideration and we look forward to discussing further at the upcoming hearings.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Hampton", is written over a white background.

Michael Hampton  
Vice President  
Prudent Development  
(Creekside Commons Crossing, LP")

Prudent Development  
10755 Sandhill Road Dallas, Texas 75238  
Phone 214.271.4630 Fax 214.271.4631

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and being all of Lot 15, Block A and a portion of Lots 16 and 18, Block A of Creekside Commons Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2024000004925 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "Summit" found for corner, said corner being the south corner of said Lot 15, Block A, said corner also being the west corner of Lot 14, Block A of said Creekside Commons Addition, said corner also being in the northeast line of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State of Texas tract, a distance of 85.35 feet to an "X" found for corner, said corner being the south corner of said Lot 16, Block A;

Thence North 43 degrees 59 minutes 07 seconds East, along the southeast line of said Lot 16, Block A, a distance of 40.52 feet to a point for corner;

Thence North 45 degrees 55 minutes 37 seconds West, traversing said Lot 16, Block A, a distance of 10.84 feet to a point for corner;

Thence North 44 degrees 04 minutes 23 seconds East, continuing to traverse said Lot 16, Block A and traversing said Lot 18, Block A, a distance of 266.11 feet to a point for corner;

Thence South 45 degrees 51 minutes 55 seconds East, continuing to traverse said Lot 18, Block A, a distance of 105.48 feet to a point for corner;

Thence South 44 degrees 06 minutes 48 seconds West, continuing to traverse said Lot 18, Block A, a distance of 37.00 feet to a point for corner, said point being in the northeast line of aforementioned Lot 14, Block A;



Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 14, Block A, a distance of 9.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Summit" found for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to the POINT OF BEGINNING and containing 29,441 square feet or 0.676 acres of land.

# PROJECT COMMENTS



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

DATE: 5/24/2024

PROJECT NUMBER: SP2024-027  
PROJECT NAME: Amended Site Plan for 1351 Corporate Crossing  
SITE ADDRESS/LOCATIONS: 1351 CORPORATE CROSSING, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Chris Lewis of Kimley-Horn and Associates, Inc. on behalf of Matthew Bateman of Westcore Bravo Rockwall, LLC for the approval of an Amended Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/24/2024	Approved w/ Comments

05/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Warehouse/Distribution Center Facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, address as 1351 Corporate Crossing.

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

M.3 For reference, include the case number (SP2024-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

#### 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

M.5 Please provide a detail of the outside storage area and provide a letter detailing what is to be stored. (Subsection 01.05(E), of Article 05, UDC)

M.6 If the other Amended Site Plan (Case No. SP2024-026) for this property is approved, then the site plan will need to be updated to reflect their outside storage as well. In addition, the other Amended Site Plan includes additional landscape screening on the northeast side of the building. Please include this on you landscape plan as well.

M.7 Site Plan:



1. "Outside storage of materials or vehicles shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method." In this case, the applicant is proposing wrought iron fencing with no screening. In addition, the outside storage will be visible from public ROW. Staff would suggest increased landscape screening in order to better screen the storage. (Subsection 01.05(E), of Article 05, UDC)

2. Please indicate the height and material of any fencing or gates to enclose the outside storage. Based on the site plan there appears to only be a fence around the silos. (Subsection 01.05(E), of Article 05, UDC)

M.8 Please correct the mounting height to 20-feet on all light fixtures on the photometric plan. (Subsection 06.02(G), Article 05, UDC)

I.9 Staff has identified the following exceptions and variances associated with the proposed request: [1] Outside Storage Screening.

M.10 Please provide a variance letter that details the requested exception. In addition, "(i)n cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception." Please detail the proposed compensatory measures within the exception letter. (Section 09, of Article 11, UDC)

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on May 28, 2024.
- 2) Planning and Zoning Public Hearing meeting will be held on June 11, 2024.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative must be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/22/2024	Approved w/ Comments

05/22/2024: 1. Ensure the proposed storage area does not encroach into the 20' utility easement. Pull the hatching out of the easement on the north side  
2. We will need to know what is being stored in these silos.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/23/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/20/2024	Approved

05/20/2024: Recommendation only:

Common Bermuda is no longer the best choice if sodding: Best turfgrasses for water conservation, cold, shade, wear tolerances are Tif Tuf, Tahoma 31, Northbridge and Latitude 36







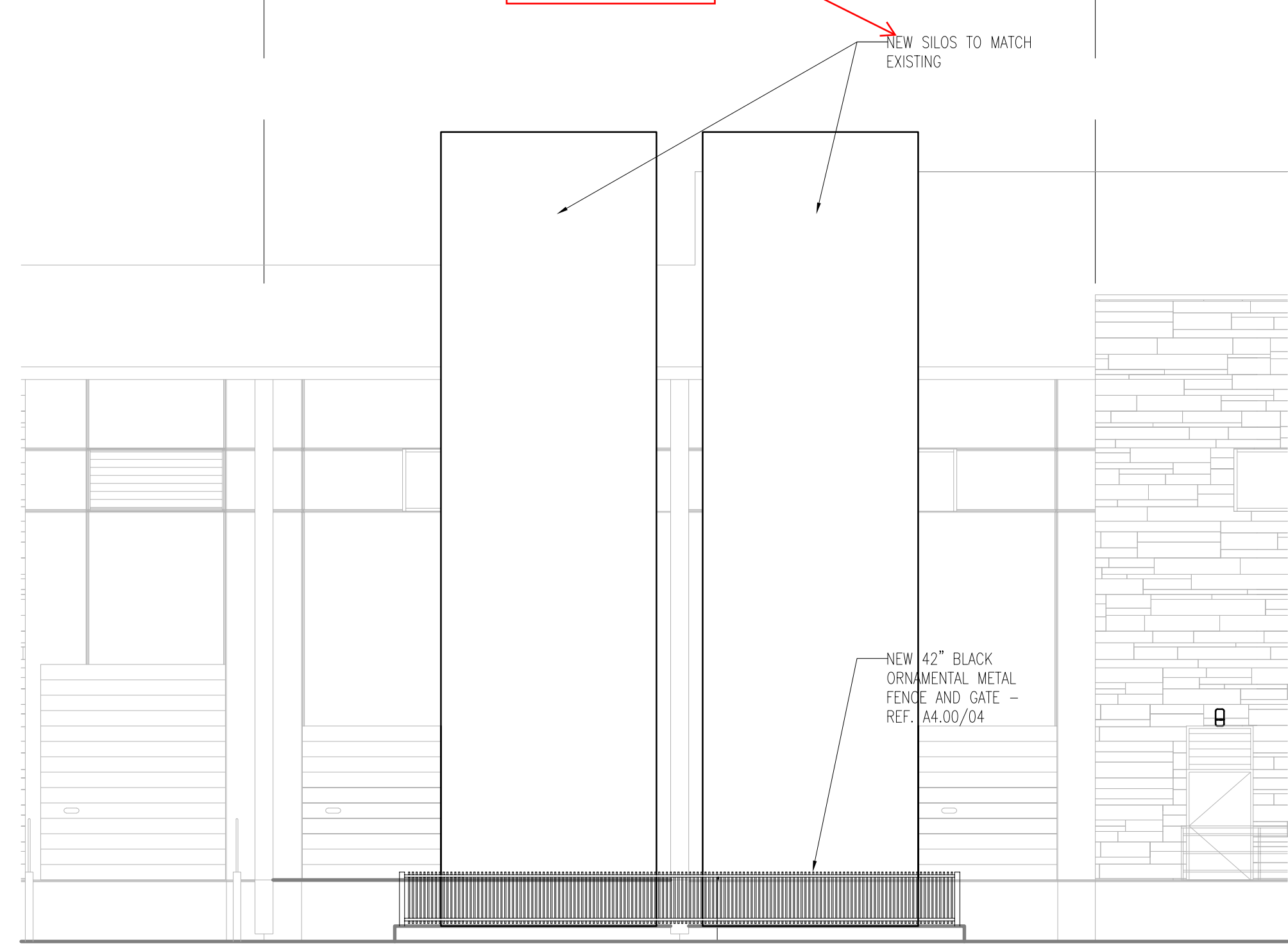


**gsr andrade**  
ARCHITECTS

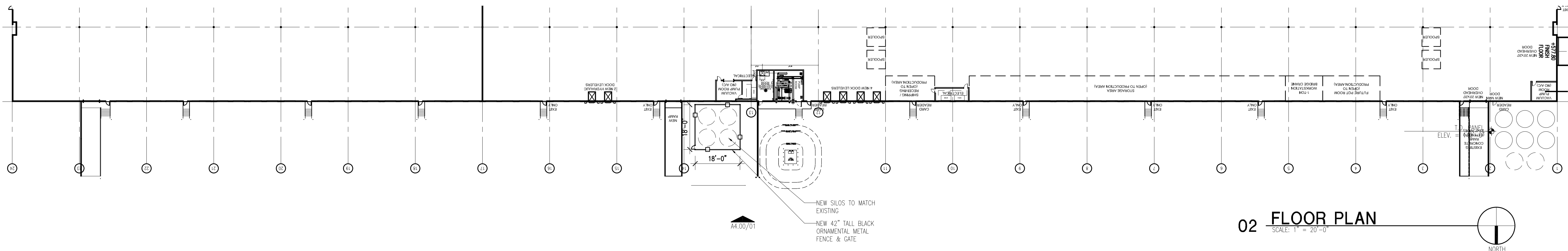
2001 North Lamar Street Ste. 400  
Dallas, Texas 75202  
P 214.824.7040  
F 214.887.0559

GSR ANDRADE ARCHITECTS  
Architect  
ENGINEERING ANALYSTS, INC.  
Civil Engineer  
Structural Engineer  
SCHMIDT & STACY  
Mechanical Engineer  
SCHMIDT & STACY  
Electrical Engineer  
SCHMIDT & STACY  
Plumbing Engineer

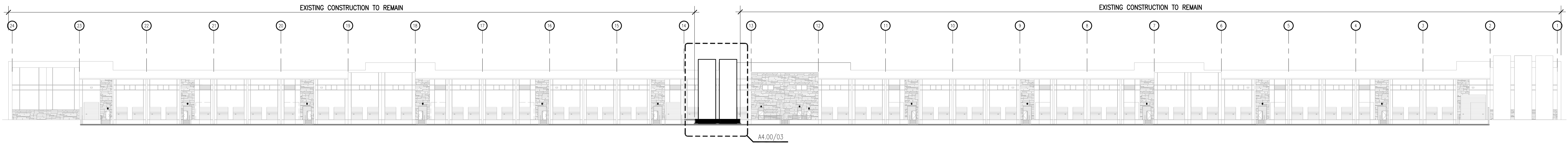
We will need to know what is being stored in these silos.



01 ENLARGED ELEVATION  
SCALE: 1/4" = 1'-0"



02 FLOOR PLAN  
SCALE: 1" = 20'-0"



01 NORTH ELEVATION  
SCALE: 1" = 20'-0"

XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:  
**FLEXPipe SYSTEMS (US) LLC**  
**XERXES FINISH OUT**  
1351 CORPORATE CROSSING (F.M. 549), SUITE 110  
ROCKWALL, TEXAS 75032

PROJECT NO.: 2966-9  
DATE: 05.17.2024  
REVISIONS:

NO.	DATE	DESCRIPTION
1	05.17.24	SITE PLAN AMENDMENT

**A4.00**  
EXTERIOR ELEVATIONS





# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$15.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: 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 1351 Corporate Crossing Rockwall, TX 75032

SUBDIVISION Platted - John Lockhard Survey Abstract No. 134 LOT 1 BLOCK A

GENERAL LOCATION West of the intersection of Corporate Crossing and Capital Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE Warehouse

PROPOSED ZONING PROPOSED USE Warehouse

ACREAGE 43.237 AC LOTS [CURRENT] 1 LOTS [PROPOSED] N/A

**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 Westcore Bravo Rockwall, LLC  APPLICANT Kimley-Horn and Associates, Inc.

CONTACT PERSON Matthew Bateman CONTACT PERSON Chris Lewis

ADDRESS 4350 La Jolla Village Drive, Suite 900 ADDRESS 2600 N Central Expressway

Suite 400

CITY, STATE & ZIP San Diego, CA 92122 CITY, STATE & ZIP Richardson, Texas

PHONE (858) 625-4100 PHONE (469)-445-2780

E-MAIL mbateman@westcore.net E-MAIL chris.lewis@kimley-horn.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 \_\_\_\_\_

**Development Application  
City of Rockwall  
Planning & Zoning Department**

WESTCORE BRAVO ROCKWALL, LLC  
a Delaware limited liability company

By: Westcore Management I, LLC.  
a Delaware limited liability company,  
as Agent for Owner

By:  \_\_\_\_\_

Name: Matthew Bateman

Title: Authorized Signatory



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

See attached document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

Subscribed and sworn to (or affirmed) before me  
on this 14<sup>th</sup> day of May 2024, by

(1) Matthew Bateman  
(and (2) \_\_\_\_\_ ),  
*Name(s) of Signer(s)*



proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.

Signature Karen L. Sloan  
*Signature of Notary Public*

Seal  
Place Notary Seal Above

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document*

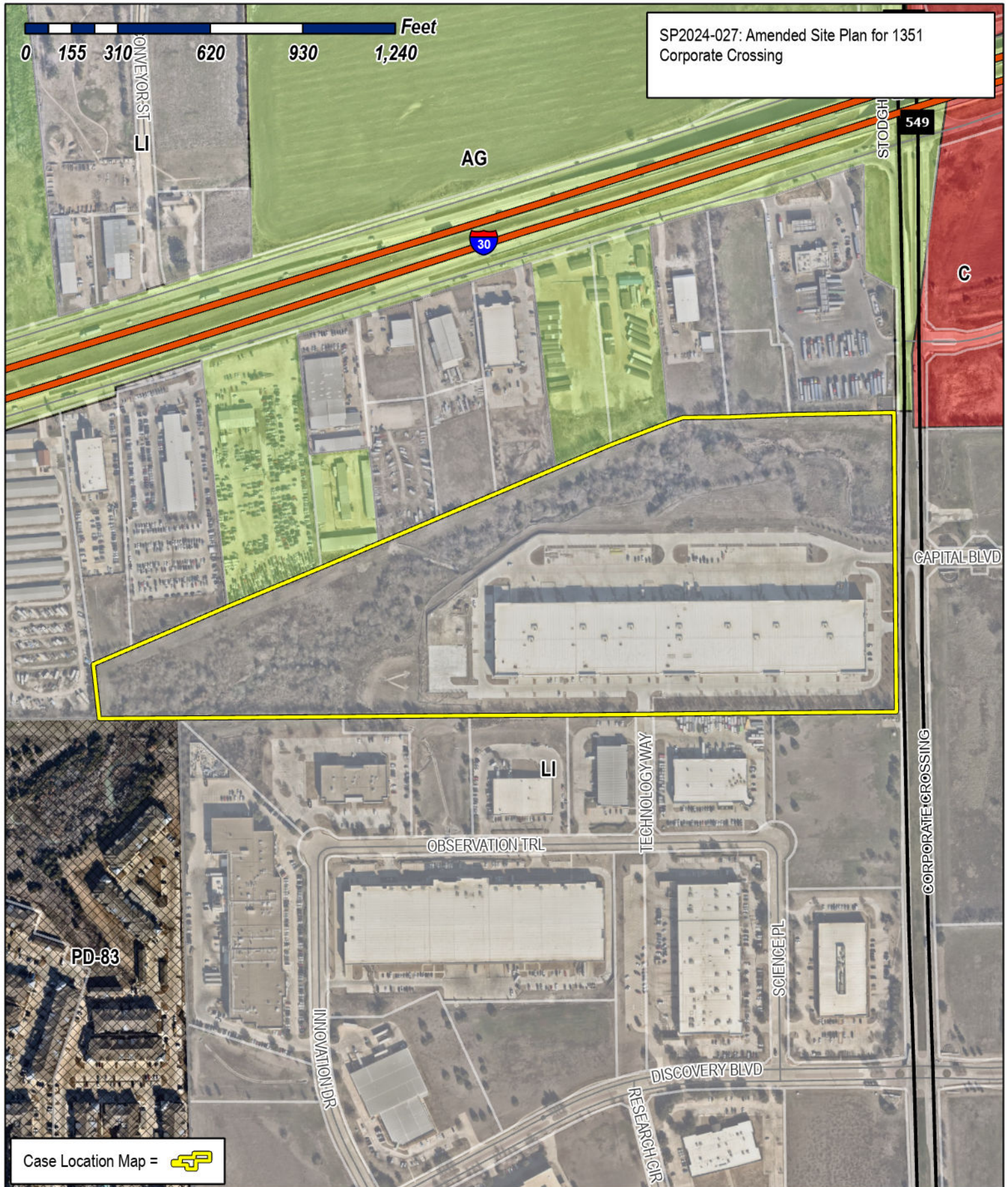
**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Names Above: \_\_\_\_\_





SP2024-027: Amended Site Plan for 1351 Corporate Crossing



Case Location Map =



# City of Rockwall

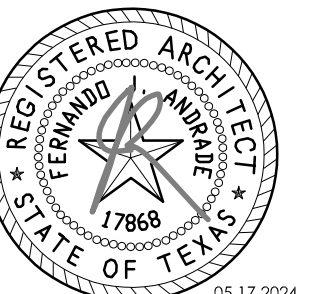
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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







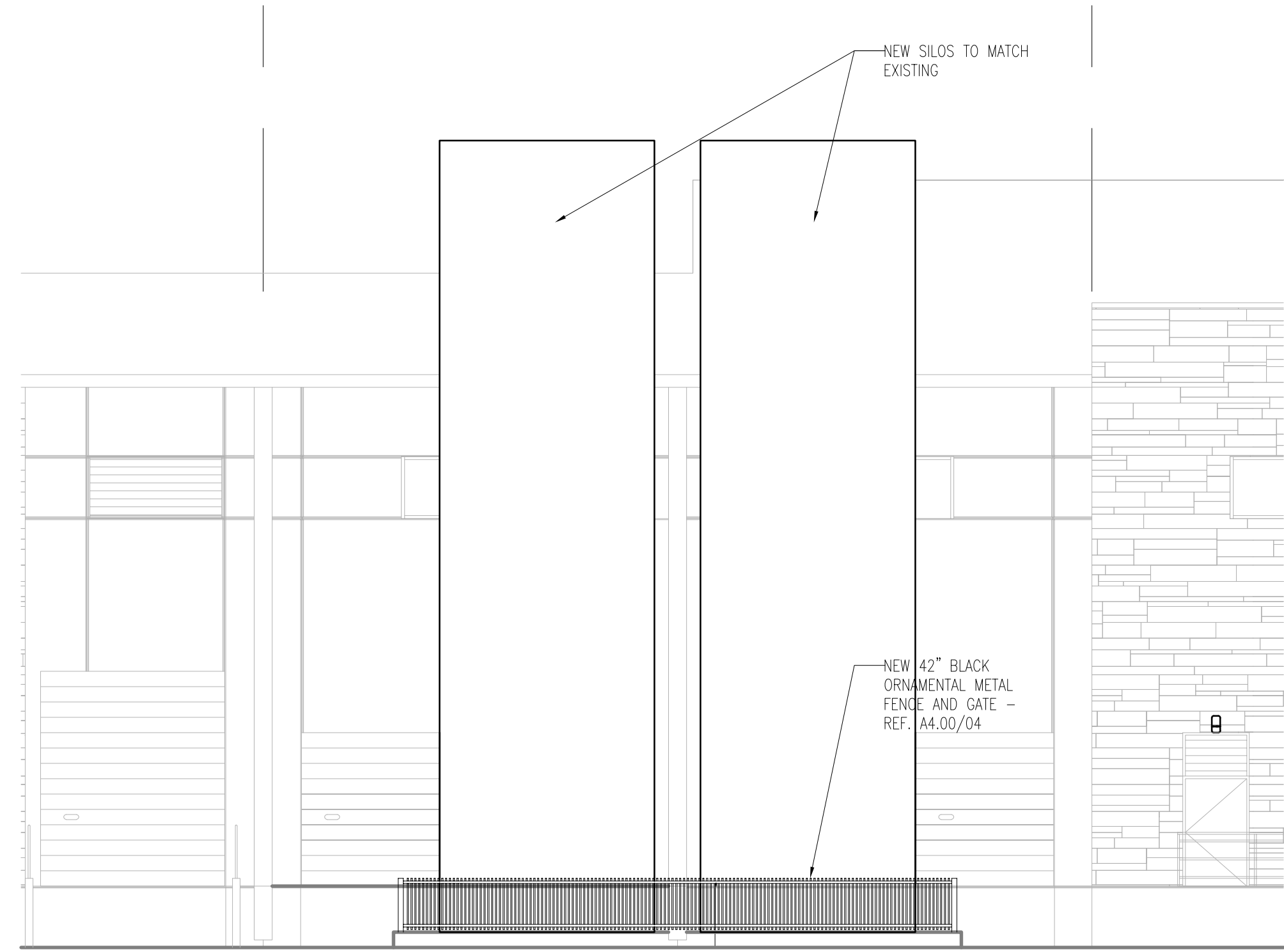


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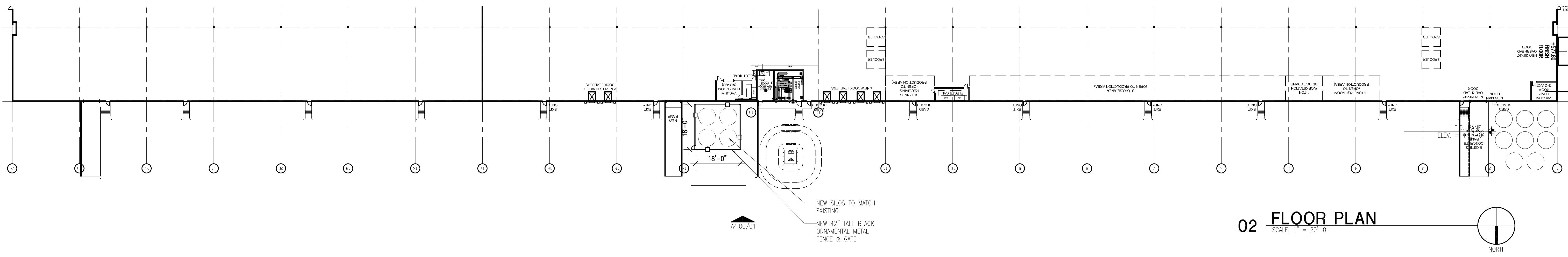
**gsr andrade**  
ARCHITECTS

2001 North Lamar Street Ste. 400  
Dallas, Texas 75202  
P 214.824.7040  
F 214.887.0559

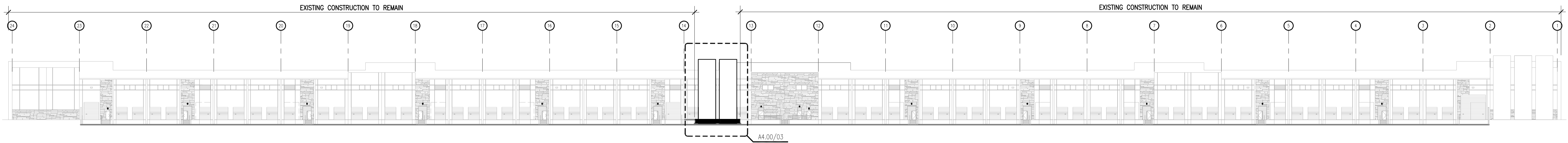
GSR ANDRADE ARCHITECTS Architect
ENGINEERING ANALYSTS, INC. Civil Engineer
Structural Engineer
SCHMIDT & STACY Mechanical Engineer
SCHMIDT & STACY Electrical Engineer
SCHMIDT & STACY Plumbing Engineer



**01 ENLARGED ELEVATION**  
SCALE: 1/4" = 1'-0"



**02 FLOOR PLAN**  
SCALE: 1" = 20'-0"



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XERXES @ ROCKWALL DISTRIBUTION CENTER FOR:  
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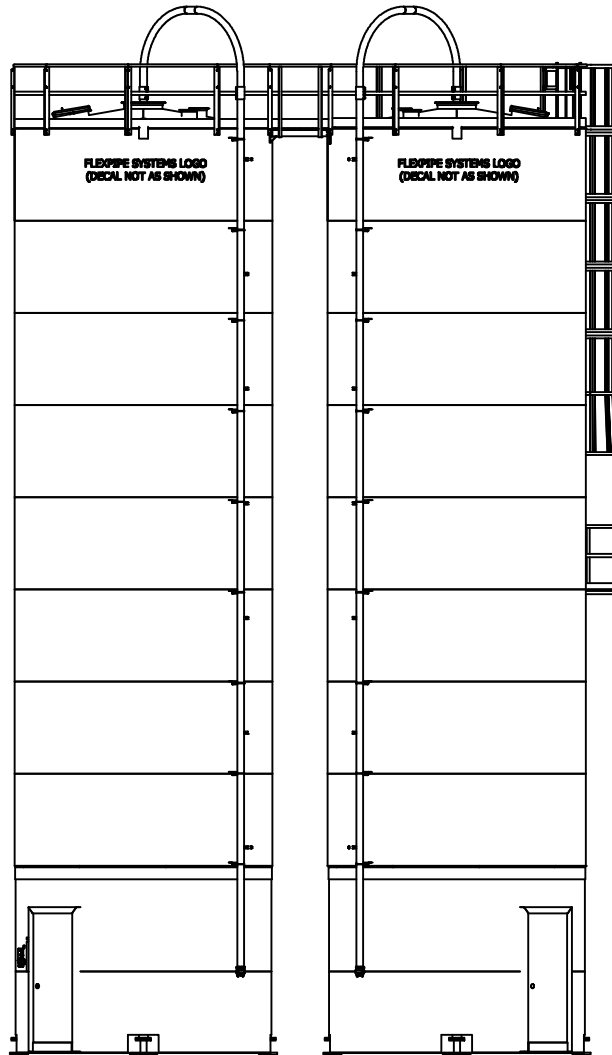
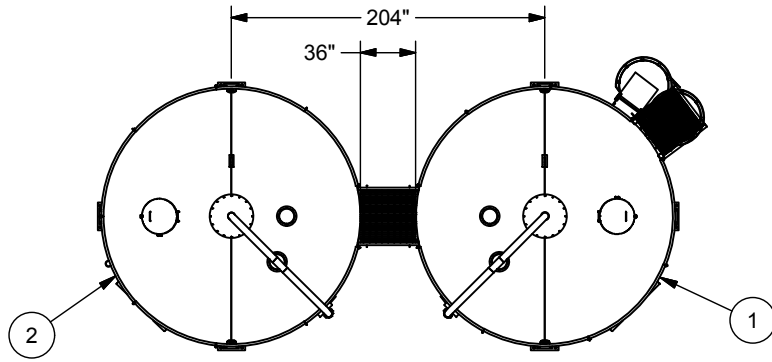
PROJECT NO.: 2966-9  
 DATE: 05.17.2024  
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1	05.17.24	SITE PLAN AMENDMENT

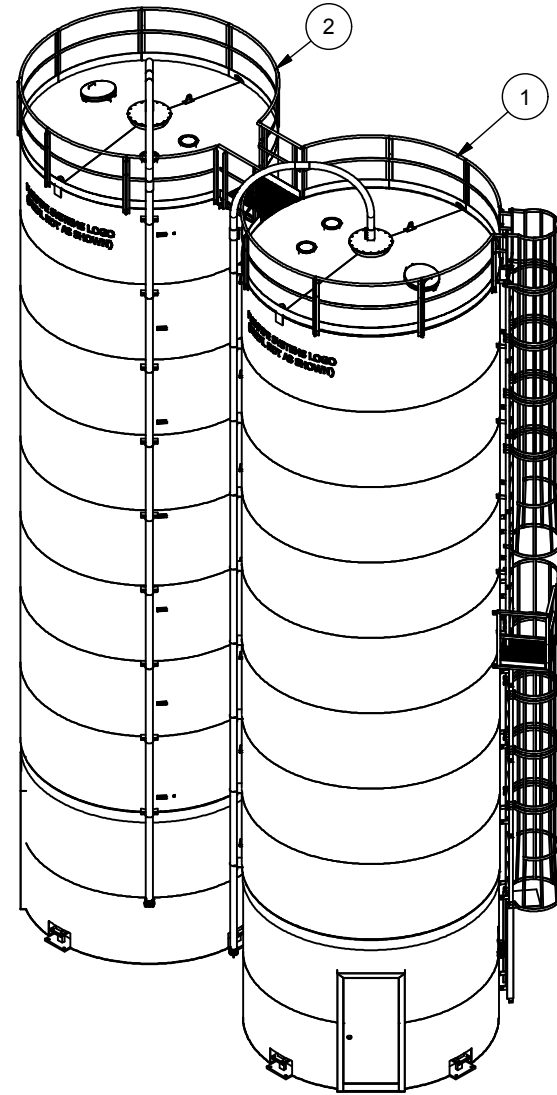
**A4.00**  
EXTERIOR ELEVATIONS







ITEM	QTY	MASS	PART #	DESCRIPTION
1	1	18229.392 lbmass	SO81365(A)	1440-45-10(A)
2	1	16726.413 lbmass	SO81366(A)	1440-45-10(A)




**CUSTOMER APPROVAL**

- Reviewed and accepted.
- Revise and resubmit.  
- Work may proceed.
- Revise and resubmit.  
- Work shall not proceed.

SIGN: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION HISTORY			
REV	DESCRIPTION	DATE	DESIGNER
A	ISSUED FOR CUSTOMER REVIEW	03/13/15	ASP

 <a href="http://www.meridianmfg.com">www.meridianmfg.com</a>		PROJECT/CUSTOMER NAME: WITTMANN CANADA INC. (CALGARY, AB)	
		PART DESCRIPTION: SITE PLAN	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF MERIDIAN MFG INC. DUPLICATION BY ANY MEANS IS PROHIBITED WITHOUT PERMISSION FROM MERIDIAN MFG INC.		MATERIAL:	WEIGHT: 34955.81 lbmass
			FABRICATION: XXX
DRAWN BY: ASP	DRAWN BY DATE: 3/13/2015	CHECKED BY:	PART/DRAWING NUMBER: SO81365-66(A)-SITE PLAN
		REV: A	SCALE: 1 / 125
			SHEET No: 1 OF 1



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
	UA	34	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	TD	38	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QC	28	QUERCUS MUEHLENBERGII / CHINKAPII OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CL	57	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	2" CAL.	8' - 10' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	JE	28	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	US	38	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
	QS	23	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	16' - 18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	CC	53	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	CONT.	2" CAL.	8' - 10' HT.	SINGLE STEM, FULL
	HP	15	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	5 GAL. MIN.	18" HT.	24" O.C.	FULL AND MATCHING
	IC	102	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	5 GAL. MIN.	36" HT.	36" O.C.	FULL AND MATCHING

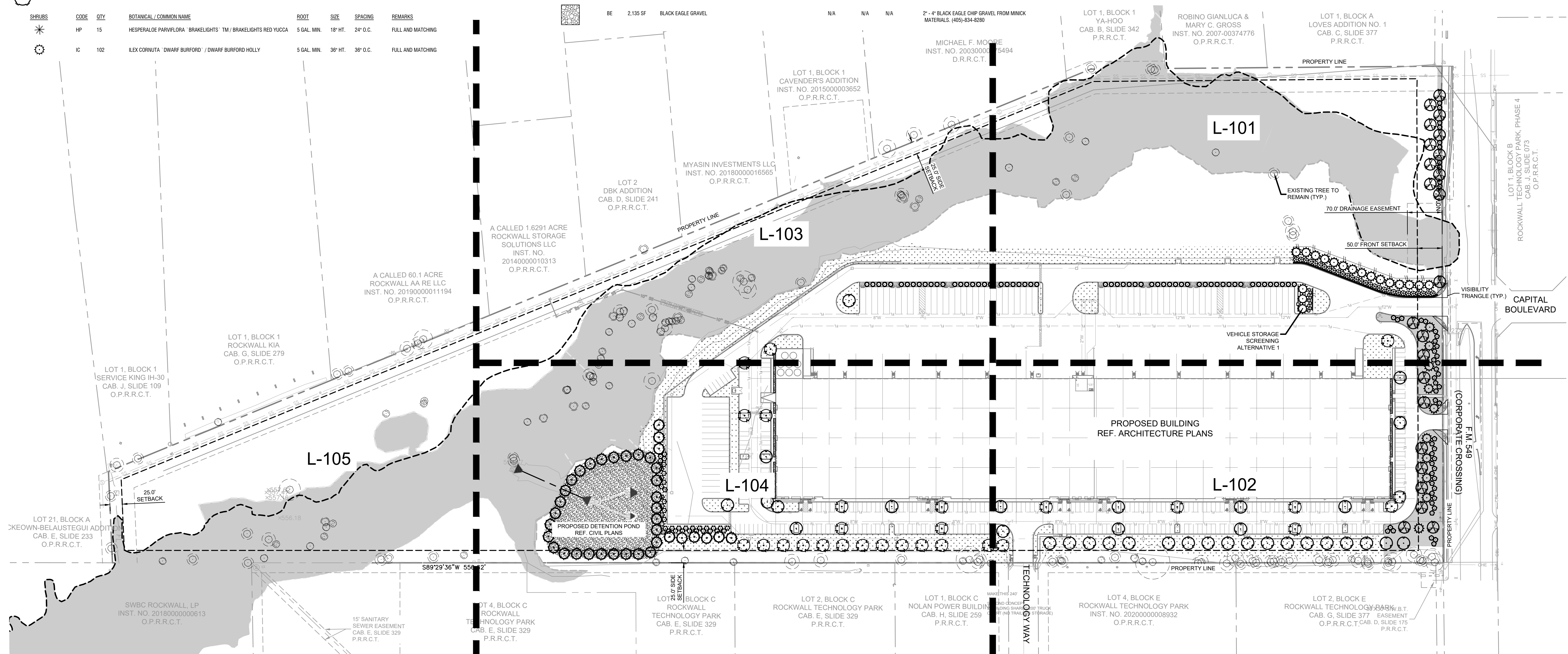
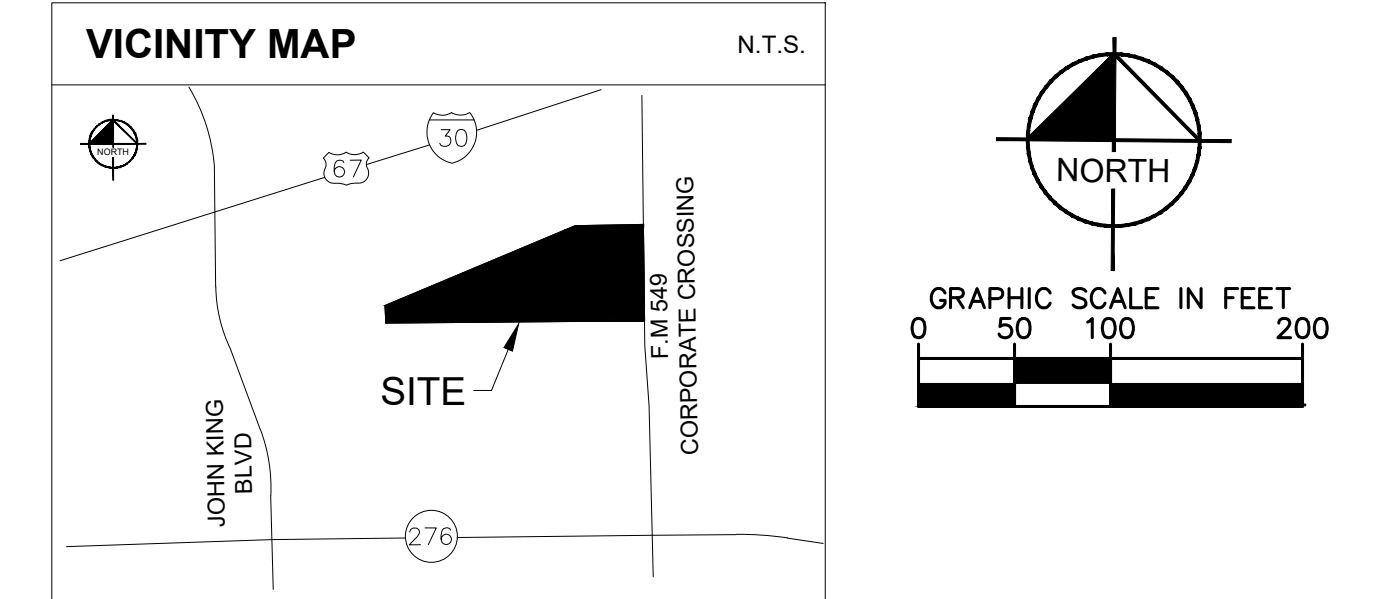
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	138,797 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,779 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	DM	40,990 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX, REF. NATIVE AMERICAN SEED COMPANY.

AGGREGATE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BE	2,135 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINNICK MATERIALS. (405) 834-8280



**City of Rockwall Landscape Requirements - Article 08**  
TOTAL SITE AREA: 1,887,324 SF (43.3 ACRES)

LANDSCAPE AND FENCE STANDARDS	Required	Provided
<b>Landscape Buffers - FM 549 Overlay District</b> The minimum landscape buffer adjacent to Primary Roadways shall be as follows: Industrial/Office/Technology Land Uses 50-foot All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches.	50' wide landscape buffer along FM 549	50' wide landscape buffer along FM 549
Two (2) canopy trees and four (4) accent trees shall be planted per 100-foot of linear frontage along the primary roadway. The required landscape buffer shall incorporate one (1) additional cedar tree per 100-foot of linear of frontage along the Primary Roadway. F.M. 549 (Corporate Crossing) (1,003 LF / 100') * 2 = 20 Canopy Trees (1,003 LF / 100') * 4 = 40 Accent Trees (1,003 LF / 100') * 10 = 10 Cedar Trees	20 Canopy Trees 40 Accent Trees 10 Cedar Trees	23 Canopy Trees 53 Accent Trees 10 Cedar Trees
<b>Landscape Screening</b> Off-street loading docks and outside storage areas shall be screened from all public streets, open spaces, adjacent properties and any residential zoning. The screening must be in accordance with Subsection 07.05 Screening Standards, of Article 5, District Development Standards. Alternative #1: A wrought iron fence and three lined screening (small-medium sized shrubs, large shrubs or accent trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed 20 feet on center.	Yes	Yes
Trash/Recycling Enclosures shall be screened by a minimum 6' solid masonry dumpster enclosure that utilizes the same masonry material as the primary building and incorporates an opaque, self-latching gate. Piles in parking adjacent to a street shall incorporate a minimum of a 2' berm with mature evergreen shrubs along the entire adjacency of the parking areas.	N/A	N/A
	N/A	N/A

Landscape Requirements	Required	Provided
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 SF * 15% = 283,099 SF of Required Landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
<b>Detention Basins</b> Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750. 27,428 SF / 750 = 37 Canopy & Accent Trees	Required Yes	Provided Yes
<b>Parking Lot Landscaping</b> If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking area. 302 parking spaces / 10 = 31 trees No required parking space may be located more than 80 feet from the trunk of a canopy tree.	Required 31 Trees	Provided 31 Trees
	Yes	Yes

**NOTE:**  
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.  
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.  
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2. ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).  
4. NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

**SITE PLAN SIGNATURE BLOCK**  
APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_.  
WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_.  
PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING



NO.	REVISIONS	DATE

**Kimley** Horn  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-528  
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

**STREAM ROCKWALL**  
PREPARED FOR  
**STREAM REALTY ACQUISITION, L.L.C.**  
TEXAS  
ROCKWALL

**OVERALL LANDSCAPE PLAN**  
SHEET NUMBER  
**L-100**

IMAGES: XREFS: PLOTTED BY: DWG NAME: L-100-OVERALL LANDSCAPE PLAN - REV01.dwg  
DATE: 03/08/2023 10:58:11 AM  
USER: jkramer  
PLOTTER: HP DesignJet T1100e  
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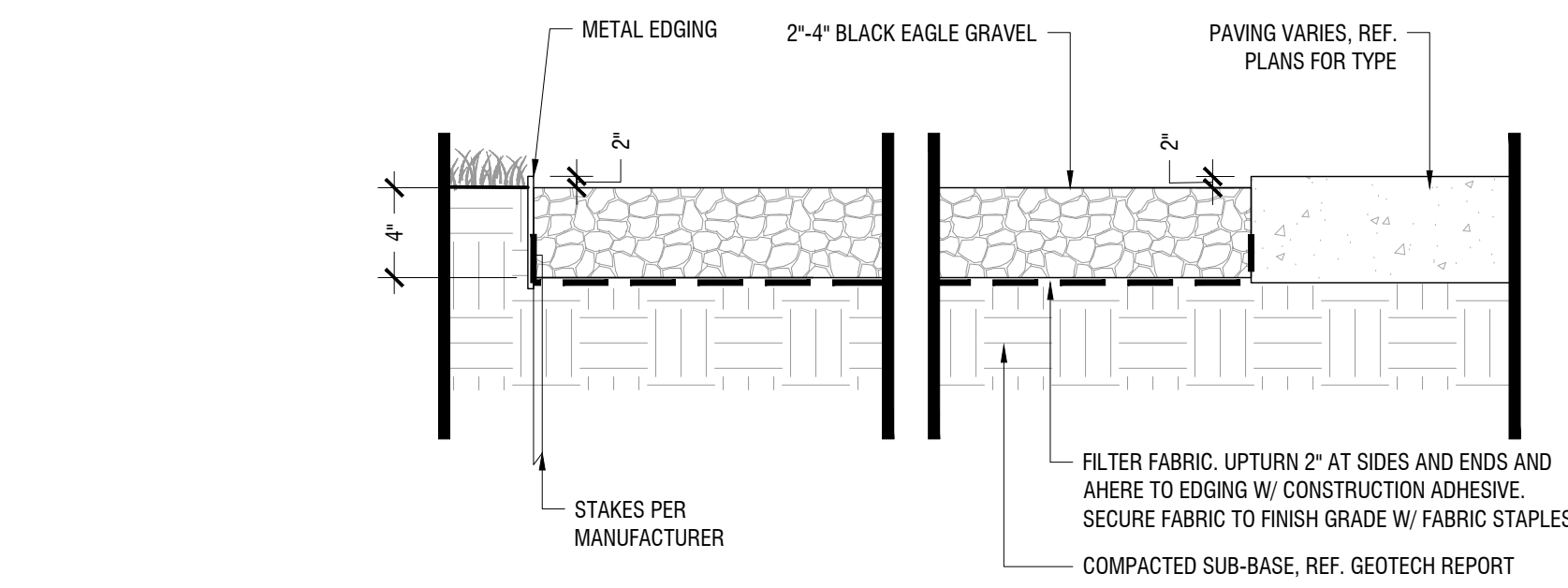






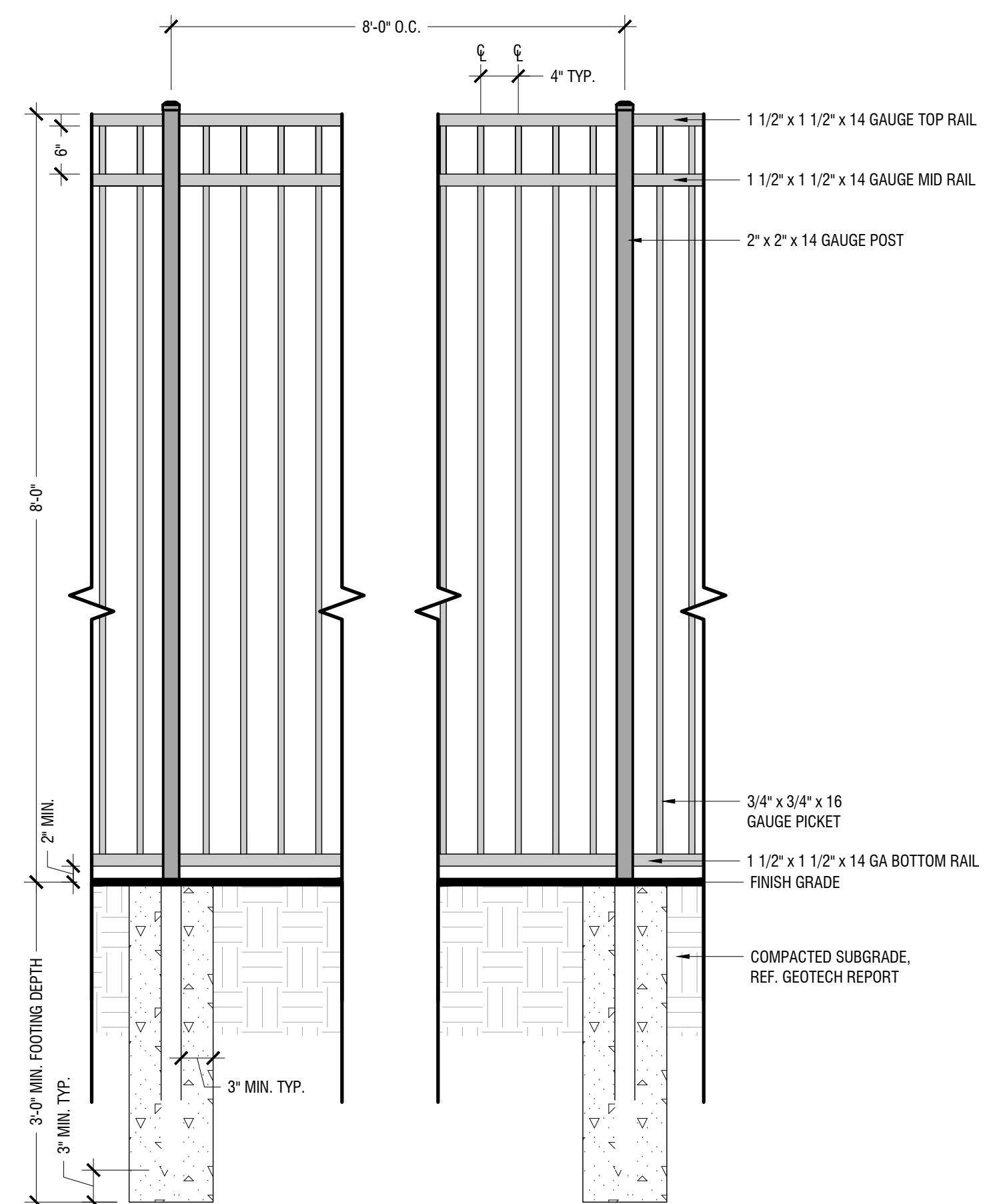


IMAGES: 06777602 decomposed granite - Stone Planting Details - Steel Edge @ Rock Cobble - ATB - LA - 06/06/2023 (mimo) - Aggregate Detail  
 XREFS AND PLOTTED BY: FLETCHER, MICHAEL 06/06/2023 2:25 PM  
 DWG NAME: L-200 - STREAM ROCKWALL  
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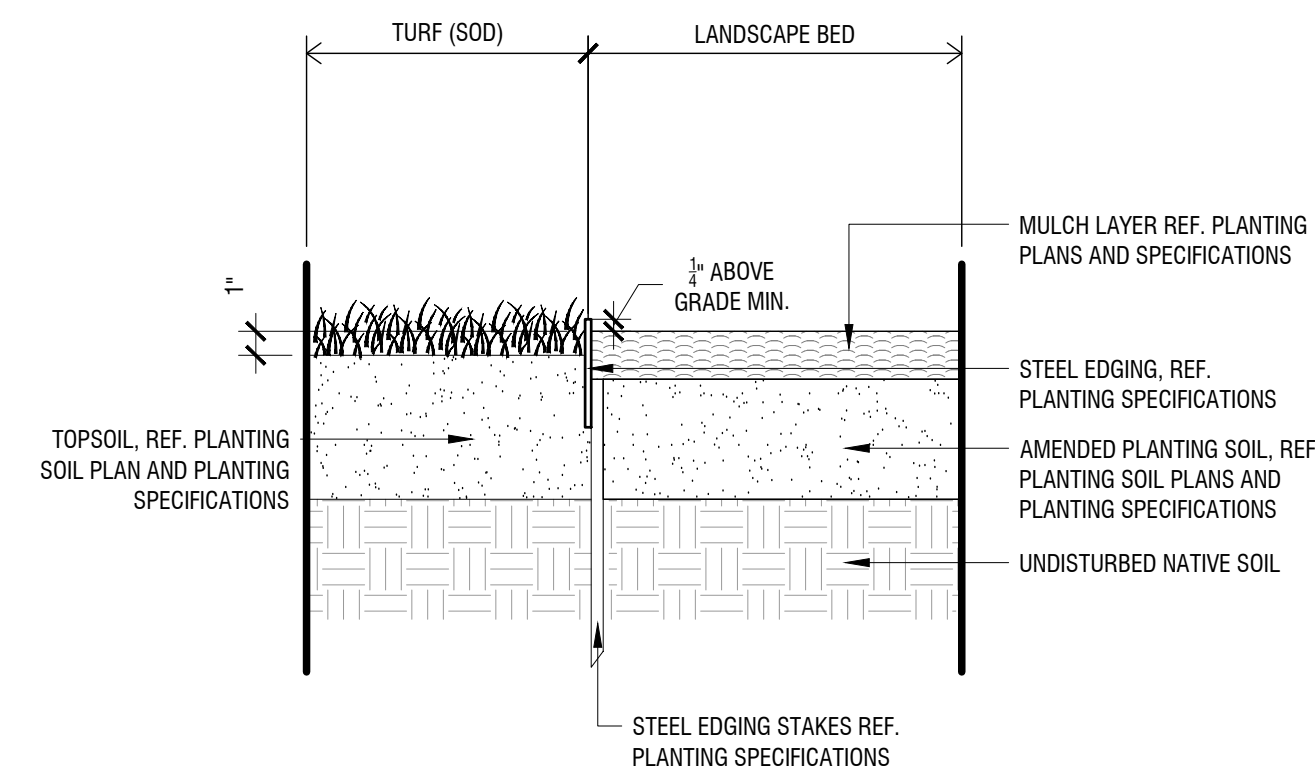
AGGREGATE AT CONCRETE AND PLANTING

Scale: NTS



8' HT. WROUGHT IRON SCREENING FENCE

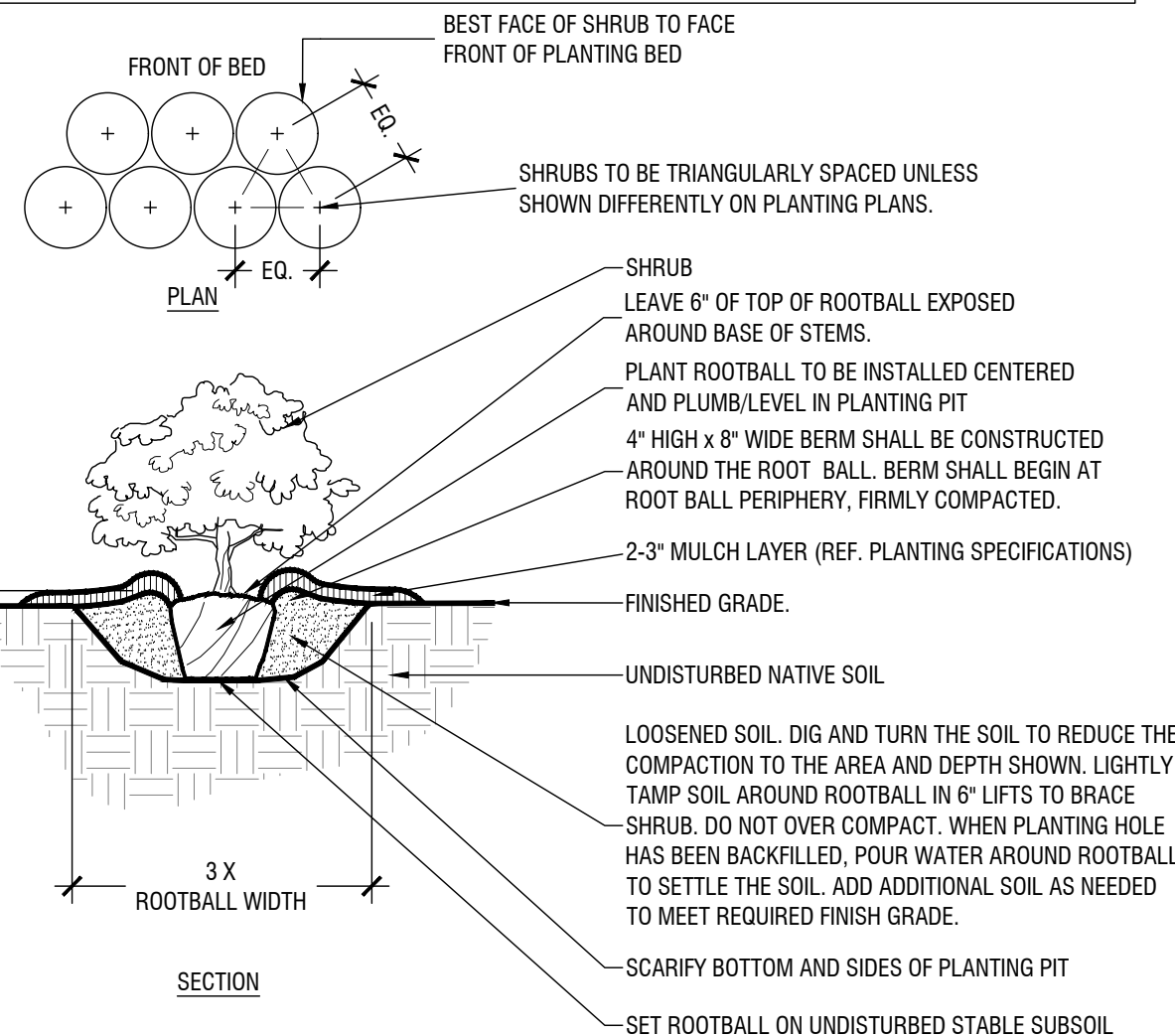
Scale: 3/4" = 1'-0"



STEEL EDGING (AT TURF & LANDSCAPE BED)

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

- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - WHEN SHRUBS MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
  - WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
  - REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

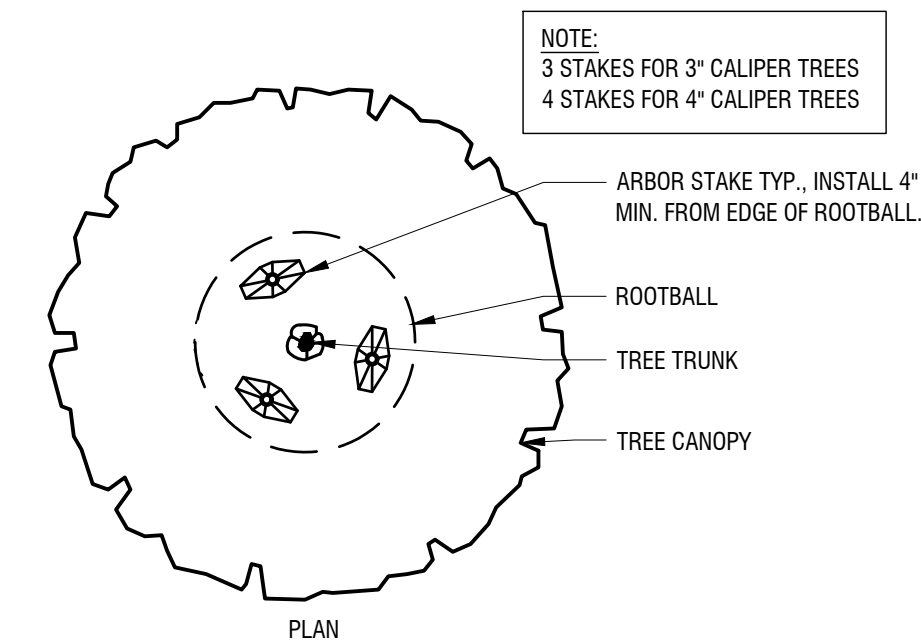


TYPICAL SHRUB PLANTING

Scale: NTS

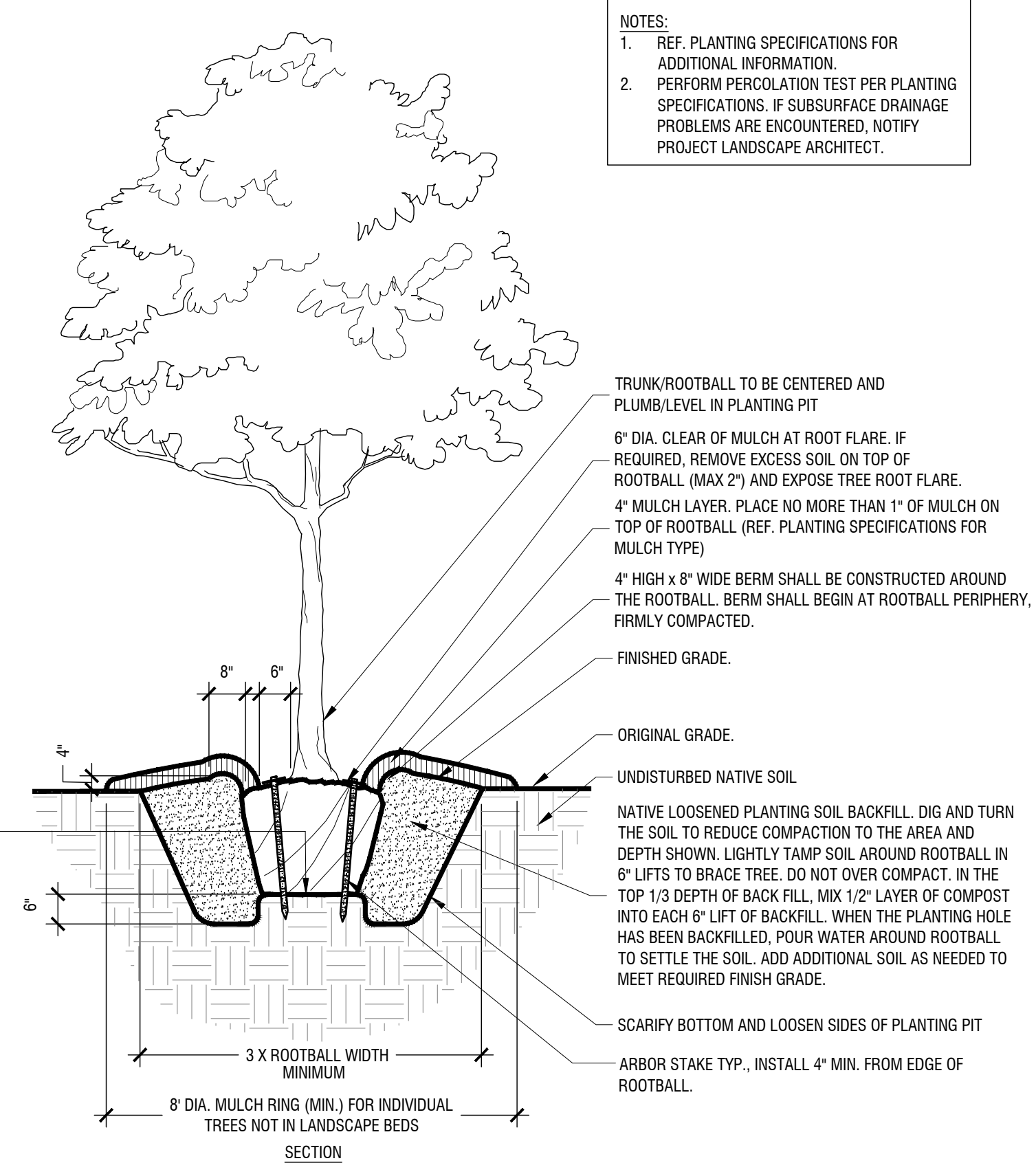
PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND ORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 2" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FREELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



- NOTE:
- 3 STAKES FOR 3" CALIPER TREES
  - 4 STAKES FOR 4" CALIPER TREES

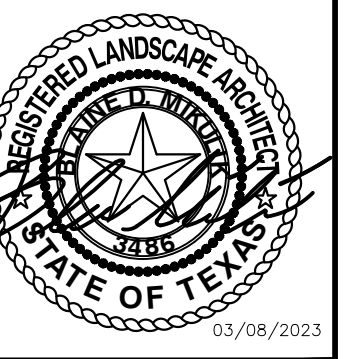
- NOTES:
- REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



TYPICAL TREE PLANTING

Scale: NTS

**Kimley & Horn**  
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 WWW.KIMLEY-HORN.COM TX F-928  
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KHA PROJECT	068213100
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	AMP
DRAWN BY	MLF
CHECKED BY	BDW

STREAM ROCKWALL  
 PREPARED FOR  
 STREAM REALTY ACQUISITION, L.L.C.  
 ROCKWALL, TEXAS

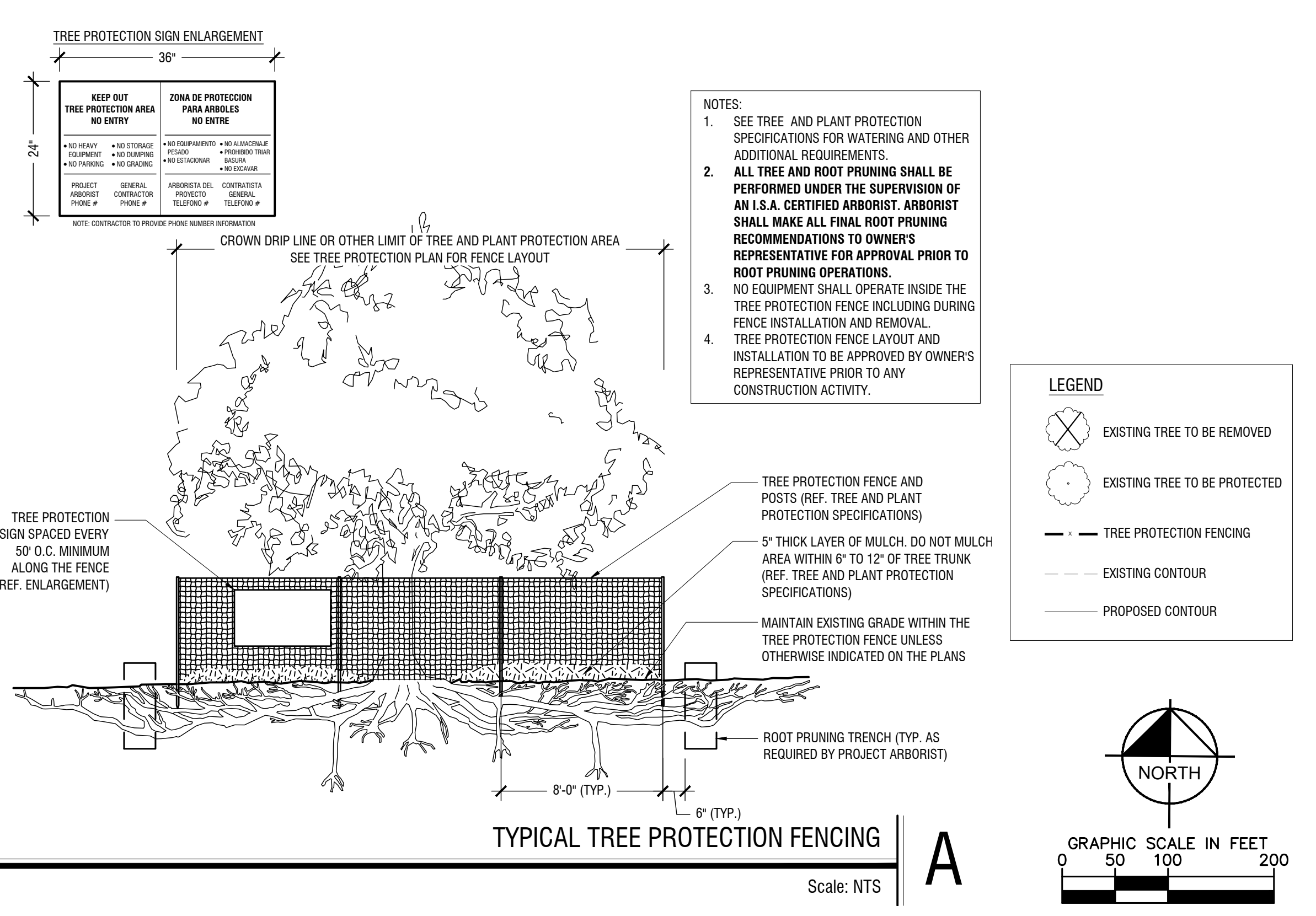
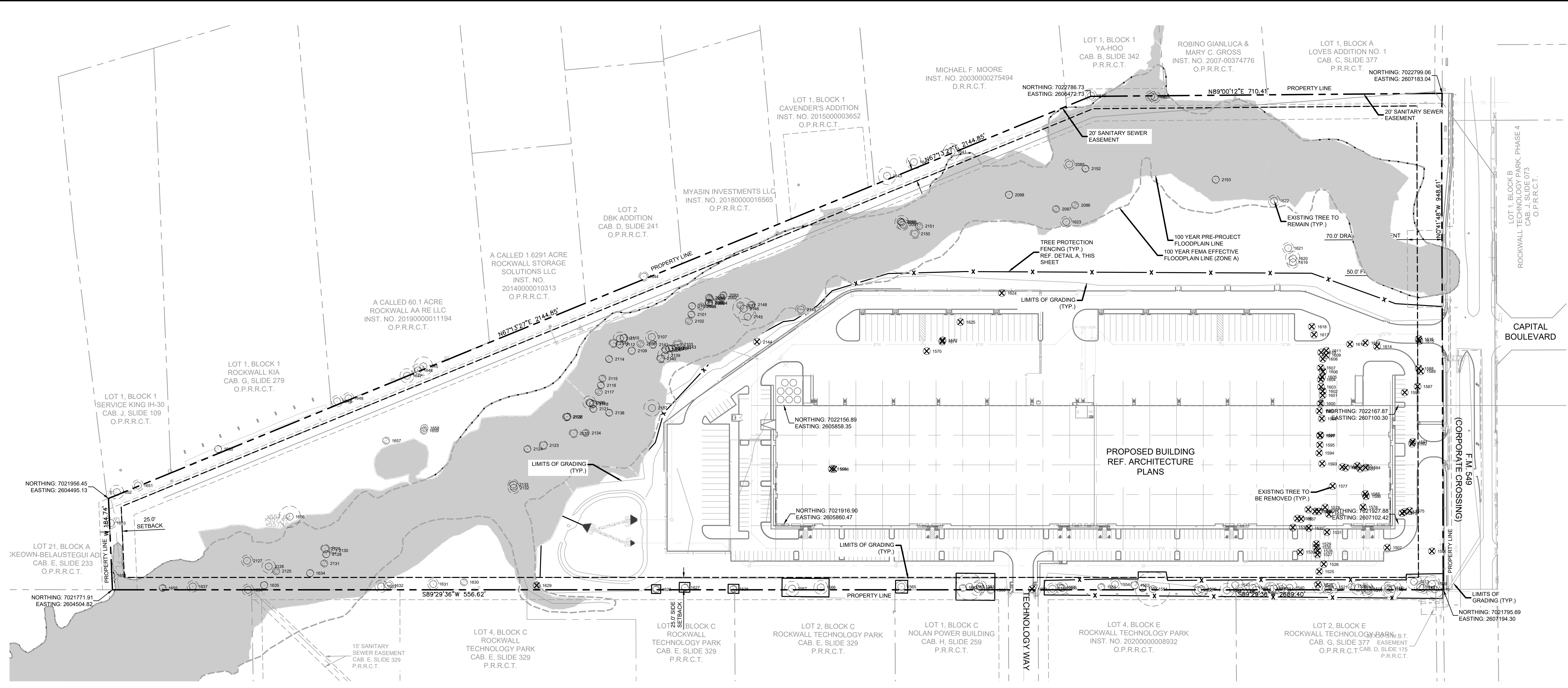
LANDSCAPE DETAILS

SHEET NUMBER  
L-200

No.	REVISIONS	DATE



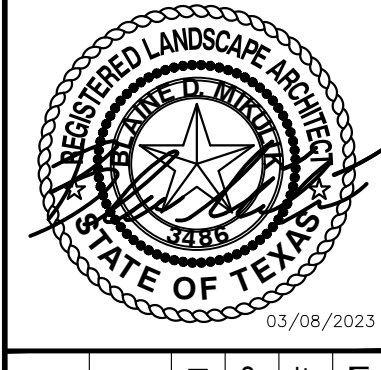
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 DWG NAME: T-100 - TREE PROTECTION PLAN.dwg  
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- NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
  2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ROOT PRUNING OPERATIONS.
  3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

NO.	REVISIONS	DATE

**Kimley-Horn**  
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,  
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**STREAM ROCKWALL & TREESCPE PLAN & DETAIL**  
 PREPARED FOR  
**STREAM REALTY ACQUISITION, L.L.C.**  
 ROCKWALL, TEXAS

SHEET NUMBER  
**T-100**







