AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 25, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPEICIFIC 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) P2022-001 (HENRY LEE)
Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LLP and Phase 17 Investments for the approval of a *Conveyance Plat* for Lots 1, 2 & 3, Block A, Seefried Addition being a 23.489-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120 and Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

(3) P2022-002 (HENRY LEE)
Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Cathy Strother for the approval of a *Final Plat* for Lot 1, Block A, Roadside Addition being a 2.7624-acre tract of land identified as Tract 25-1, of the J. Cadle Survey, Abstract No. 65 and Tract 17 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [*SH-205*], and take any action necessary.

(4) P2022-004 (HENRY LEE)
Consider a request by Gerald Monk of Monk Consulting Engineers on behalf of 5 Sharp Real Estate for the approval of a *Replat* for Lot 8, Block A, Sharp Addition being a 1.91-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(5) Z2021-057 (RYAN MILLER) *[REQUEST TO WITHDRAW]*
Hold a public hearing to discuss and consider a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey,

Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, 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 February 15, 2022.

(6) Z2022-001 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

(7) Z2022-002 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

(8) Z2022-003 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with Drive Through or Drive-In* to construct two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

(9) Z2022-004 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

(10) Z2022-005 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

(11) P2022-003 (HENRY LEE)
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a *Final Plat* for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

(12) MIS2022-001 (HENRY LEE)
Discuss and consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a *Miscellaneous Case* for a *Tree Mitigation Plan* and an *Alternative Tree Mitigation Settlement Agreement* for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

(13) SP2022-001 (HENRY LEE)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a ***Site Plan*** for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

(14) SP2022-002 (HENRY LEE)

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Robert Reece of Alvaplast US (*SPR Packaging*) for the approval of an ***Amended Site Plan*** for an existing *Office/Warehouse/Manufacturing Facility* on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

(15) SP2022-003 (HENRY LEE)

Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a ***Site Plan*** for the expansion of an existing *Motor Vehicle Dealership* (*i.e. Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

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

- P2021-063: Final Plat for the Landon Subdivision (APPROVED)
- P2021-064: Preliminary Plat for Lot 1, Block A, PS Rockwall County Addition (APPROVED)
- P2021-067: Preliminary Plat for the Saddle Star North Subdivision (APPROVED)
- Z2021-050: Text Amendment to Article 04, *Permissible Uses*, of the UDC (APPROVED; 1ST READING)
- Z2021-051: SUP for *Residential Infill in an Established Subdivision* or 5108 Yacht Club Drive (APPROVED; 1ST READING)
- Z2021-052: SUP for *Chickens* at 1700 E. SH-66 (APPROVED; 1ST READING)
- Z2021-053: SUP for *Residential Infill in an Established Subdivision* or 803 Austin Street (APPROVED; 1ST READING)
- Z2021-054: SUP for a *Congregate Care Facility* that *Exceeds 36-Feet in the SOV* (DENIED)
- Z2021-055: SUP for *Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In* for Victory at Rockwall (APPROVED; 1ST READING)
- Z2021-056: Zoning Amendment for Planned Development District 85 (PD-85) (APPROVED; 1ST READING)

(VII) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on ***January 21, 2022*** at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA

ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 25, 2022 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 ITEMS

(1) SP2022-002 (HENRY LEE)
Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Robert Reece of Alvaplast US (*SPR Packaging*) for the approval of an *Amended Site Plan* for an existing *Office/Warehouse/Manufacturing Facility* on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

(2) SP2022-003 (HENRY LEE)
Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Site Plan* for the expansion of an existing *Motor Vehicle Dealership* (*i.e. Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

(IV) 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 Government Code §551.071 (Consultation with City Attorney).

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *January 21, 2022* prior to 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 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:	January 25, 2022
APPLICANT:	Nick Hobbs, *BGE Engineering*
CASE NUMBER:	P2022-001; *Final Plat for Lots 1, 2 & 3, Block A, Seefried Addition*

SUMMARY

Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LLP and Phase 17 Investments for the approval of a *Conveyance Plat* for Lots 1, 2 & 3, Block A, Seefried Addition being a 23.489-acre tract of land identified as Tracts 25 & 25-1, of the R. B. Irvine Survey, Abstract No. 120 and Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting the approval of a *Final Plat* for a 23.489-acre parcel of land *(i.e. Tracts 25 & 25-1, R. B. Irvine Survey, Abstract No. 120)* for the purpose of dedicating the necessary right-of-way for Data Drive and incorporating a remainder tract (*i.e. Tract 1-2 of the J. H. B. Jones Survey, Abstract No. 125*) into the subject property. Prior to the applicant's submittal for this *Conveyance Plat*, a site plan for two (2) *Warehouse/Distribution Facilities* [*Case No. SP2021-027*] was approved by the Planning and Zoning Commission on November 9, 2021. As part of this development the applicant is required to dedicate their portion of the 65-feet of right-of-way necessary to extend Data Drive, and construct a portion of this roadway.

☑ The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On July 5, 2005 the City Council approved a zoning change [*Case No. Z2005-021*] for the subject property, rezoning it from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-027*] to allow the construction of two (2) ~157,720 SF *Warehouse/Distribution Facilities*. Since the time of annexation, the subject property has remained vacant.

☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Final Plat* for *Lots 1, 2, & 3, Block A, Seefried Addition*, staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1220 DATA DRIVE AND 1280 DATA DRIVE				
SUBDIVISION	R.B. IRVINE SURVEY, ABSTRACT NO. 120	LOT	1 AND 2	BLOCK	1
GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL	CURRENT USE	VACANT
PROPOSED ZONING	LIGHT INDUSTRIAL	PROPOSED USE	INDUSTRIAL
ACREAGE	22.51	LOTS [CURRENT]	2
		LOTS [PROPOSED]	2

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

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

☐ OWNER	BAKER SCHWIMMER VENTURES LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer [*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 11th DAY OF January, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* January, *20* 22.

OWNER'S SIGNATURE Randall Schwimmer
By Randall Schwimmer, Member, Baker Schwimmer Venture Fund, LLC, GP to Baker Schwimmer Ventures, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jonathan Ayala

JONATHAN ULISSES AYALA
My Notary ID # 133116723
Expires May 24, 2025

MY COMMISSION EXPIRES May 24, 2025

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.*

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

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GENERAL LOCATION	NEC OF CAPITAL BLVD AND DATA DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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PROPOSED ZONING	LIGHT INDUSTRIAL	PROPOSED USE	INDUSTRIAL
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		LOTS [PROPOSED]	2

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

☐ OWNER	PHASE 17 INVESTMENTS LP	☒ APPLICANT	BGE ENGINEERING
CONTACT PERSON	RANDALL SCHWIMMER	CONTACT PERSON	NICK HOBBS
ADDRESS	2633 MCKINNEY AVE, STE 130-510	ADDRESS	2595 DALLAS PARKWAY, SUITE 101
CITY, STATE & ZIP	DALLAS, TEXAS 75204	CITY, STATE & ZIP	FRISCO, TEXAS 75034
PHONE	214-923-3554	PHONE	972-464-4800
E-MAIL	THESCHWIMMER@GMAIL.COM	E-MAIL	NHOBBS@BGEINC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Randall Schwimmer [*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 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

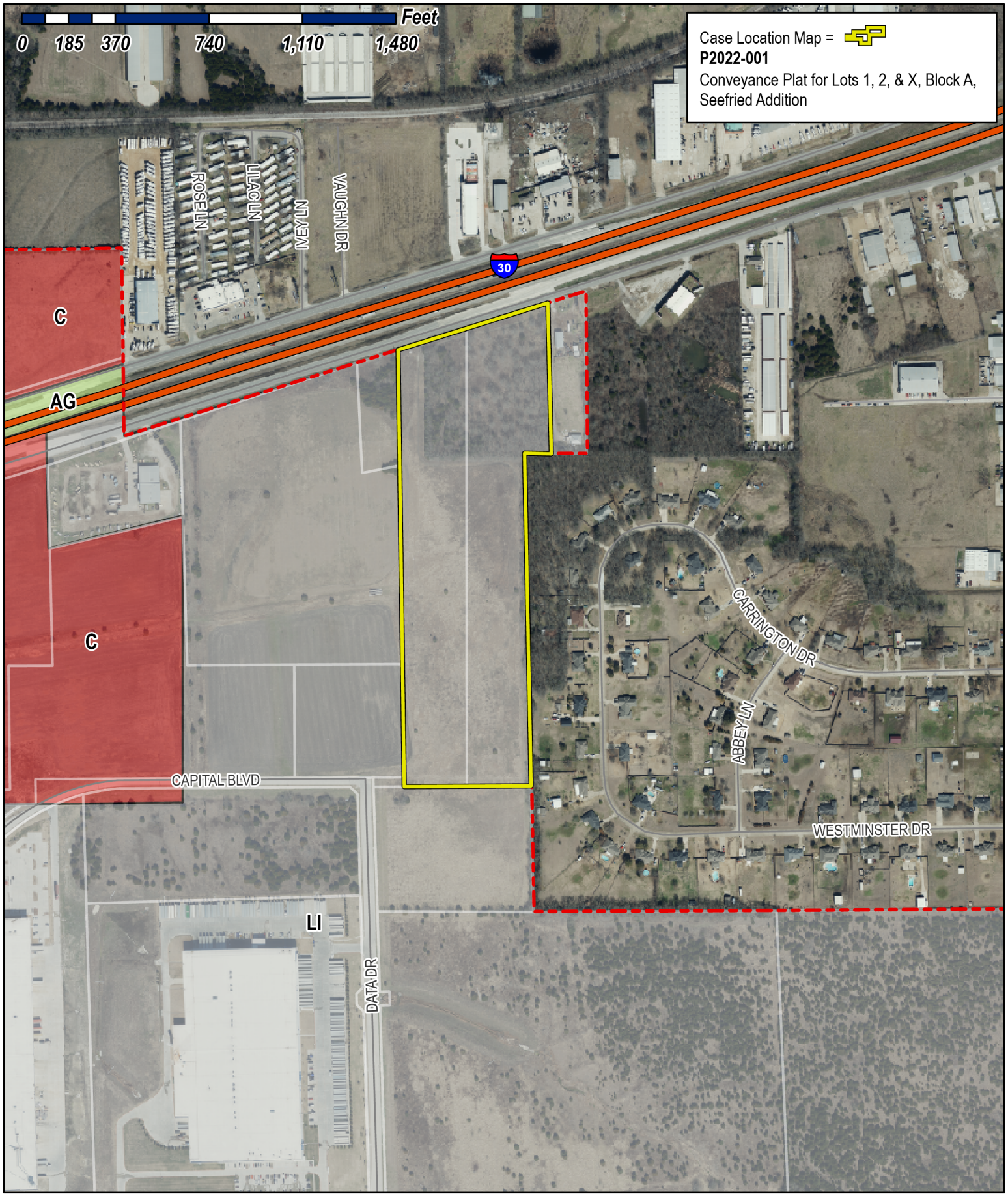
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* January, 2022.

OWNER'S SIGNATURE Randall Schwimmer
By Randall Schwimmer, Manager, TMLLC14, LLC, GP to Phase 17 Investments, LP

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jonathan Ayala

JONATHAN ULISSES AYALA
My Notary ID # 133116723
Expires May 24, 2025

MY COMMISSION EXPIRES May 24, 2025



City of Rockwall

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

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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°49'29" W	119.95'
L2	N 01°41'18" W	99.16'
L3	S 89°43'35" W	95.02'
L4	N 01°41'11" W	30.01'
L5	N 44°01'09" E	41.90'
L6	N 01°41'18" W	17.31'
L7	N 01°41'18" W	78.12'
L8	N 21°32'02" E	154.82'
L9	N 01°41'18" W	78.92'
L10	N 21°32'02" E	154.82'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	23°13'20"	732.50'	N 09°55'22" E	294.86'	296.88'
C2	22°47'56"	467.50'	N 10°08'04" E	184.80'	186.02'
C3	23°13'20"	700.00'	N 09°55'22" E	281.77'	283.71'
C4	22°47'56"	500.00'	N 10°08'04" E	197.65'	198.96'
C5	23°13'20"	667.50'	N 09°55'22" E	268.69'	270.54'
C6	22°47'56"	532.50'	N 10°08'04" E	210.49'	211.89'

GIRDLEY VENTURES – ROCKWALL, LLC
(INST. NO. 20190000016748)
O.P.R.R.C.T.

5/8–INCH IRON ROD FOUND W/ CAP STAMPED "RPLS 5693"

CITY OF FATE / CITY OF ROCKWALL
APPROXIMATE CITY LIMIT LINE

ADAM MITCHELL
(VOL. 5283, PG. 290)
D.R.R.C.T.

CITY LIMIT LINE

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 203)
O.P.R.R.C.T.

N: 7024732.87
E: 2610591.68
1/2–INCH IRON ROD FOUND (C.M)

S 02°42'43" E 589.53'

1/2–IRON ROD W/ "RSCI 5034" CAP FOUND

5/8–INCH IRON ROD FOUND

S 89°23'19" W 94.92'

3/4–INCH IRON ROD FOUND LEANING

1/2–INCH IRON ROD FOUND

1/2–INCH IRON ROD FOUND W/CAP STAMPED "RPLS 5693"

S 01°01'48" E 1377.34'

APPROXIMATE CITY LIMIT LINE

497.87'

879.47'

P.O.B.

15' WATER EASEMENT
(VOL. 6388, PG. 214)
D.R.R.C.T.

1/2–INCH IRON ROD w/ "R.S.C.I. RPLS 5034" CAP FOUND (C.M.)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

BLOCK C

BLOCK A

CARRINGTON DRIVE
(60' WIDE PUBLIC ROAD)
(CAB. D, PG. 203)
P.R.R.C.T.

CARRINGTON FARMS ADDITION
PHASE TWO
(CAB. D, PG. 203)
P.R.R.C.T.

CARRINGTON FARMS ADDITION
PHASE ONE
(CAB. D, PG. 141)
P.R.R.C.T.

1/2–INCH IRON ROD FOUND

1/2–INCH IRON ROD FOUND BENT

1/2–INCH IRON ROD FOUND LEANING

10' DRAINAGE EASEMENT (TYP.)
(VOL. D, PG. 141)
O.P.R.R.C.T.

CITY OF FATE / CITY OF ROCKWALL

1/2–INCH IRON ROD FOUND (C.M.)
N: 7022766.52
E: 2610524.17

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000497020)
O.P.R.R.C.T.

N 89°31'26" W 509.47'

TOTAL GROSS AREA
26.070 ACRES
(1,135,600 SQ. FT.)

TOTAL NET AREA
23.489 ACRES
(1,023,198 SQ. FT.)

ZONING: LIGHT INDUSTRIAL
NO BUILDINGS OBSERVED

ZONING: LIGHT INDUSTRIAL
NO BUILDINGS OBSERVED

LOT 1, BLOCK 1
12.144 ACRES
(528,976 SQ. FT.)

N 88°47'55" E 480.34'

Robert Boyd Irvine Survey
Abstract No. 120

PHASE 17 INVESTMENTS, LP
(VOL. 6388, PG. 218)
D.R.R.C.T.

NO ADDRESS LISTED
PARCEL ID# 60700

DEED LINE
NO ADDRESS LISTED
PARCEL ID# 12111

LOT 2, BLOCK 1
10.361 ACRES
(451,334 SQ. FT.)

ZONE "X"

(0.017 ACRES / 740 SQ. FT.)
RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

(0.968 ACRES / 42,149 SQ. FT.)
STRUCTURED REA – ROCKWALL LAND, LLC
(INST. NO. 20210000001622)
O.P.R.R.C.T.

BAKER SCHWIMMER VENTURES, LP
(INST. NO. 20180000018084)
O.P.R.R.C.T.

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT–OF–WAY)

N 72°45'46" E 652.10'

554.47'

10' UTILITY EASEMENT

N 35°46'50" E 47.93'

30'x30' CORNER CLIP

5/8–INCH IRON ROD w/ "BGE" CAP SET

POINT FOR CORNER
5/8–INCH IRON ROD FOUND LEANING
S 48°06' W, 0.40'

DATA DRIVE

424.97'

63.82'

33.82'

N 01°12'05" W 445.64'

32.5'

CENTERLINE

469.79'

70.78'

N 01°15'53" W 540.57'

N 01°15'53" W 540.59'

N 01°12'05" W 436.32'

N 01°15'53" W 540.60'

5/8–INCH IRON ROD w/ "BGE" CAP SET

1/2–INCH IRON ROD FOUND (C.M.)

PROPOSED RIGHT-OF-WAY DEDICATION
2.580 ACRES (112,402 SQ. FT.)

RUSTY WALLIS FAMILY PARTNERSHIP NUMBER 2
(VOL. 4153, PG. 271)
D.R.R.C.T.

S 72°45'46" W 120.52'

1/2–INCH IRON ROD FOUND

1/2–INCH IRON ROD FOUND

RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
(VOL. 4014, PG. 173)
D.R.R.C.T.

10' UTILITY EASEMENT

1/2–INCH IRON ROD W/ "R.S.C.I. RPLS 5034" CAP FOUND (C.M.)

S 01°15'53" E 510.48'

244.06'

N 21°32'02" E 154.82'

5/8–INCH IRON ROD w/ "BGE" CAP SET

LOT X, BLOCK 1
449.60'

1/2–INCH IRON ROD W/ ILLEGIBLE CAP FOUND

100.08'

3/4–INCH IRON ROD FOUND (C.M.)

REMAINDER OF ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)
D.R.R.C.T.

120.66'

5/8–INCH IRON ROD w/ "BGE" CAP SET

32.51'

62.51'

65'

10' UTILITY EASEMENT (BY OTHERS)

STRUCTURED REA – ROCKWALL LAND, LLC
(INST. NO. 20210000001622)
O.P.R.R.C.T.

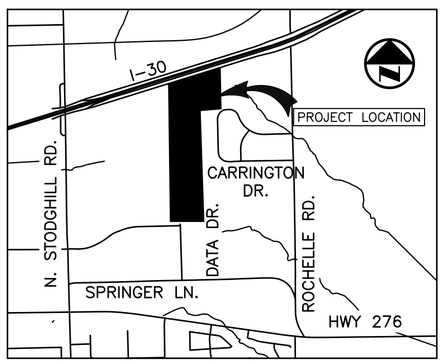
CAPITAL BOULEVARD

DATA DRIVE

1/2–INCH IRON ROD FOUND W/CAP STAMPED "WIER AND ASSOCIATES"

1/2–INCH IRON ROD FOUND W/CAP STAMPED "WIER AND ASSOCIATES"

0 50 100 200
SCALE: 1" = 100'



VICINITY MAP
(NOT TO SCALE)

LEGEND

CAB.	CABINET
(C.M.)	CONTROLLING MONUMENT
NO.	NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY,TEXAS
	PROPERTY LINE
	EASEMENT LINE

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on July 14, 2021 with an applied combined scale factor of 1.000146135.
2. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection. Project tied to City of Rockwall Geodetic Control Monument No. 9.
3. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Rockwall County, Texas and Incorporated Areas, Map Number 48397C0045L with Map Revised September 28, 2008.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain
4. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
5. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
6. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

CONVEYANCE PLAT

SEEFRIED ADDITION

LOTS 1, 2, AND X, BLOCK 1

3 LOTS - 23.489 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2022
SHEET 1 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2022

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

Case No. P2021-049

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV\04_CAD\9028-00_CPLT.dwg 2022-01-11-11:00 jlondon

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

DESCRIPTION, of a 26.070-acre (1,135,600-square-foot) tract of land situated in the Robert Boyd Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas; said tract being part of the remainder of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership #2 as recorded in Volume 4014, Page 173 of said Deed Records, part of that certain tract of land described in Special Warranty Deed to Rusty Wallis Family Limited Partnership Number 2 as recorded in Volume 4153, Page 271 of said Deed Records, all of that certain tract of land described in Warranty Deed to Phase 17 Investments, LP as recorded in Volume 6388, Page 218 of said Deed Records, all of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation as recorded in Instrument No. 20130000497020 of the Official Public Records of Rockwall County, Texas, all of that certain tract of land described in General Warranty Deed to Baker Schwimmer Ventures, LP as recorded in Instrument No. 20180000018084 of said Official Public Records, and part of that certain tract of land described in Special Warranty Deed to Structured REA - Rockwall Land, LLC tract as recorded in Instrument No. 20210000001622 of said Official Public Records; said 26.070-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found for corner in the southeast right-of-way line of Interstate Highway 30 (a variable-width public right-of-way); said point being the northeast corner of said Phase 17 Investments tract and the northwest corner of that certain tract of land described in General Warranty Deed to Adam Mitchell as recorded in Volume 5283, Page 290 of said Deed Records;

THENCE, South 02 degrees 42 minutes 43 seconds East, departing the said southeast right-of-way line of Interstate Highway 30 and with an east line of said Phase 17 Investments tract and the west line of said Mitchell tract, at a distance of 573.12 feet passing a 1/2-inch iron rod with "RSCI 5034" cap found for the northeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, continuing for a total distance of 589.53 feet to a 5/8-inch iron rod found for corner; said point being the northernmost southeast corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and in the north line of Carrington Farms Addition Phase Two, an addition to the City of Fate according to the plat recorded in Cabinet C, Page 203 of the Plat Records of Rockwall County, Texas;

THENCE, South 89 degrees 23 minutes 19 seconds West, with a south line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said north line of Carrington Farms Phase Two, a distance of 94.92 feet to a leaning 3/4-inch iron rod found for corner; said point being an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the northwest corner of said Carrington Farms Phase Two;

THENCE, South 01 degrees 01 minutes 48 seconds East, with the east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the west line of said Carrington Farms Phase Two, a distance of 1,377.34 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, North 89 degrees 31 minutes 26 seconds West, departing the said east line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the said west line of said Carrington Farms Phase Two, at a distance of 25.22 feet passing at a 1/2-inch iron rod found for an interior ell corner of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract and the southeast corner of said Phase 17 Investments tract, continuing with the south line of said Phase 17 Investments tract, the south line of said Baker Schwimmer Ventures tract, and the southernmost north line of said Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract a total distance of 509.47 feet to a 3/4-inch iron rod found for corner; said point being the southwest corner of said Baker Schwimmer Ventures tract and the northernmost southeast corner of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract;

THENCE, North 89 degrees 49 minutes 29 seconds West, with a south line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and the said southernmost north line of Rockwall Economic Development Corporation, Instrument No. 20130000497020 tract, a distance of 119.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the east right-of-way line of Data Drive (a 65-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, North 01 degrees 41 minutes 18 seconds West, with the said east right-of-way line of Data Drive and into and across said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract, a distance of 99.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the north line of said Rockwall Economic Development Corporation, Volume 3495, Page 314 tract and in the south line of said Structured REA - Rockwall Land, LLC tract; said point being the northeast corner of said Data Drive, and the northeast corner of Capital Boulevard (a 35.5-foot public right-of-way according to the plat recorded in Instrument No. 20140000003305 of said Official Public Records);

THENCE, South 89 degrees 43 minutes 35 seconds West, with the north right-of-way line of said Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, a distance of 95.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

THENCE, in a northerly direction, departing the said north right-of-way line of Capital Boulevard and the said south line of Structured REA - Rockwall Land tract, into and across said Structured REA - Rockwall Land, LLC tract, said Rusty Wallis Family Limited Partnership #2 tract, and said Rusty Wallis Family Limited Partnership Number 2 tract, the following eight (8) calls:

North 01 degrees 41 minutes 11 seconds West, a distance of 30.01 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 44 degrees 01 minutes 09 seconds East, a distance of 41.90 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner;

North 01 degrees 41 minutes 18 seconds West, a distance of 17.31 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the right;

In a northerly direction with said curve to the right, having a central angle of 23 degrees 13 minutes 20 seconds, a radius of 732.50 feet, a chord bearing of North 09 degrees 55 minutes 22 seconds East, a chord distance of 294.86 feet, and an arc length of 296.88 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 21 degrees 32 minutes 02 seconds East, a distance of 154.82 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the beginning of a tangent curve to the left;

In a northerly direction with said curve to the left, having a central angle of 22 degrees 47 minutes 56 seconds, a radius of 467.50 feet, a chord bearing of North 10 degrees 08 minutes 04 seconds East, a chord distance of 184.80 feet, and an arc length of 186.02 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner at the end of said curve;

North 01 degrees 15 minutes 53 seconds West, a distance of 540.60 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in a north line of said Rusty Wallis Family Limited Partnership #2 tract and the south line of said Rusty Wallis Family Limited Partnership Number 2 tract;

North 01 degrees 12 minutes 05 seconds West, a distance of 436.32 feet to a 5/8-inch iron rod with cap stamped "BGE" set for corner in the said southeast right-of-way line of Interstate Highway 30; said point being in the north line of said Rusty Wallis Family Limited Partnership Number 2 tract; from said point a 1/2-inch iron rod found bears South 72 degrees 46 minutes West, a distance of 120.5 feet for the northwest corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northernmost northeast corner of said Rusty Wallis Family Limited Partnership #2 tract;

THENCE, North 72 degrees 45 minutes 46 seconds East, with the said southeast right-of-way line of Interstate Highway 30, the said north line of Rusty Wallis Family Limited Partnership Number 2 tract, the north line of said Baker Schwimmer Ventures tract, and the north line of said Phase 17 Investments tract, at a distance of 33.82 feet passing the northeast corner of said Rusty Wallis Family Limited Partnership Number 2 tract and the northwest corner of said Baker Schwimmer Ventures tract, from said point a leaning 5/8-inch iron rod found bears South 48 degrees 06 minutes West, a distance of 0.4 feet, continuing for a total distance of 652.10 feet to the POINT OF BEGINNING;

CONTAINING: 26.070 acres or 1,135,600 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I Gregory Mark Peace, 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.

_____
Gregory Mark Peace, RPLS No. 6608

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 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 SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

Witness, my hand this the _____ day of _____, 2022.

By: Baker Schwimmer Ventures, LP

_____
Name
Title

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

By: Phase 17 Investments, LP

_____
Name
Title

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

By: Rockwall Economic Development Corporation

_____
Name
Title

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

By: Rusty Wallis Family Limited Partnership #2

_____
Name
Title

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

By: Structured REA - Rockwall Land, LLC

_____
Name
Title

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of **SEEFRIED ADDITION, LOTS 1 AND 2, BLOCK 1**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this day of _____, 2022.

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

CONVEYANCE PLAT
SEEFRIED ADDITION
LOTS 1, 2, AND X, BLOCK 1
3 LOTS - 23.489 ACRES
BEING SITUATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2022
SHEET 2 OF 2

DEVELOPER

SEEFRIED INDUSTRIAL PROPERTIES, INC.
3030 LBJ Freeway, Suite 1650
Dallas, TX 75234

SURVEYOR

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Copyright 2022

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

Case No. P2021-049

G:\TXN\Projects\Seefried_Industrial_Props\9028-00-Seefried_Rockwall\SV\04_CAD\9028-00_CPLT.dwg 2022-01-11-11:00 jlondon

9028-00 Seefried Rockwall

Conveyance Plat - Lot 1

Closure Report Mon Jan 10 16:33:56 2022

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord Length	Arc Length
7025759.64	2610973.14			S 02°42'43" E					
			589.53						
7025170.77	2611001.04			S 89°23'19" W					
			94.92						
7025169.76	2610906.12			S 01°01'48" E					
			497.87						
7024671.97	2610915.07			S 88°47'55" W					
			480.34						
7024661.90	2610434.84			N 01°15'53" W					
			469.79						
7025131.57	2610424.47			N 01°12'05" W					
			424.97						
7025556.45	2610415.55			N 35°46'50" E					
			47.93						
7025595.33	2610443.58			N 72°45'46" E					
			554.47						

Closure Error Distance> 0.0000

Total Distance> 3159.82

Polyline Area: 528976 sq ft, 12.144 acres

9028-00 Seefried Rockwall

Conveyance Plat - Lot 2

Closure Report Mon Jan 10 16:36:08 2022

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord Length	Arc Length
7023792.64	2610930.88			N 89°31'26" W	509.47				
7023796.87	2610421.43			N 89°49'29" W	119.95				
7023797.24	2610301.48			N 01°41'18" W	99.16				
7023896.35	2610298.55			N 89°43'35" E	120.66				
7023896.93	2610419.22			N 01°15'53" W	510.48				
7024407.28	2610407.95			Left	20°07'16"	532.50	N 08°47'45" E	186.04	187.00
7024591.14	2610436.40			N 01°15'53" W	70.78				
7024661.90	2610434.84			N 88°47'55" E	480.34				
7024671.97	2610915.07			S 01°01'48" E	879.47				

Closure Error Distance> 0.0000

Total Distance> 2977.32

Polyline Area: 451334 sq ft, 10.361 acres

9028-00 Seefried Rockwall

Conveyance Plat - ROW Dedication

Closure Report Mon Jan 10 16:38:04 2022

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord Length	Arc Length
7025566.40	2610350.33			N 72°45'46" E	97.63				
7025595.33	2610443.58			S 35°46'50" W	47.93				
7025556.45	2610415.55			S 01°12'05" E	424.97				
7025131.57	2610424.47			S 01°15'53" E	540.57				
7024591.14	2610436.40			Right	22°47'56"	532.50	S 10°08'04" W	210.49	211.89
7024383.93	2610399.36			S 21°32'02" W	154.82				
7024239.91	2610342.53			Left	23°13'20"	667.50	S 09°55'22" W	268.69	270.54
7023975.24	2610296.23			S 01°41'18" E	78.92				
7023896.35	2610298.55			S 89°43'35" W	95.02				
7023895.90	2610203.54			N 01°41'11" W	30.01				

7023925.90 2610202.65 N 44°01'09" E 41.90

7023956.03 2610231.77 N 01°41'18" W 17.31

7023973.33 2610231.26 Right 23°13'20" 732.50 N 09°55'22" E 294.86 296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80 186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

Closure Error Distance> 0.0000

Total Distance> 3626.16

Polyline Area: 112402 sq ft, 2.580 acres

9028-00 Seefried Rockwall

Conveyance Plat

Closure Report Mon Jan 10 16:29:58 2022

Northing	Easting	Angle	Distance	Direction	Delta	Radius	Chord Angle	Chord Length	Arc Length
7025759.64	2610973.14			S 02°42'43" E	589.53				
7025170.77	2611001.04			S 89°23'19" W	94.92				
7025169.76	2610906.12			S 01°01'48" E	1377.34				
7023792.64	2610930.88			N 89°31'26" W	509.47				
7023796.87	2610421.43			N 89°49'29" W	119.95				
7023797.24	2610301.48			N 01°41'18" W	99.16				
7023896.35	2610298.55			S 89°43'35" W	95.02				
7023895.90	2610203.54			N 01°41'11" W	30.01				
7023925.90	2610202.65			N 44°01'09" E	41.90				
7023956.03	2610231.77			N 01°41'18" W	17.31				
7023973.33	2610231.26			Right	23°13'20"	732.50	N 09°55'22" E	294.86	296.88

7024263.77 2610282.07 N 21°32'02" E 154.82

7024407.79 2610338.90 Left 22°47'56" 467.50 N 10°08'04" E 184.80
186.02

7024589.70 2610371.41 N 01°15'53" W 540.60

7025130.18 2610359.48 N 01°12'05" W 436.32

7025566.40 2610350.33 N 72°45'46" E 652.10

Closure Error Distance> 0.0000

Total Distance> 5241.37

Polyline Area: 1135600 sq ft, 26.070 acres

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:	January 25, 2022
APPLICANT:	Bart Carroll, *Carroll Consulting Group, Inc.*
CASE NUMBER:	P2022-002; *Final Plat for Lot 1, Block A, Roadside Addition*

SUMMARY

Consider a request by Bart Carroll of Carroll Consulting Group, Inc. on behalf of Cathy Strother for the approval of a *Final Plat* for Lot 1, Block A, Roadside Addition being a 2.7624-acre tract of land identified as Tract 25-1, of the J. Cadle Survey, Abstract No. 65 and Tract 17 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [*SH-205*] and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Final Plat* for a 2.7624-acre parcel of land *(i.e. Tract 25-1, of the J. Cadle Survey, Abstract No. 65 and Tract 17 of the J. D. McFarland Survey, Abstract No. 145)* for the purpose of combining two (2) lots into one (1) lot (*i.e. Lot 1, Block A, Roadside Addition*).

- ☑ The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37*. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property are a ~3,520 SF bar/tavern, a 6,800 SF storage warehouse, and a 6,600 SF industrial building. All of these structures were constructed in 1975. The City's historic zoning map indicates the subject property was zoned Commercial (C) District and Agricultural (AG) District as of December 7, 1993.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

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

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a *Final Plat* for *Lot 1, Block A, Roadside Addition*, staff would propose the following conditions of approval:

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

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☒ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2410 S. Goliad Street		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	SW side S. Goliad Street		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial & AG	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	2.7624 ac	LOTS [CURRENT]	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	Cathy Strother	☐ APPLICANT	Carroll Consulting Group, Inc.
CONTACT PERSON		CONTACT PERSON	Bart Carroll
ADDRESS	8935 County Road 589	ADDRESS	PO Box 11
CITY, STATE & ZIP	Nevada, Texas 75173	CITY, STATE & ZIP	Lavon, TX 75166
PHONE		PHONE	972-742-4411
E-MAIL		E-MAIL	bart.carroll@yahoo.com caphill2000@yahoo.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:

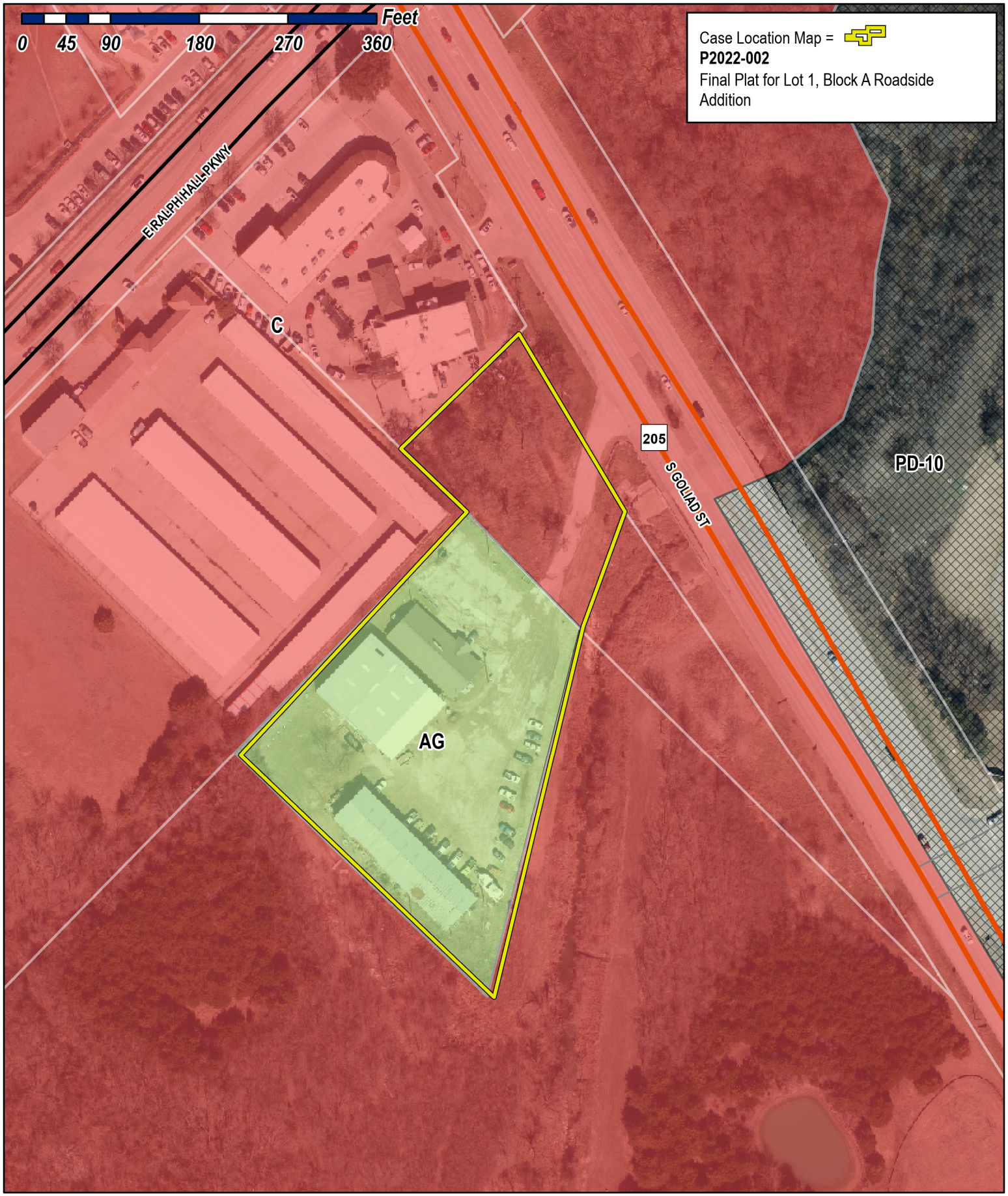
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20___. BY SIGNING THIS APPLICATION,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

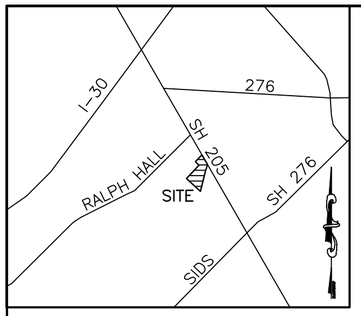
MY COMMISSION EXPIRES



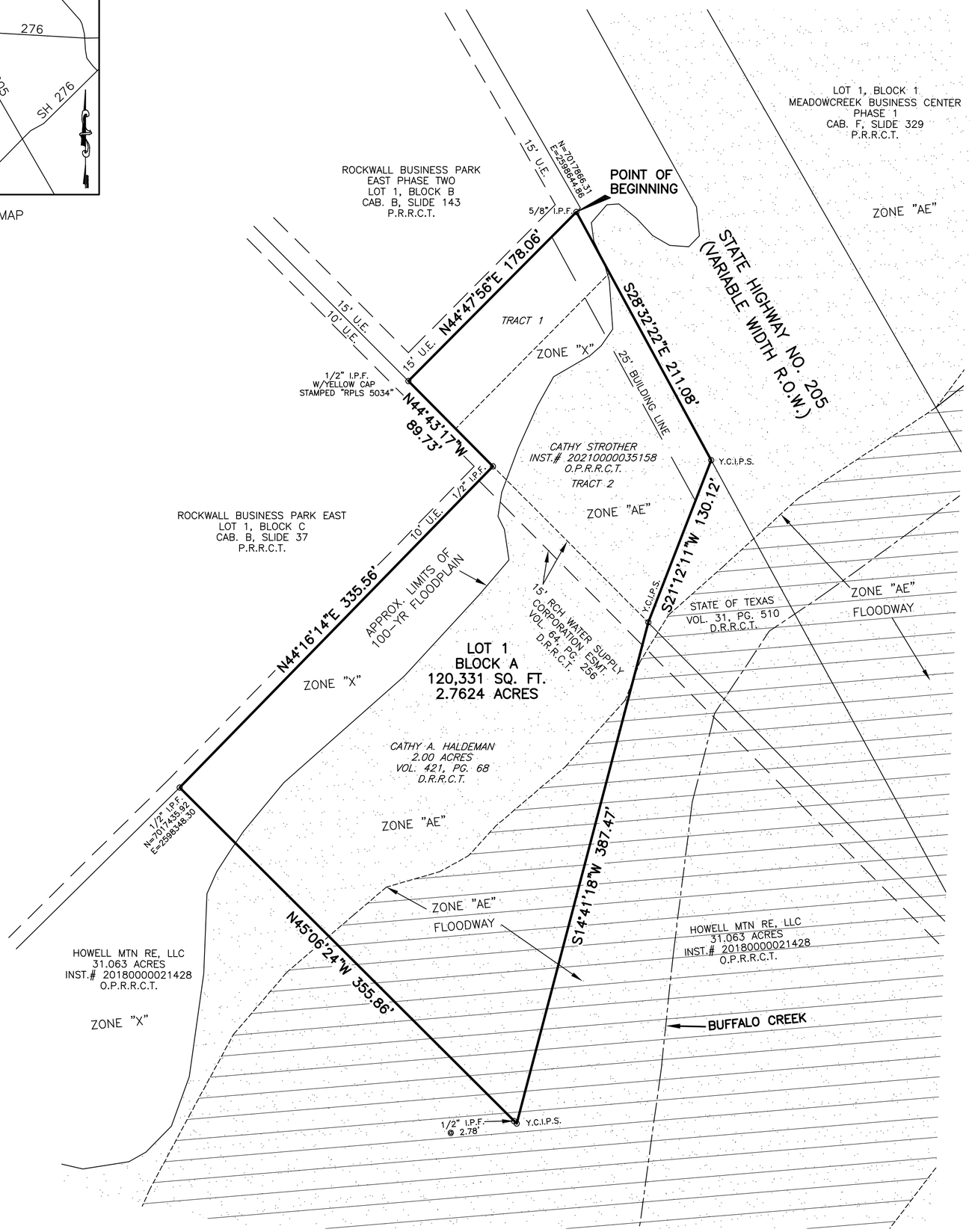
City of Rockwall

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

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



LOCATION MAP
(N.T.S.)



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

LEGEND

I.P.F.	–	IRON PIN FOUND
D.R.R.C.T.	–	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	–	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
Y.C.I.P.S.	–	1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

NOTES:

1. Located in the City of Rockwall, Texas
2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83–54.
3. Bearings based on the southeast line of Rockwall Business Park East Phase Two, Cabinet B, Slide 143 (N44°47'56"E)
4. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

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.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48397C0040L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1%ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), A PORTION LIES WITHIN THE FLOODWAY AREA IN SAID ZONE "AE" AND A PORTION LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

MINOR PLAT

ROADSIDE ADDITION
LOT 1, BLOCK A

Being 2.7624 – Acres of Land
Joseph Cadle Survey, Abstract No. 65
City of Rockwall
Rockwall County, Texas

Case No.:

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS INTO ONE PLATTED LOT.

OWNER:
CATHY STROTHER
A.K.A. CATHY A. HALDEMAN
8935 COUNTY ROAD 589
NEVADA, TEXAS 75173

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 972-742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2983-21	1"=60'	JANUARY 4, 2022	CP

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Cathy Strother, is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas and being the same Tract 1 and Tract 2 as conveyed to Cathy Strother by deed recorded in Instrument No. 20210000035158, Official Public Records, Rockwall County, Texas and all of a 2.00 acre tract of land as conveyed to Cathy A. Haldeman by deed recorded in Volume 421, Page 68, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron pin found on the southwest right-of-way line of State Highway No. 205 (variable width R.O.W.) for the north corner of said Tract 1 and being on the southeast line of Lot 1, Block B of Rockwall Business Park East Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 143, Plat Records, Rockwall County, Texas;

Thence, South 28°32'22" East, along the northeast lines of said Tracts 1 and 2 and the right-of-way line of State Highway No. 205 (variable width R.O.W.), a distance of 211.08 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the east corner of said Tract 2;

Thence, South 21°12'11" West, along the southeasterly line of said Tract 2, a distance of 130.12 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said Tract 2, the northeast corner of said 2.00 acre tract and the most easterly north corner of a 31.063 acre tract of land conveyed to Howell Mtn RE, LLC by deed recorded in Instrument No. 20180000021428, Official Public Records, Rockwall County, Texas;

Thence, South 14°41'18" West, along the east line of said 2.00 acre tract and a west line of said 31.063 acre tract, a distance of 387.47 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the south corner of said 2.00 acre tract and a re-entrant corner of said 31.063 acre tract;

Thence, North 45°06'24" West, along the southwest line of said 2.00 acre tract and a northeast line of said 31.063 acre tract, passing at a distance of 2.78 feet a 1/2" iron pin found and continuing for a total distance of 355.86 feet to a 1/2" iron pin found for the west corner of said 2.00 acre tract, the most westerly north corner of said 31.063 acre tract and being on the southeast line of Lot 1, Block C of Rockwall Business Park East, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 37, Plat Records, Rockwall County, Texas;

Thence, North 44°16'14" East, along the northwest line of said 2.00 acre tract and the southeast line of said Lot 1, Block C, a distance of 335.56 feet to a 1/2" iron pin found for the north corner of said 2.00 acre tract, the east corner of said Lot 1, Block C and being on the southwest line of said Tract 2;

Thence, North 44°43'17" West, along the southwest lines of said Tracts 1 and 2 and the northeast line of said Lot 1, Block C, a distance of 89.73 feet to a 1/2" iron pin found with yellow cap stamped "RPLS 5034" for the west corner of said Tract 1 and the south corner of said Lot 1, Block B;

Thence, North 44°47'56" East, along the northwest line of said Tract 1 and the southeast line of said Lot 1, Block B, a distance of 178.06 feet to the Point of Beginning and containing 120,331 square feet or 2.7624 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as ROADSIDE ADDITION, 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 further certify that all other parties who have a mortgage or lien interest in the ROADSIDE ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

(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 and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County by 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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

WITNESS, my hand, this the ___ day of _____, 2022.

_____
Cathy Strother, Owner
a.k.a. Cathy A. Haldeman

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Cathy Strother (a.k.a. Cathy A. Haldeman – same person), 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

_____
Notary Public for the State of Texas
My Commission expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

APPROVED

_____ _____
Planning & Zoning Commission, Director Date

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

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

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

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

MINOR PLAT

ROADSIDE ADDITION
LOT 1, BLOCK A

Being 2.7624 – Acres of Land
Joseph Cadle Survey, Abstract No. 65
City of Rockwall
Rockwall County, Texas

Case No.:

OWNER:
CATHY STROTHER
A.K.A. CATHY A. HALDEMAN
8935 COUNTY ROAD 589
NEVADA, TEXAS 75173

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166 972-742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2983-21	1"=60'	JANUARY 4, 2022	CP

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:	January 25, 2022
APPLICANT:	Gerald Monk, *Monk Consulting Engineers*
CASE NUMBER:	P2022-004; *Replat for Lot 8, Block A, Sharp Addition*

SUMMARY

Consider a request by Gerald Monk of Monk Consulting Engineers on behalf of 5 Sharp Real Estate for the approval of a *Replat* for Lot 8, Block A, Sharp Addition being a 1.91-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, addressed as 3301 Springer Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a *Replat* for a 1.91-acre parcel of land *(i.e. Lot 5, Block A, Sharp Addition)* for the purpose of establishing a 30-foot utility easement and detention easement to facilitate the development of the subject property. Prior to the applicant's submittal for this *Replat*, the subject property was approved for a ~12,000 SF *Office/Warehouse/Distribution Facility* [*Case No. SP2021-015*] by the Planning and Zoning Commission.

- ☑ The subject property was annexed -- *along with the rest of the land area that makes up Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On August 2, 2021, the City Council approved an amendment to Planned Development District 46 (PD-46) [*Ordinance No. 21-32*] allowing for the W*arehouse/Distribution Center* land on the subject property. On August 10, 2021 the Planning and Zoning Commission approved a site plan [*Case No. SP2021-015*] to allow the construction of a ~12,000 SF *Office/Warehouse/Distribution Facility*. Currently, the subject property is a vacant parcel of land.

- ☑ 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 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 a *Replat* for *Lot 8, Block A, Sharp Addition*, staff would propose the following conditions of approval:

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

(2) 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:
- [ ] Master Plat ($100.00 + $15.00 Acre) [1]
- [ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
- [ ] Final Plat ($300.00 + $20.00 Acre) [1]
- [✓] Replat ($300.00 + $20.00 Acre) [1] 340.00
- [ ] Amending or Minor Plat ($150.00)
- [ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
- [ ] Site Plan ($250.00 + $20.00 Acre) [1]
- [ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
- [ ] Zoning Change ($200.00 + $15.00 Acre) [1]
- [ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
- [ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
- [ ] Tree Removal ($75.00)
- [ ] Variance Request ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	SPRINGER ROAD				
Subdivision	SHARP	Lot	5	Block	A
General Location	West on Springer from FM548				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD. 46		Current Use	UNDEV.	
Proposed Zoning	SAME		Proposed Use	Commercial Buildings	
Acreage	1.91	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		[ ] Applicant	Monk Consulting Engineers
Contact Person		Contact Person	Gerald Monk
Address		Address	1200 W State St.
City, State & Zip		City, State & Zip	Garland TX
Phone		Phone	972-272-1763
E-Mail		E-Mail	jerry@monkconsulting.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ger. Monk [~~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 $ 340 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 14 *day of* JAN *, 20* 22 *. 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."*

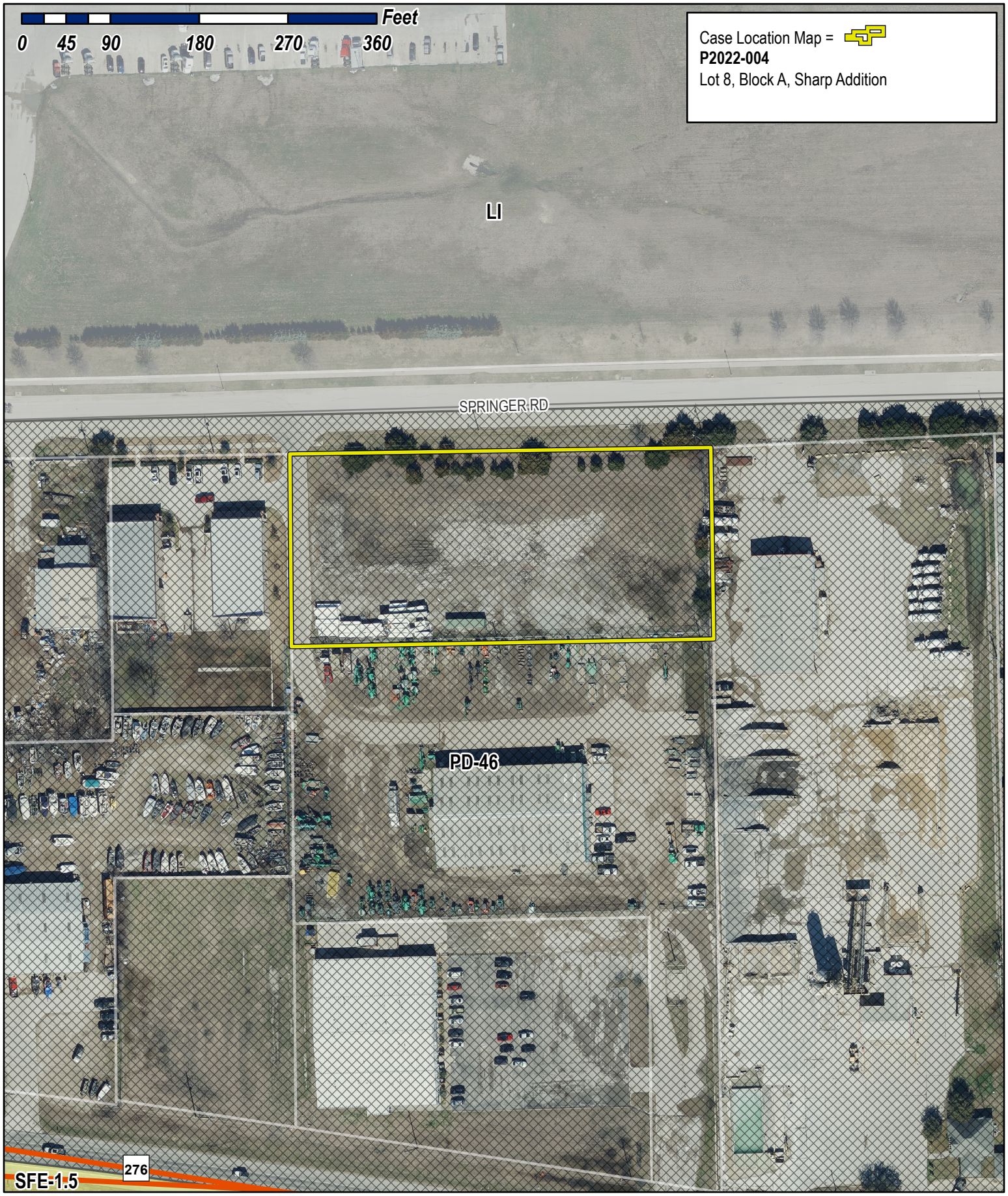
Given under my hand and seal of office on this the 14 *day of* January *, 20* 22 *.*

~~Owner~~*'s Signature* Ger Monk

Notary Public in and for the State of Texas Jennifer Malone

JENNIFER M. MALONE
Notary Public, State of Texas
Comm. Expires 09-07-2025
Notary ID 126088556

My Commission Expires 9/7/25



City of Rockwall

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

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

_____ _____
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 _____, 2021.

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

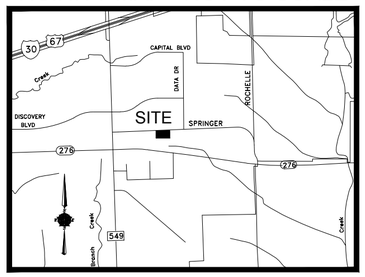
WITNESS OUR HANDS, this _____ day of _____, 2021.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

VICINITY MAP - NOT TO SCALE



GENERAL NOTES:

1) Bearings and elevations are based on NAD83, North American Datum of 1983.

2) The purpose of this replat is to add a 30 foot utility easement and a detention pond easement.

3) This property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 48397C0045 L, which bears an effective date of September 26, 2008 and IS NOT in a Special Flood Hazard Area.

4) City of Rockwall Geodetic Control Monuments
**Station No. COR-8 (Benchmark)
N: 7018063.113 E: 2609533.682 Elev.= 600.48'

**Station No. COR-9 (Benchmark)
N: 7020550.132 E: 2607463.893 Elev.= 595.63'

5) Property owner is responsible for all maintenance, repair and replacement of all drainage and detention systems.

LEGEND:

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
VOL., PG.	VOLUME, PAGE
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER

30 FOOT UTILITY EASEMENT

DETENTION POND EASEMENT

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **5 SHARP PROPERTIES** 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 further certify that all other parties who have a mortgage or lien interest in the **5 SHARP PROPERTIES** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easement 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 purposes 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.
WITNESS MY HAND THIS _____ DAY OF _____, 2021.

5 Sharp Real Estate, LLC

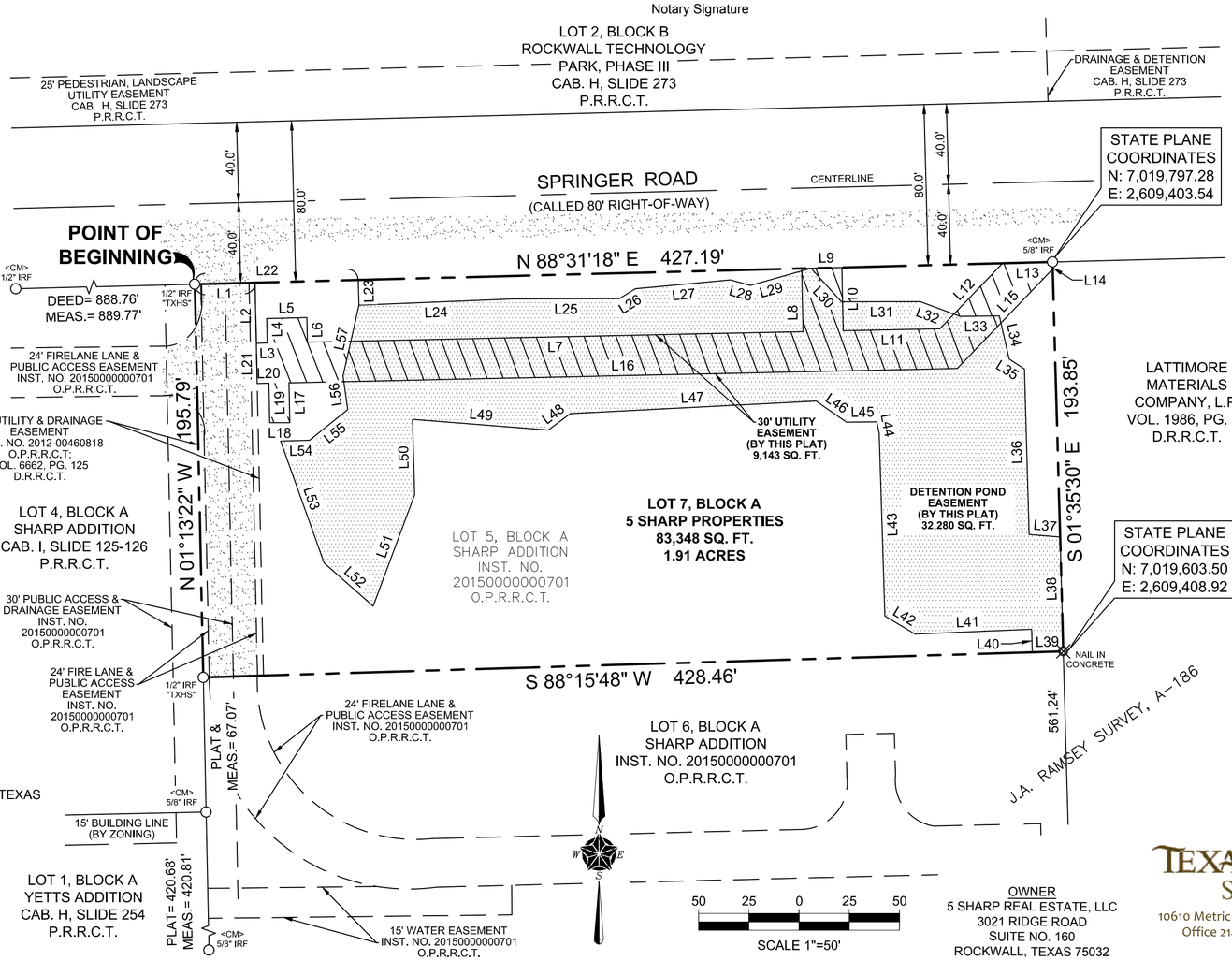
_____
Kris Sharp - Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

_____
Notary Signature



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 5 Sharp Real Estate, L.L.C., is the sole owner of a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, and being known as Lot 5, Block A, Sharp Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Instrument Number 20150000000701, Official Public Records, Rockwall County, Texas, and being the same tract of land described in General Warranty Deed to 5 Sharp Real Estate, L.L.C., recorded in Instrument No. 20210000010533, Official Public Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northeast corner of Lot 4, Block A, of said Sharp Addition, also being the northwest corner of said Lot 5, Block A, lying on the south right-of-way of Springer Road (called 80' right-of-way);

THENCE North 88 degrees 31 minutes 18 seconds East, along the south right-of-way line of said Springer Road, a distance of 427.19 feet to a found 5/8 inch iron rod, said point being the northeast corner of said Lot 5, Block A, also being the northwest corner of that certain tract of land described in Special Warranty Deed to Lattimore Materials Company, L.P. recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 30 seconds East, departing the south right-of-way line of said Springer Road, along the west line of said Lattimore tract, a distance of 193.85 feet to a nail in concrete found, said point being the southeast corner of said Lot 5, Block A, also being the northeast corner of Lot 6, Block A of said Sharp Addition;

THENCE South 88 degrees 15 minutes 48 seconds West, departing the west line of said Lattimore tract, along the north line of said Lot 6, Block A, a distance of 428.46 feet to a found 1/2 inch iron rod with plastic yellow cap stamped "TXHS", said point being the northwest corner of said Lot 6, Block A, also being the southwest corner of said Lot 5, Block A, lying on the east line of said Lot 4, Block A;

THENCE North 01 degrees 13 minutes 22 seconds West, along the east line of said Lot 4, Block A, a distance of 195.79 feet to the POINT OF BEGINNING and containing 83,348 square feet or 1.91 acre of land.

SURVEYORS CERTIFICATE:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/17/2021)

_____
Gary E. Johnson, R.P.L.S. No. 5390

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

_____
Notary Signature

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	N88°31'18"E
L2	30.21'	S1°13'22"E
L3	5.38'	N88°46'38"E
L4	12.24'	N1°13'22"W
L5	20.00'	N88°46'38"E
L6	12.24'	S1°13'22"E
L7	246.90'	N88°46'38"E
L8	31.42'	N1°13'22"W
L9	20.00'	N88°31'18"E
L10	31.51'	S1°13'22"E
L11	48.13'	N88°46'38"E
L12	45.07'	N43°46'38"E
L13	24.91'	N88°31'18"E
L14	3.46'	S1°35'30"E
L15	68.61'	S43°46'38"W
L16	332.87'	S88°46'38"W
L17	19.86'	S1°13'22"E
L18	10.00'	N90°00'00"W
L19	19.65'	N1°13'22"W
L20	5.82'	S88°46'38"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00'	N1°13'22"W
L22	81.37'	N88°31'18"E
L23	12.55'	N1°28'42"W
L24	76.78'	N87°42'17"E
L25	53.03'	N89°49'36"E
L26	9.34'	N58°08'07"E
L27	47.53'	N84°41'36"E
L28	10.24'	S74°44'02"E
L29	31.42'	N74°18'40"E
L30	22.58'	S42°23'22"E
L31	39.15'	N89°54'10"E
L32	21.25'	S69°49'52"E
L33	19.47'	N89°21'03"E
L34	22.07'	S12°50'35"E
L35	9.05'	S57°24'49"E
L36	82.42'	S1°34'54"E
L37	15.51'	S85°11'27"E
L38	56.91'	S1°35'30"E
L39	15.42'	S88°15'48"W
L40	11.48'	N1°34'54"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	58.07'	S87°36'31"W
L42	17.60'	N59°16'36"W
L43	90.94'	N1°45'33"W
L44	5.91'	N11°16'43"W
L45	15.07'	S89°10'44"W
L46	18.48'	N55°26'14"W
L47	122.56'	S87°05'32"W
L48	13.59'	S53°05'14"W
L49	67.87'	N85°29'31"W
L50	37.50'	S1°32'05"E
L51	59.24'	S20°23'21"W
L52	32.55'	N48°33'22"W
L53	64.37'	N19°41'53"W
L54	14.43'	N88°09'43"E
L55	24.36'	N51°19'07"E
L56	16.89'	N7°59'25"W
L57	36.15'	N12°37'29"E

OWNER
5 SHARP REAL ESTATE, LLC
3021 RIDGE ROAD
SUITE NO. 160
ROCKWALL, TEXAS 75032

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

FINAL PLAT
5 SHARP PROPERTIES
LOT 7, BLOCK A
83,348 SQUARE FEET / 1.91 ACRES
BEING A REPLAT OF LOT 5, BLOCK A SHARP ADDITION
IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE: 09/23/2021 / JOB # 2100165-2 / SCALE= 1" = 50' / DRAWN: JAM

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	January 25, 2022
SUBJECT:	Z2021-057; *Zoning Change (AG to PD) for the Highgate Subdivision*

On January 21, 2022, the applicant -- *Brian Cramer of Corson Cramer Development* -- sent an email to staff requesting to withdraw *Case No. Z2021-057*. According to the applicant, the purpose of the withdrawal request is to allow more time to address the concerns raised by the adjacent neighborhoods prior to resubmitting the case. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means the Planning and Zoning Commission will need to vote on the applicant's request to withdraw. Should the Planning and Zoning Commission have any questions staff will be available at the *January 25, 2022* meeting.

CORSON CRAMER
DEVELOPMENT

January 21, 2022

Mr. Ryan Miller
385 S. Golid
Rockwall, TX 75087

Re: Highgate zoning

Dear Mr. Miller:

Corson Cramer Development is scheduled to have a Planning and Zoning Commission public hearing on January 25, 2022, regarding the zoning of approximately 265 acres located near the intersection of Hwy 205 and FM 549. We have received considerable feedback from our neighbors and are considering changes to the concept plan. As a result, we would like to request that our application be withdrawn at this time.

Sincerely,

Corson Cramer Development



Brian Cramer
MANAGING MEMBER

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	January 11, 2022
APPLICANT:	Brian Cramer; *Corson Cramer Development*
CASE NUMBER:	Z2021-057; *Zoning Change (AG to PD) for High Gate*

SUMMARY

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

BACKGROUND

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

PURPOSE

On December 18, 2021, the applicant -- *Brian Cramer of Corson Cramer Development* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 495-lot single-family, residential subdivision that will consists of five (5) lot sizes (*i.e. [A] 35, 120' x 200' lots; [B] 55, 90' x 125' lots; [C] 70, 80' x 115' lots; [D] 53, 80' x 110' lots; and [E] 282, 62' x 110' lots*), and approximately 28.40-acres of land zoned for limited Commercial (C) District land uses.

ADJACENT LAND USES AND ACCESS

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

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

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

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

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

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 264.51-acre subject property will incorporate *commercial* and *residential* land uses. This includes 28.40-acres of land dedicated to limited Commercial (C) District land uses and 236.11-acres consisting of 495 residential lots, a public park, and open space. The proposed 495 single-family residential lots that will consist of five (5) lot types: [*1*] 35 *Type 'A'* lots that are a minimum of 120' x 200', [*2*] 55 *Type 'B'* lots that are a minimum of 90' x 125', [*3*] 70 *Type 'C'* lots that are a minimum of 80' x 115', [*4*] 53 *Type 'D'* lots that are a minimum of 80' x 110', and [*5*] 282 *Type 'E'* lots that are a minimum of 62' x 110'. This translates to a gross density of *1.87* dwelling units per acre for the total development (*i.e. 2.10 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,500 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry (*with a minimum of 85% masonry on each façade*), and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitous fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	120' x 200'	30,000 SF	35	07.07%
B	90' x 125'	14,000 SF	55	11.11%
C	80' x 115'	11, 000 SF	70	14.14%
D	80' x 110'	9,600 SF	53	10.71%
E	62' x 110'	7,200 SF	282	56.97%
		Maximum Permitted Units:	*495*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	*A*	*B*	*C*	*D*	*E*
Minimum Lot Width (1)	120'	90'	80'	80'	62'
Minimum Lot Depth	200'	125'	115'	110'	110'
Minimum Lot Area (SF)	30,000	14,000	11,000	9,600	7,200
Minimum Front Yard Setback (2), (5) & (6)	30'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height (3)	35'	35'	35'	35'	35'
Minimum Rear Yard Setback (4)	30'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400	2,200	2,200
Maximum Lot Coverage	50'	65'	65'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

The proposed concept plan shows that the development will consist of 20.40-acres of private open space, a 1.50-acre amenity center, and a 12.60-acre public park. This -- *with the 34.00-acres of floodplain* -- represents a total of 68.50-acres of open space and which translates to 19.47% (*i.e. [34.00-acres of floodplain/2] + 34.5 = 51.5-acres/264.51-acres gross = 19.4699%*) of the site being dedicated to open space/amenity. This is deficient of the total required open space of 20.00% (*or 52.902-acres*) by 00.53% (*or 1.402-acres*). This means that a minimum of 1.402-acres of contiguous open space will need to be provided in the area designated for *commercial* land uses. In addition, the proposed development will be incorporate a minimum of a 30-foot landscape buffer with a six (6) meandering trail for all residential adjacency to FM-549 and SH-205. The concept plan also depicts the provision of a six (6) foot trail that will be situated adjacent to the floodplain that traverses the site from the northeast corner of the subject property to the southwest corner of the subject property. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

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

INFRASTRUCTURE

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

(1) *Roadways*. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, Cullins Road is required to be a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back-to-back* street. The applicant only has a small adjacency to the roadway and has the option of [*1*] constructing 24-feet of the roadway or [*2*] escrowing their required portion of the roadway at 115%. In addition, a 30-foot right-of-way dedication -- *as measured from the centerline* -- will be required for Cullins Road, right-of-way dedication -- *25-feet as measured from the centerline* -- will be required for Travis Lane, and additional future right-of-way for FM-549 may be required to be reserved at the time of final plat. The applicant will also need to check and dedicate any additional right-of-way needed for Wylie Lane (*i.e. 50-feet of right-of-way or 25-feet as measured from the centerline*) and build a 29-foot *back-to-back* street. The applicant will also need to provide a cul-de-sac at the end of Wylie Lane with a minimum diameter of 47.50-feet. All residential streets are required to be in a 50-foot right-of-way with a 29-foot *back-to-back* street, and all roadways adjacent to the proposed park will be required to be a 41-foot *back-to-back* street. The right-of-way along SH-205 will need to be check and any required dedication will be accounted for at the time of final plat.

(2) *Water*. The Water Distribution Master Plan indicates that a 12-inch waterline will need to be constructed along S. Goliad Street (*SH-205*), Wylie Lane, and connect to the existing eight (8) inch water line located along Travis Lane. In addition, a 12-inch waterline will need to be extended from the *Rockwall College and Career Academy*, south along John King Boulevard, and follow the eastern right-of-way line of SH-205 to the southern property line of the subject property.

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

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

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

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 40% *J-Swing* or *Traditional Swing* garages and 60% *Flat Front Entry* garages with a five (5) recess for the garage (*i.e. where the garage is setback five [5] feet from the front façade*). As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations: [*A*] divided garage by doors (*i.e. for two [2] car garages two [2] individual entrances and for three [3] car garages a standard two [2] bay garage door with a single by garage door adjacent*), [*B*] carriage style hardware and lighting, [*C*] decorative wood doors or wood overlays on insulated metal doors, and [*D*] driveway with ornamental stamped concrete brick pavers, broom finished, or salt finished. Staff should also point out that by providing a five (5) foot recess in the *Flat Front Entry* garages a minimum of a 25-foot driveway is being provided.

(3) *Open Space*. According to the *General Residential Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(u)nless otherwise provided by this [*the*] Unified Development Code, a minimum of 20% of the gross land area within a residential subdivision that is five (5) acres or greater shall be devoted to open space. Where floodplain exists in a proposed subdivision, the floodplain may be used to meet the 20% requirements at a rate of one-half (½) acre for every one (1) acre of floodplain dedicated to open space. Open space requirements for subdivisions may be satisfied by public open space/parkland, or by a combination of public and private open space."

Applicant's Response to (3): The gross land area of the subject property is 264.50-acres, which would equate to a minimum open space area of 52.902-acres. The concept plan provided by the applicant indicates that a total of 12.60-acre will be provided for a public park, 20.40-acres of private open space, a 1.50-acre amenity center, and 34.00-acres of floodplain will all be counted toward the open space requirement. This equates to a total open space percentage of 19.4699% (*i.e. [34.00-acres of floodplain/2] + 34.5 = 51.5-acres/264.51-acres gross = 19.4699%*), which is deficient of the open space requirement by 00.53% (*or 1.402-acres*). In lieu of changing the plan, the applicant has indicated that the 28.40-acres of land designated for *commercial* land uses shall provide the additional 1.402-acres of open space. Based on this staff has included a condition of approval that the additional open space shall be delineated as part of the required *PD Development Plan* for the *commercial* area.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In this case the applicant is proposing a total density of *1.87* dwelling units per acre (*or 2.10 dwelling units per acre less the 28.40-acre tract of land designated for commercial*). In addition, the applicant is proposing to incorporate an amenities center, walking trails, and a 12.60-acre public park. Based on this the applicant's request appears to be in conformance with the *Low Density Residential* designation indicated for the subject property; however, the proposed 28.40-acres of land that is designated for limited Commercial (C) District land uses will require the City Council to change the Future Land Use Plan from a *Low Density Residential* land use designation to a *Commercial/Retail* designation. Staff should note that the Comprehensive Plan specifically states that the City should "(e)ncourage large master planned communicates that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the property transition between land uses." [*Goal #1; Section 02.02, Chapter 08*] In addition, staff should point out that the *commercial* area provides a buffer between the proposed residential land uses (*i.e. the Type 'A' lots*) adjacent to Wylie Lane and S. Goliad Street [*SH-205*]. Should the City Council choose to approve this case, staff has included a condition of approval that would make the required changes to the Future Land Use Map.

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

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) *CH. 01 | Goal 02; Policy 1*: Non-transparent fencing and masonry screening walls should be discouraged in areas between residential and commercial/retail shopping centers where a properly sized landscape buffer can be established.

(2) *CH. 01 | Goal 02; Policy 2*: Commercial/retail shopping centers should be screened from residential area utilizing landscape buffers that are composed of berms, landscaping and trees.

(3) *CH. 01 | Goal 02; Policy 3*: The design of commercial/retail shopping centers should incorporate streets, sidewalks and trails to ensure multi-modal access to adjacent residential and commercial developments.

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

(4) *CH. 08 | Sec. 02.03 | Goal 01; Policy 5*: Design neighborhoods utilizing the *Housing Tree Model* (*a method of laying of 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 Response to (3): The concept plan should be rearranged so that larger lots (*i.e. Type 'A' or 'B' lots*) are adjacent to FM-549. This will reduce the number of lots backing to this roadway and bring the plan better into conformance with the *Housing Tree Model*. *The applicant has changed the lots adjacent to FM-549 from the Type 'D' lots to the Type 'B' lots.*

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

Staff Response: If *a Flat Front Entry* garage configuration with a recess of five (5) feet is being requested it should be limited to 20%. *The applicant has chosen to request 60% Flat Front Entry garages and 40% J-Swing or Traditional Swing garages, but has consented to upgraded garage door and driveway requirements. In addition, the added five (5) foot recess provides a 25-foot driveway on the Flat Front Entry garage product, which has a similar effect as the 25-foot setback requested by the Comprehensive Plan.*

In addition to these suggestions, staff has also suggested to the applicant that the entry portal along SH-205 -- *which is designated as for commercial land uses* -- would be an ideal location for entry signage for the City. While the applicant acknowledged this in his comments to staff no requirements were added into the Planned Development District ordinance or as conditions of approval to this case.

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, as with all zoning cases, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 16, 2021, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Oaks of Buffalo Way Homeowner's Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had two (2) notices in favor of the applicants request and 22 notices in opposition to the applicant's request from property owners within the City limits. A summary of all notifications received is as follows:

Responses Inside of the City Limits

(1) One (1) property owner notification from an owner of two (2) properties within the 500-foot notification buffer in favor of the applicant's request.
(2) Five (5) property owner notifications from five (5) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(3) Three (3) responses from the City's online *Zoning and Specific Use Input Form* from three (3) property owners inside the 500-foot notification buffer in opposition to the applicant's request.
(4) Four (4) emails from four (4) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(5) Two (2) letters from two (2) property owners within the 500-foot notification buffer in opposition to the applicant's request.
(6) Four (4) responses from the City's online *Zoning and Specific Use Input Form* from three (3) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
(7) Five (5) emails from five (5) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.

Responses Outside of the City Limits

(1) One (1) email from one (1) property owner outside of the City's corporate limits and in the City's Extraterritorial Jurisdiction (ETJ) in opposition to the applicant's request.
(2) Two (2) responses from the City's online *Zoning and Specific Use Input Form* from one (1) property owner in Rockwall County in opposition to the applicant's request.
(3) One (1) email from one (1) property owner in Rockwall County in opposition to the applicant's request.
(4) Two (2) emails from two (2) property owners in McClendon-Chisholm in opposition to the applicant's request.
(5) Two (2) responses from the City's online *Zoning and Specific Use Input Form* from two (2) property owners in McClendon-Chisholm in opposition to the applicant's request.
(6) One (1) letter from one (1) property owner in McClendon-Chisholm in opposition to the applicant's request.

NOTE: According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(p)roperty owners adjacent to and within a radius of 200-feet of a property for which a zoning change or Specific Use Permit (SUP) is being considered have the right to file a written protest against the request. The land area of this 200-foot radius includes public right-of-way, open space and parkland. Whenever such written protest is signed by the owners of 20% or more of the area of the lots or land included in the request, or of the lots or land immediately adjoining the same and within the above mentioned 200-foot radius … such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In accordance with this section of the Unified Development Code (UDC), staff has prepared a *For/Against Map* for the property owner notifications received within 200-feet of the subject property. Currently, the opposition to the applicant's request equates to *25%* of the total land area within 200-feet of the subject property. This means that this case will require a supermajority vote of the City Council for approval.

CONDITIONS OF APPROVAL

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

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Amendment*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the 28.40-acre tract of *Commercial* land from a *Low Density Residential* designation to a *Commercial/Retail* designation.

(3) A *PD Development Plan* for the 28.40-acre tract of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate a 1.402-acre tract of land dedicated to open space. This area should be amenitized and serve the *Commercial* development.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5565 Hwy 549, Rockwall, TX		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	West of SH 205 & South of FM 549		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Ag	CURRENT USE	Ag
PROPOSED ZONING	PD	PROPOSED USE	Single Family & Commercial
ACREAGE	264.5	LOTS [CURRENT]	—
LOTS [PROPOSED]	476		

☐ ***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 HIghgate Ltd.	☒ APPLICANT	Corson Cramer Development
CONTACT PERSON	Scott Asbury	CONTACT PERSON	Brian Cramer
ADDRESS	13155 Noel Rd. #900	ADDRESS	4925 Greenville Ave., #604
CITY, STATE & ZIP	Dallas, TX 75240	CITY, STATE & ZIP	Dallas, TX 75206
PHONE	214-566-8699	PHONE	214-734-5924
E-MAIL	SAsbury@3LRealtyGroup.com	E-MAIL	bcramer@ccdevtx.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 4167.50 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* _____ *DAY OF* December *2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

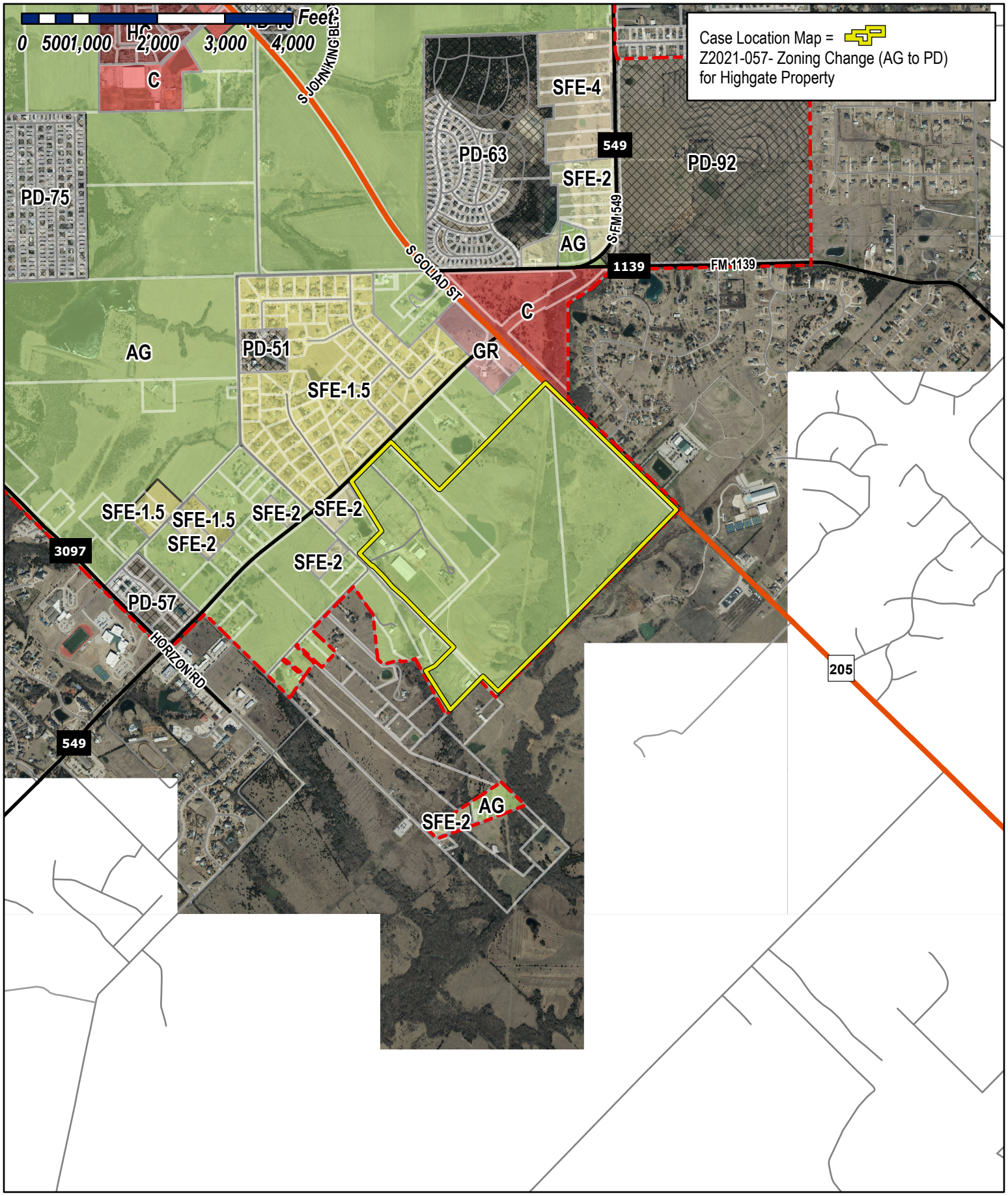
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th *DAY OF* December, *20* 21.

OWNER'S SIGNATURE Scott Asbury

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS / TN Lisa L. Randolph

Lisa L. Randolph Tennessee Notary Public County of Davidson

MY COMMISSION EXPIRES May 3, 2022



City of Rockwall

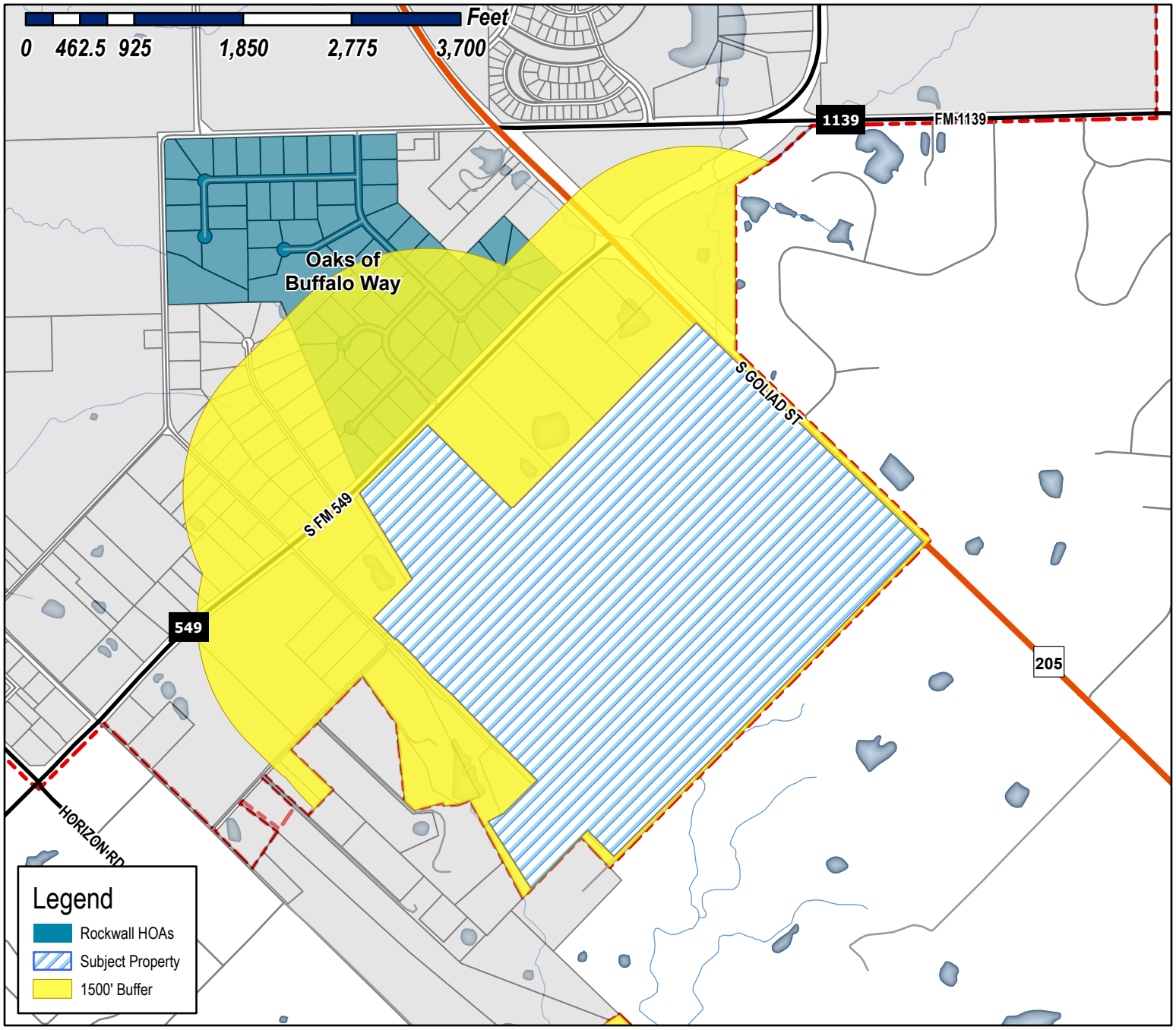
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

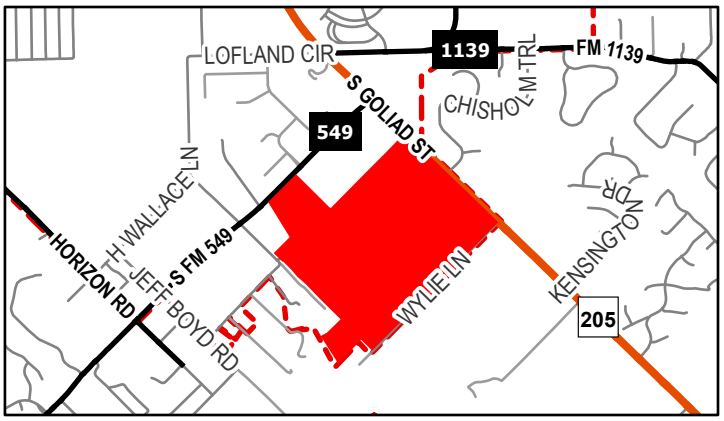
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Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/17/2021
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 21, 2021 10:52 AM
Cc: Miller, Ryan; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-057]
Attachments: Public Notice (12.20.2021).pdf; HOA Map (12.17.2021).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 *December 24, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2021-057: Zoning Change from AG to PD
Hold a public hearing to discuss and consider a request by Brian Cramer of Brian Cramer Development on behalf of Scott Asbury of Rockwall Highgate LTD for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [*50.0-acres*], 17-14 [*26.452-acres*], 17-15 [*134.33-acres*], 17-16 [*43.6-acres*], & 40-8 [*8.79-acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (*S. Goliad Street*) south of the intersection of SH-205 and FM-549, and take any action necessary.

Thank you,

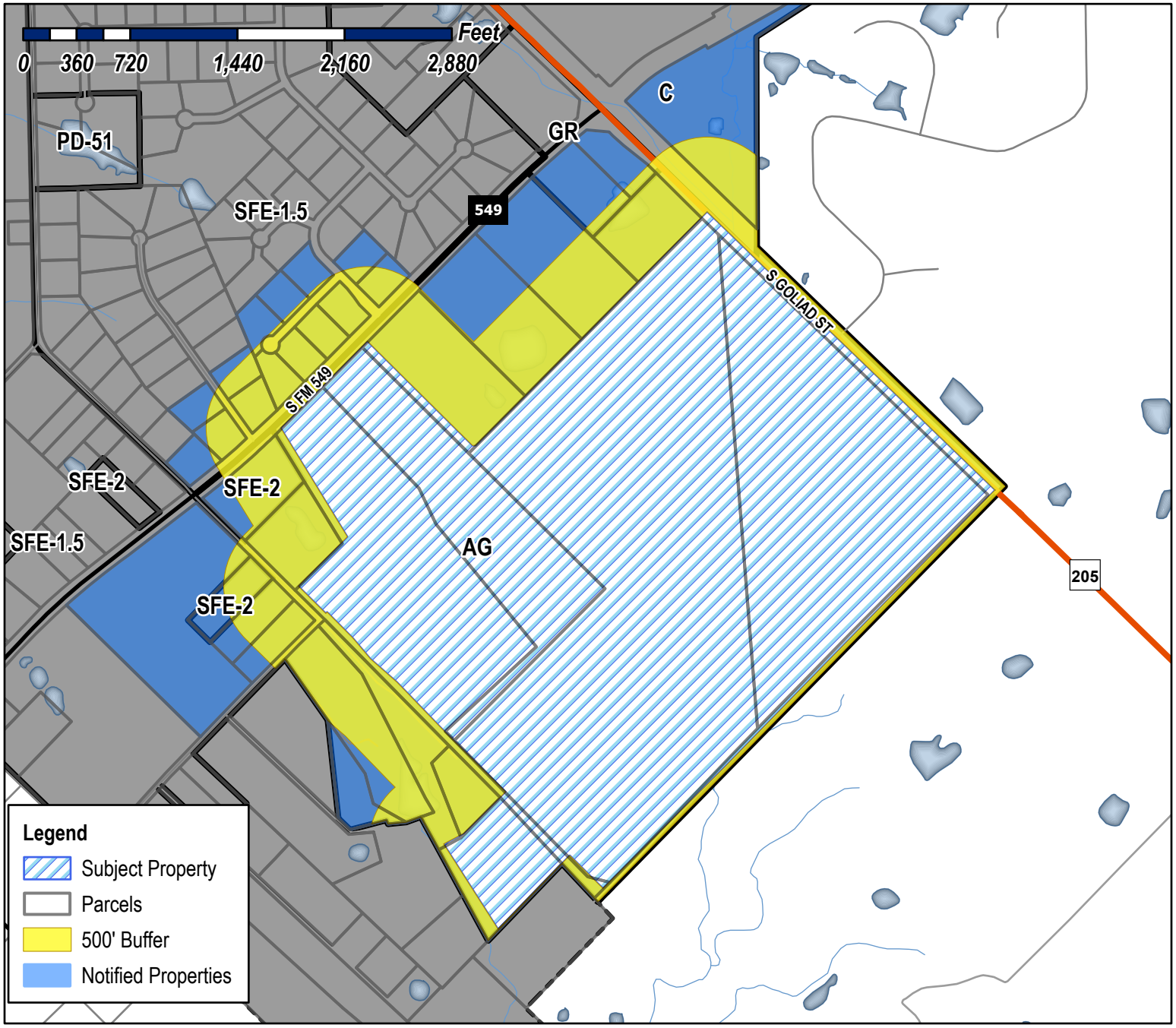
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

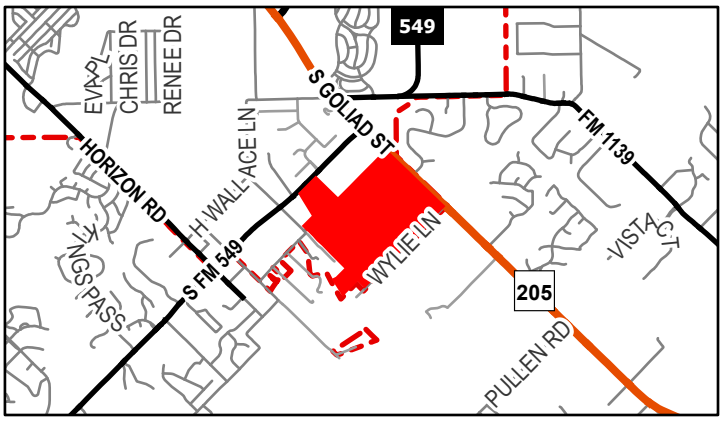
Planning & Zoning Department
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Case Number: Z2021-057
Case Name: Zoning Change (AG to PD) for Highgate Property
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5565 Hwy 549

Date Saved: 12/20/2021
For Questions on this Case Call (972) 771-7745



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

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

WHITEFIELD BRANDON AND SAMANTHA LYNN
150 WILLOWCREST
ROCKWALL, TX 75032

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

CONFIDENTIAL
200 WILLOWCREST
ROCKWALL, TX 75032

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

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

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

FLEMING KATHI
2165 ARROWHEAD CT
ROCKWALL, TX 75032

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

GREEN JACKIE & TAMI
2180 ARROWHEAD CT
ROCKWALL, TX 75032

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

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

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

FOLEY-TRAVIS LE'ARDEN J
326 CULLINS RD
ROCKWALL, TX 75087

LEE SHERRIE
363 CULLINS RD
ROCKWALL, TX 75032

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

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

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

101 HUBBARD DR LLC
5133 S FM 549
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75087

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

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

HOPE LESLIE AND DARYL
530 CULLINS RD
ROCKWALL, TX 75032

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

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

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

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
5565 S FM 549
ROCKWALL, TX 75087

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

ABREU JORGE AND TASHA
570 CULLINS RD
ROCKWALL, TX 75032

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

BYRD GARY ETUX
707 CULLINS RD
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Case No. Z2021-057: Zoning Change from AG to PD

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

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

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

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

Your comments must be received by *Tuesday, January 18, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-057: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

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

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Ryan Miller, AICP
Director of Planning & Zoning

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

WE NEED SEWER BROUGHT DOWN FURTHER SOUTH. (AS LONG AS IT IS A QUALITY PROJECT)

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.

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Rockwall, TX 75087

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Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2021-057: Zoning Change from AG to PD

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.

Hometown 2040 identifies the proposed [redacted] acreage as low density. Yet, due to technicalities, it is primarily mid to high density in this proposal. So this is now a bait-and-switch situation. Homeowners have been misled by the city. Not even the lots that border existing homes are low density.

Name: BRET & LESLIE WILSON

Address: 535 CULLINS ROAD 75032

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

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

Miller, Ryan

From: Leslie Wilson <leslieporterwilson@gmail.com>
Sent: Thursday, January 6, 2022 10:36 AM
To: Miller, Ryan
Cc: Leslie Wilson; Bret Wilson
Subject: Re: Case No. Z2021-057: Zoning Change from AD to PD

To Whom It May Concern with the City of Rockwall, Rockwall City Council, and Rockwall City Planning & Zoning Board:

I'm Leslie Wilson. My husband, Bret A. Wilson, and I have lived at 535 Cullins Road, Rockwall, TX 75032 for nearly 25 years. We back up to Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2021-057: Zoning Change from AG to PD.

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

The other homes/subdivisions in the area—The Oaks of Buffalo Way, Willowcrest Estates, Cullins Road (north and south of FM 549), Jeff Boyd Circle, Longbranch, Wallace Road, etc. are all much larger lots and homes. We realize this property is more likely than not going to be developed (even though we've enjoyed it as AG for two decades), but we think it should be more in keeping with the other development in the area, which is not small homes on small lots, as projected in the SF7 proposed designation in the Rockwall Hometown 2040 plan.

Additional reasons:

- There's not enough infrastructure (particularly in terms of roads—SH 205 and FM 549) for this many homes and the resulting traffic.
- There's not enough room at Pullen and Springer (and Cain and RHHS) for students to attend school without increases to already-crowded classroom size.

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

Kind regards,

Leslie Wilson
214.505.5336
leslieporterwilson@gmail.com

> On Apr 4, 2019, at 1:56 PM, Miller, Ryan <RMiller@rockwall.com> wrote:
>
> Leslie … Thanks for the reply. I will make sure to provide this to the Planning and Zoning Commission and City Council.
>
> <image005.jpg>**RYAN C. MILLER, AICP**
> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
> 972.772.6441 OFFICE

RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Planning
Sent: Thursday, April 4, 2019 11:09 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Case No. Z2019-005: Heritage Park

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

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

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

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

Additional reasons:

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

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

Kind regards,
Leslie Wilson

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PUBLIC NOTICE

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

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

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Case No. Z2021-057: Zoning Change from AG to PD

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

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-057: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

There would be a massive increase in traffic on both Hwy 549 and SH 205!! Many days it is backed up to the Oaks of Buffalo Way. Also the number of houses per acre of land is completely out of line with what is already out here.

Name: DAVID + BARBARA GOELDEN

Address: 200 WILLOWCREST
ROCKWALL, TX 75032

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

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

P+Z

Case No. Z2021-057: Zoning Change from AG to PD

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.

Absolutely NOT. 549 & 205 cannot handle the traffic we already have. Widen 549 & 205 and then I will say yes! Not safe. I have already had one person plow through the Hall fence & take out a 25 year old live Oak. Widen the roads.

Name: Kathleen Fleming

Address: 2165 Arrowhead Ct. Rockwall, Tx 75032

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

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

PUBLIC NOTICE

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

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

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

Case No. Z2021-057: Zoning Change from AG to PD

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 18, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Tuesday, January 18, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2021-057: Zoning Change from AG to PD

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.

On 205, my house is the one that would be affected, There is already soooo much traffic on 205, its like HELL its impossible to get in + out of the house for a long time. So just imagine so many houses being built, or any other commercial development in that area --- We completely OPPOSE

Name: Nasreen Zeb / Mohiudin Zeb / Adeel, Sumbel, Myda + Ali Zeb.

Address: 5128 - S. Hwy 205 Rockwall.

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

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Case No. Z2021-057: Zoning Change from AG to PD

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.

→ This inaccurately defines the property on the EAST side of 205. The change in question is on the WEST side. This needs to be resubmitted properly

The traffic on FM549 is already unacceptable and cannot hold additional traffic
The servicing schools are already "full" and will be overburdened
The intersection of FM549 and 205 (Goliad) is already a bottleneck.
The zone change is not properly defined as west of 205

Name: Steve and Janet Rummel

Address: 2230 Arrowhead Ct. Rockwall TX 75032

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

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Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The infrastructure is not in place to support a planned community. Our schools do not have the space. 205 and 549 are already a nightmare, but if you had in 100's of more commuters on a daily base it will be a complete disaster. Please keep this area of Rockwall beautiful and don't over develop it.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Kessler

Address *

5297 S FM 549

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

angkes3@hotmail.com

Phone Number

Please check all that apply: *

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

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

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

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The proposed SF-7 guidelines do not meet the cities comprehensive plan and the areas infrastructure cannot sustain current let alone this development

Respondent Information

Please provide your information.

First Name *

Anthony

Last Name *

Shimkus

Address *

5315 standing oak lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

wiz321654@aol.com

Phone Number

469-235-8134

Please check all that apply: *

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

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- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2021-057: Zoning Change from AG to PD

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

I hate the density of the homes being proposed.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Green

Address *

2180 Arrowhead Ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

jgreen@greenelectronicsolutions.com

Phone Number

214-536-7704

Please check all that apply: *

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

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

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

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Google Forms

Miller, Ryan

From: Dale Price <bdalep2003@icloud.com>
Sent: Tuesday, January 18, 2022 2:17 PM
To: Miller, Ryan
Subject: Case Number: Z2021-057

Mr Ryan

My name is Bobby Price and my wife is Bretta Price. We currently live at 453 Cullins Road 75032.

We strenuously oppose this zoning change for the following reasons, which I'm sure you are already familiar with.

Let me first say that we are not opposed to development. We know it is inevitable. We do believe it should follow the minimum standards of 1 home/ 2+ acre tract with the home conforming to a minimum 2,500 sqft standard. This seem reasonable especially since there is no infrastructure existing including sewer!

This development violates everything in the City's own Comprehensive Plan. The plan calls for low density development in this are, which is stated as 2 dwellings per acre or less. The proposed development has only 6% of their dwellings meeting this requirement, with 57% of their housing at 6 per acre! That's a lot of additional traffic coming starting in 2024!!

We are not opposed to the 28 acre commercial property on the 205 frontage.

Sent from Dale's I-phone

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

Miller, Ryan

From: karren.pope <karren.pope@aol.com>
Sent: Tuesday, January 18, 2022 5:42 PM
To: Planning
Subject: Z2021-057

I am opposed to the request for zoning change from AG to PD

The current roadways will not support any additional traffic. There is not room on the listed property for the proposed number of residences.

Tony and Karren Pope
626 Cullins Rd
Rockwall 75032

Sent from my T-Mobile 4G LTE Device

This email was scanned by Bitdefender

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

Miller, Ryan

From: Sherrie Lee <sherrieylee@yahoo.com>
Sent: Tuesday, January 11, 2022 12:01 PM
To: Miller, Ryan
Subject: Proposed Zoning Change (549 & 205)

I have lived at 363 Cullins Rd (corner of 549 & Cullins Rd) since July 2004. The traffic on 549 is so bad that many hours a day it is backed up from 205 all the way to my house; 205 is worse! I can't even imagine the gridlock if 500 more houses are built in this very congested area.

Please consider my vote of NO to the proposed zoning change.

Regards,
Sherrie Lee

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

9 January 2021

Reference Rockwall Planning and Zoning Case No. Z2021-057: Rockwall Highgate LTD

I am OPPOSED to this Development for the following reasons:

1. The plan is to build 485 new homes with a density of 2 houses per acre. The existing housing around the proposed development is One (1) acre plus per house lots.

2. There will be an additional 970 to 1400 plus vehicles traveling on FM 549 two lane road, SH 205 two lane road, Horizon Road two lane road and I-30 every day - all of which are already highly congested.

3. The existing City and County Services Police, Fire, EMS will be overburdened to support this new development in addition to local infrastructure (municipal water system, drainage and power).

4. Property taxes will be increased to accommodate the expansion of services and infrastructure required to support this large development.

5. The local schools will also have to absorb the additional students.

6. Property values will go down in the area due to the addition of a high-density tract housing (HUD style) neighborhood.

7. This planned high-density tract housing **Development** project is in **incompatible with** the City of Rockwall's "***Hometown 2040***" Plan, Land Use and Growth Management Plan for the Southwest Residential District, Page 1-30, which has designated and planned for this area to be Low Density Residential (LDR) properties.

8. The land should ***ONLY*** be Developed In Accordance With the City of Rockwall's ***Hometown 2040 Plan*** which is Low Density Residential properties.

9. This project is similar to the Rezoning Plan proposed in 2011 and 2019 that was canceled to due citizen objections.

John Mueller Melanie Bear

John Mueller and Melanie Bear

201 Willowcrest

Rockwall, Texas 75032

PLEASE RETURN THE BELOW FORM

Case No. Z2021-057: Zoning Change from AG to PD

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.

TRAFFIC
HOUSING DENSITY
NON COMPLIANCE WITH THE INTENT OF ROCKWALL 2040
NOT CONSISTANT WITH THE AREA AS CURRENTLY BUILT

Name: HOWARD & JOAN HADDOCK

Address: 155 WINDCREST

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

January 10, 2022

Attn: Ryan Miller P&Z- Director
Kevin Fowler -Mayor
Bennie Daniels – Coucilman
John Hohenshelt – Councilman
Clarence Jorif – Councilman
Trace Johanneson – Councilman
Dan Macalik – Councilman
Anna Campbell – Councilman

Subject – Z2021-057

It has been brought to my attention that the P&Z board will be considering this case at their 1/11meeeting and the Council will schedule a review of this case on 1/18

I have been in touch with Ryan Miller and Mayor Fowler concerning this request and have reviewed the history and details of this proposal requesting the Highgate Farms be re-zoned to PD.

Recognizing that this case is similar in configuration to a previous request but dissimilar in the taxing structure and the financial credibility of the developer it is obvious that this development will add about 476 new homes.

In reviewing the Southwest Residential District plan (Rockwall 2040)this clearly does not meet the standards of the area or Rockwall's best long term interest. It is very disappointing that compliance with those standards are only met by playing games with the interpretation of the code where park space is used to allow the building of high density homes in a low density area. Simply at stunning betrayal of the intent.

I am attaching for your consideration comments that I intend to offer the P&Z board when this topic is reviewed.

When looking at the road bond recently approved, the County debt management and the sequencing of those projects it is obvious that SH-205 and the Intersection with SH-549 improvements are decades away.

It would seem to me that the proper course of action would be to have the necessary road improvements in place before you compound an already existing traffic problem with additional housing. No one that ever traveled through that intersection between 3:00 PM and 6:00 PM would ever approve this project. I urge each of you to experience that situation personally.

Our neighborhood is a low density area where home are on 2-2.5 acre lots. We recognize that constructing new homes on Highgate will eventually occur and we urge any developer who is considering a similar project there take into account the fact that this area needs to conform to current standards. Building 476 homes on lots as small as 7200 square feet is

unacceptable even with the contorted interpretation of the standards as they currently exists.
We urge the P&Z board and the City Council to reject this proposal and insist that any future development take into account the current standards of the area as it currently exists not as the convoluted interpretation of the standards
I am attaching my prepared comments to be expressed at the appropriate time to the board and the Council

Regards

Howard and Joan Haddock
155 Willowcrest

Highgate Farms – P&Z

My name is Howard Haddock residing at 155 Willowcrest which is located directly across the street (SH-549) from Highgate.

This is either the 3rd or 4th time that we have appeared before this committee concerning a proposed zoning change to planned development for this property.

It should be obvious to any resident of Rockwall who travels that area that there can be no added housing in that area until the highways are able to accommodate added houses. I do not know if a traffic study has been performed, but each of you should experience the horrendous traffic conditions that exist on every work day of every week. Attempting to traverse the SH-205 intersection with SH-549 between the hours of 3:00 PM and 6:00PM is impossible. Traffic on SH-205 both North and South is backed up forever and traffic on SH-549 heading East is backed up at that light over ½ mile taking 20-25 minutes just to proceed through that light. It is unacceptable and unsafe. Even emergency vehicles traveling to Presbyterian are challenged due to the traffic conditions at that intersection. Additionally, SH-549 heading both East and West is the conduit for school buses throughout the day traveling between Heath high school and the Gene Burton Academy.

Any responsible consideration of adding houses in that area must insist that the expansion and widening of SH-205 must be in place first before developing that area.

In addition, the neighborhood is rural and has existing low density housing with lot sizes about 1.5 acres. We expect that any added housing in the area meet those standards.

Looking at this proposed change, we see the same scenario that has been proposed before where compliance with existing codes is met by having a park on green space and then loading up the remaining properties with various configurations of high density housing. Various lots sizes being proposed come no where near the existing neighborhood standard to 1.5 acres for each house.

In verbal discussions with the zoning group we were lead to believe that certain commercial facilities were being considered along the West side of SH-205 as part of this request. The plan seems to exclude any commercial facilities along SH-549 which would also be unacceptable.

This proposed change is unacceptable to the neighborhood and the Rockwall community. We can and must keep our standards consistent with the area. We strongly recommend that the board reject this change as currently proposed.

Howard and Joan Haddock
155 Willowcrest

January 16, 2022

Attention
Ryan Miller – P&Z Director
Eric Chodun – P&Z Commissioner
John Womble – P&Z Commissioner
Sedric Thomas – P&Z Commissioner
Derek Deckard -- P&Z Commissioner
Mark Mueller – P&Z Commissioner
Jean Conway – P&Z Commissioner
Jerry Welch – P&Z Commissioner

Subject: Z2021-057

My Name is Howard Haddock and I live at 155 Willowcrest which is immediately across SH-549 from the proposed Zoning request.
You will hear tonight from many who will be objecting to this proposed change and rightfully so, but I want to focus to the significant flaws in the decision making process that may in fact be a fatal flaw when not applied properly or within the spirit or intent of the communities best interest.
I have been led to believe that traffic considerations are not a criteria for making Zoning decisions. A stunning revelation!
Without belaboring the point, I challenge anyone exposed to the traffic situation on SH-549 and the intersection with SH-205 as not worthy of being included in the decision loop.
Heading East on SH-549 and trying to turn North on SH-205 is a 30 minute adventure between 3:OOPM and 6:00 PM on any work day and is ridiculous. I have been first or second in line at that traffic light and not been able to move through a green light cycle due to the grid lock on SH-205.
So I would urge that traffic be a consideration on future decisions including this one. Deciding zoning request and then relying on TxDot to address the issue 10 years later is not acceptable.
However the main point I want to make to this Board and to the City Council is the contortions of the Rockwall 2040 guidelines in order to allow these developments to abuse the intent of those guidelines.
I have been informed that the current practice of massaging the low density, high density dilemma with green space shenanigans has been standard practice for almost 20 years. That is a fatal flaw in our decision making process that must immediately be changed by the council. Starting with this case.
It is simply unacceptable that we rationalize high density developments by using the distorted logic of counting green space, parks and amenities to offset the low density intent. That practice must be changes immediately if we are ever going to get this matter back into logical decision making.

As you look at the Highgate case, the Klutts Farm case, the Rabbitt Ridge case, you see abuse of the process at every turn. Compliance using current methodology is a mockery of the intent.
Developers come in and buy farm land on the cheap, build their Magic Kingdoms of Postage stamp villages, walk away with a boat load of money and move on to the next location when their next prey has been identified.
City Governments see an opportunity for a tax revenue windfall and see these green spaces added to their communities and thus turn a blind eye to the abuse of the current standards.
The residence in these areas are left with the mess created. This is unacceptable, unnecessary and deceptive to the intent of the current standards.
When we moved to Rockwall after retirement (19 years ago) we looked for almost a year with our criteria of large lots (2-5 Acres), upscale surroundings, a dynamic involved community and a rural setting. When we found it, we immediately purchased our home.
We urge this Board and this Council to immediately implement the needed changes to the process that will not compromise our community standards.
We know that Highgate will eventually be developed and all we are asking is that it be done in a manner that is consistent with the current area and the real interpretation of the standards set forth in Rockwall 2040.
Lets get this process back on track. It takes the council do the right thing

Howard and Joan Haddock
155 Willowcrest

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This proposed development does not follow current guidelines set forth to protect existing neighborhoods

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Lacquement

Address *

5200 Standing Oak

City *

Rockwall

State *

Tx

Zip Code *

75032

Email Address *

chris.lmpg@gmail.com

Phone Number

972-900-0802

Please check all that apply: *

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

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

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

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-056

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

1. New residential developments should be equal to or of higher higher quality than the surrounding developments. (example: Oaks of Buffalo Way neighborhood - large lots, large, quality homes)
2. No discussion as to how this will impact the school district, fire and police forces, traffic issues, drainage issues, water pressure issues.
3. No greater than 20% front facing garages should be incorparated - this development plans for 100% front facing garages.

Respondent Information

Please provide your information.

First Name *

Andrea

Last Name *

Lacquement

Address *

5200 Standing Oak Ln

City *

Rockwall

State *

TEXAS

Zip Code *

75228

Email Address *

andrea.lynn.huber@gmail.com

Phone Number

214-502-1540

Please check all that apply: *

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

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

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other:

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Case Number *

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Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Heavily against. The traffic cannot bare anymore building and infrastructure until roads are redone. This is an absolute nightmare for the city!

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

clchockey2005@yahoo.com

Phone Number

972-955-9016

Please check all that apply: *

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

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

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Google Forms

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: January 6, 2022

RE: Highland Ranch – Case No. Z2021-057 – Requested Zoning Change from AG to PD (SF7)

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add over 485 new homes in the area that is bound by FM549 and SH205. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of almost 1000 more cars is not sustainable in the current configuration.

2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding 485 new households will only exasperate the problem.

3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

While I understand that development is inevitable, cramming 485 new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Miller, Ryan

From: Gary <garyfullington@sbcglobal.net>
Sent: Tuesday, January 11, 2022 5:22 PM
To: Planning
Subject: Case #Z2021-057

Sirs, I am writing to let you know if my opposition to the zoning change. I'm outside the notification area by a few hundred feet and only today became aware of the request. My opposition is not based on having a PD but rather the number one f dwelling units. The area to the north, east and west have much larger lots and homes. The market and surrounding neighborhoods can support a development with fewer lots. The number of units is just too many.

Gary Fullington
217 Cullins
Rockwall, Tx 75032
972-339-0474 cell
Sent from my iPhone

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Miller, Ryan

From: James M. Baugher <JMBaugher@msn.com>
Sent: Wednesday, January 12, 2022 10:58 AM
To: Planning
Cc: James M. Baugher
Subject: Zoning Case Z2021-057 comments

Team:

I writing to express my opposition to zoning case Z2021-057(Highgate Property project development).

There was a request for this same action (Z2019-005) for this property that was reviewed and denied by the City Council in April of 2019.

At that time, I expressed to the Commission and the City Council a number of objections to the proposed development, including the impact of traffic and city services anticipated from a high density buildout. The objections in 2019 still hold true.

My residence is on Willowcrest, and the current traffic on FM549 and 205 are difficult to navigate at best. During peak traffic hours, the intersection of FM549 and 205 requires 15-20 minutes to navigate from any direction and traffic often backs up to Willowcrest on FM549 from the east (one mile!).

I have seen ambulances attempt to route through either of the roads during the peak traffic hours and the effort borders on the impossible. Adding 500 houses to the existing traffic load will make accessing either FM549 or 205 for those ambulances simply impossible.

In addition, the existing Willowcrest entrance is only what appears as 100' east of the developments' proposed north access road to FM549, which will make the access to FM549 from Willowcrest difficult at best. As a suggestion, if the development is approved, locate the development access road directly south of Willowcrest and add a traffic signal.

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

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

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

If the developer is guided to adhere to the low density recommendations of the 2040 plan, if there is proof of a planned development for improving the FM549 and 205 infrastructure, and those improvements are in place before the construction of the development to accommodate the increased traffic volume, then I would find the proposed development not ideal, but acceptable.

Sincerely,
James Baugher
362 Willowcrest
Rockwall

Miller, Ryan

From: Jan Miller <jmillerrock@gmail.com>
Sent: Tuesday, January 18, 2022 11:18 AM
To: Planning
Subject: Cause No. Z2021-057: Zoning Change from AG to PD

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ryan Miller
Rockwall Planning and Zoning Dept

*** We are opposed to the request for the reasons listed below:**

The current amount of traffic traveling each direction on both Hwy 205 and Hwy 549 in the vicinity of this proposed parcel of land is already exasperating and dangerous.
These roads were not designed to handle this amount of traffic, nor are they wide enough to be considered safe by any standards.

The speed limit is too high in this area. Distracted drivers not paying full attention are an extreme danger to drivers stopped while waiting to turn into both Willowcrest Estates and Oaks of Buffalo Way. Teenage drivers in route to or from Heath High School make up a large amount of this traffic during morning and after school hours. In addition to passenger vehicles traveling these routes, there are also large commercial vehicles such as gravel, lumber and concrete trucks hauling heavy freight.

We have lived on Willowcrest for over 20 years, directly across from the current main entrance to the existing horse farm. Over the past few years, we have witnessed vehicles backed all the way to our street waiting at the traffic signal at Hwy 549 and 205. After school and rush hour traffic on Hwy 205 (from I-30) traveling south can back up past John King Blvd due to this same signal . . When stuck in this jam, there is no viable or safe turnaround. Yet, this does not stop cars from attempting to turn around anyway into the oncoming lane of traffic.

The current infrastructure of our roads in Rockwall south of I-30 is already totally insufficient for the existing number of citizens living here. Approving this zoning change and adding 485 additional home lots, which can easily add 1,000 more passenger vehicles to this already overly congested intersection, is both irrational and unsafe.

For the sake of safety for the current Rockwall citizens, please do not pass this zoning change.

Thank you for your consideration,

Jason and Janith Miller
420 Willowcrest
214-202-6949

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Miller, Ryan

From: Kari Vigil <kari_76651@yahoo.com>
Sent: Friday, January 14, 2022 8:41 AM
To: Planning
Cc: Armando
Subject: Case No. Z2021-057 Zoning Change from AG to PD

Hi Mr. Miller,

My name is Kari Vigil (at 330 Willowcrest), and I live across the street from the land in the proposed subdivision. I wish to kindly note our family's opposition for the proposed subdivision. We moved to our current address a little over a year ago much due to traffic congestion connected to our previous subdivision, and we desired to move into an area with more of a "country" feel. The proposed subdivision would nullify both of those advantages.

We appreciate your consideration in hearing from all community members.

Kind regards,
Kari Vigil

Sent from my iPhone

_____
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Zoning & Specific Use Permit Input Form

Case Number *

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

z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This development does not meet any of the guidelines in the Hometown 2040 Comprehensive Plan adopted by the City. It does not meet the policy "At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development". The lot sizes are significantly smaller than required for the southwest residential district as stated in that plan. There is no mention of commercial development in this area in the comprehensive plan and I don't believe a 28 acre commercial use on this property is in keeping with the goals of the plan. Both SH 205 and FM 549 are significantly over capacity currently and this development will make that situation even worse.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Langdon

Address *

5050 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

susan.m.langdon@outlook.com

Phone Number

972-722-1344

Please check all that apply: *

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

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

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

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OUTSIDE OF THE CITY LIMITS (CITY OF ROCKWALL ETJ)

Miller, Ryan

From: rusty wylie <rustywylie@sbcglobal.net>
Sent: Monday, January 10, 2022 2:44 PM
To: Miller, Ryan; JRW; Lisa Constant
Subject: Development of Highgate Ranch

Dear Ryan Miller and the Rockwall Planning and Zoning department,

We are Rusty and Lisa Wylie. We have lived at 924 Wylie Lane for 37 years. Our home faces the Highgate Ranch, the area proposed for a zoning change to SF7 as part of Case No. Z2021-057: Zoning change from AG to PD.

We are opposed to the zoning change request namely because of the density of the proposed development.

Other homes/subdivisions and individual properties in the area, like The Oaks of Buffalo Way, Longbranch, Willowcrest Estates, Cullins Road, Jeff Boyd Circle, Wallace Road and Wylie Lane are all much larger lots and homes. We understand this property will someday be developed even though we have enjoyed it as AG for almost four decades but we would like to encourage any development of said property to be more in the keeping with other properties in the area, which is definitely not small houses on extremely small lots as projected in the SF7 proposed designation in the Rockwall Hometown 2040 plan.

Additionally, there is not enough infrastructure, particularly in terms of roads like the intersections at SH205 and FM549 or Wylie Lane and SH205 for this many houses and the resulting traffic. Daily the FM549 and SH205 intersection backs up to Cullins Road, Northbound SH205 often backs up past Davis Lane, to exit Wylie Lane on to SH205 is difficult already, and Southbound SH205 backs up as far as SH276. Furthermore, the school infrastructure does not support adequate space available at Pullen, Springer, Cain or RHHS for students to attend school without increasing already crowded classroom sizes.

Lastly, we would like to add that the view for Rockwall's development should consider the lifestyle for all of it's current residents that have already built there homes and maintained their AG lifestyle, this has made Rockwall such a truly special place to live. Nor do we want to consider the displacement of all the unique wildlife that would be disrupted with this kind of development and traffic.

Respectfully submitted,

James "Rusty" Wylie and Lisa Wylie

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Miller, Ryan

From: Daniel VanMilligan <del914@gmail.com>
Sent: Monday, January 10, 2022 9:14 PM
To: Miller, Ryan
Subject: Regarding the Zoning Change at 205/249

Mr Miller,

I'm a concerned citizen of Rockwall County. I live just inside Mclendon-Chisholm city lines (Kensington Park near Urban Air) close to Rockwall city limits. I was recently made aware of the zoning change request at the south corner of SH 205 and FM 549, and I oppose this change. Please do not approve this change.

I drive down 205 nearly every day, traveling between home and work, and until SH 205 is wide enough to handle the traffic we consistently see within that corridor, a development of that density will continue to make the traffic in our area worse. It already takes 30 minutes to an hour to drive past that 1 mile stretch between John King and FM 549 during peak hours.

Please take my request into consideration and keep this change from happening.

Thank you.

-- Daniel VanMilligan

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This is a horrible idea. The current infrastructure can not handle another 487 homes. Sh205 can not handle the traffic it currently has without significant delays, the one grocery store in Rockwall on the south side of I30 can't handle the customers it currently has, The restaurant scene in Rockwall is atrocious with very few exceptions. Kensington park, just south of this area, was built on a minimum of 1 acre lots. We bought out here to get away from crowded Dallas and all the traffic and 3 years later that has changed. If you want to improve the area bring in some better grocery options and restaurants. No more chains and maybe inspect the restaurants you have. I can count the restaurants in Rockwall that didn't disgust me when I ate there on one hand. Either horrible odors of dirty bar mats or disgusting food.

Respondent Information

Please provide your information.

First Name *

Daryl

Last Name *

Hersch

Address *

905 Campton court

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

mean12011@live.com

Phone Number

469-602-6787

Please check all that apply: *

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

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

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

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Miller, Ryan

From: James Falkowski <jwf67@aol.com>
Sent: Tuesday, January 11, 2022 1:36 PM
To: Miller, Ryan
Subject: Development on 205 and 549

Hello Mr Miller.
My name is Jim Falkowski and we just moved to McLennan Chisholm 6 months ago from Fort Lauderdale. My wife and I grew up in Fort Lauderdale and it was a big move here. We came to be by our grandbabies in a rural area. I was made aware of the proposed development on 205 and 549. As owner of one of the largest dry cleaners in Broward County for 40 years, president of the Rotary club, sitting on city boards, numerous awards from the Chamber of Commerce, etc. I understand the need for tax revenue. I also understand that sometimes development is inappropriate for an area.
I'm also a very Blunt and upfront person. I tell it like it is. Has the city completely lost their ever loving mind to even consider this? 😳 it's beyond all comprehension! 205 going north is already a nitemare. Try driving that one morning going north from 550 to the interstate . Has anyone on the board done that? The road is way over capacity now. Adding 600-800 more vehicles is irresponsible. Looking at the plans it appears after allowing for easements, roads, access etc. the homes will be zero lot line or quarter acre at the most. That does not fit at all with our area. This congested of a development in an area without roads that can sustain the traffic is ridiculous!
I grew up in a suburb of Fort Lauderdale in the 1960s. I witnessed over the last 30-40years what over development has done to destroy the Fort Lauderdale suburbs. Don't let it happen here. It's totally irresponsible.
As someone who fought with the county to build home on my 2 1/2 acres, that I was paying taxes on because the roads were "overcrowded" I saw how it worked. I saw the lobbyists come into the commission meetings, talk to the commissioners privately and of course when it came up for a vote, they expanded traffic count for the road so the developers could build . One must wonder who's hand is in what pocket to approve this. You're more than welcome to call me to try & explain why this was even being considered.
Thank you
Jim Falkowski
954-609-7017

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

This doesn't comply with current zoning and there isn't adequate infrastructure to support it!

Respondent Information

Please provide your information.

First Name *

John

Last Name *

Tauss

Address *

216 Devonport

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

j_tauss@yahoo.com

Phone Number

Please check all that apply: *

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

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

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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OUTSIDE OF THE CITY LIMITS (CITY OF McLENDON-CHISHOLM)

Dr. Joshua & Chelsea Acree
772 Kensington Dr
McLendon-Chisholm, TX 75032

Rockwall Planning & Zoning Dept
Ryan Miller
385 S. Goliad St
Rockwall, TX 75087

We live in Kensington Park and live off the 205 near the proposed area for the zoning change to SF7 as part of Case No. Z2021-057: Zoning Change from AG to PD.

We are opposed to the zoning change request because of the density of the proposed homes. Our zoned elementary school, Springer, is only 2.1 miles from our house; but taking State Hwy 205 can take us twenty-five minutes or more to drop our children off at the school. There is not enough infrastructure for this many homes. The traffic is already awful just to get into town. The elementary school (Springer and Pullen, Cain middle school, and Rockwall Heath high school are already crowded.

Not only that, but the density of the proposed homes are unlike the other homes and subdivisions in the area. Currently they are all much larger lots and homes. We think it should be more in keeping with other developments in the area. Again, the infrastructure of the roads are not near ready for the development of any new homes at this time.

Thank you

Dr Joshua and Chelsea Acree

OUTSIDE OF THE CITY LIMITS (ROCKWALL COUNTY)

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2021-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Hwy 205 needs to be widen before this neighborhood is built. Traffic at 549/205 is already terrible and this would add so many more cars.

Respondent Information

Please provide your information.

First Name *

Brenda

Last Name *

Kelley

Address *

1645 San Donato Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Email Address *

brenkelley218@gmail.com

Phone Number

Please check all that apply: *

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

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- ( ) Other: .....

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OUTSIDE OF THE CITY LIMITS (ROCKWALL COUNTY)

Zoning & Specific Use Permit Input Form

Case Number *

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

Hometown2040 Rockwall Comprehensive Land Use Plan

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

The Highland Development being proposed at FM549 and HWY 205. 1) Lot sizes: 57% of the dwellings are on lots that equate to 6.1 dwellings per acre, 93.9% of their dwellings are on lots that equate to more than 3 dwellings per acre, only 6.1 % of dwellings are 1.45 dwellings per acre - that's only 6% of the entire residential lots meeting the requirements of the current Comprehensive Land Use plan.

The Comprehensive Plan states "Low-Density Residential land uses should be the predominate residential designation for the city of Rockwall" and "At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development." For reference, the document clarifies low density residential as two units per acre or less.

The Comprehensive Plan states regarding garages: In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development, no greater than 20% should be incorporated into the development. This plan has 100% front entry garages.

Not to mention how this will impact the school district, fire department, police department, impact to water pressure in the area, drainage issues created by this many homes, and of course the traffic issues that are already unacceptable.

Respondent Information

Please provide your information.

First Name *

Randy

Last Name *

Kelley

Address *

1300 Somerset LN

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

rkelley1265@gmail.com

Phone Number

Please check all that apply: *

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

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- ( ) Other: _____

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OUTSIDE OF THE CITY LIMITS (ROCKWALL COUNTY)

Miller, Ryan

From: Wendi Narramore <wendinarramore@yahoo.com>
Sent: Tuesday, January 11, 2022 9:37 AM
To: Miller, Ryan
Subject: Opposing the 549 and 205 housing development

I would like to voice my opinion about not zoning for the new housing development at FM 549 and 205. 205 is already over crowded with all the neighborhoods we have now. Adding another neighborhood will only continue to add more traffic to this area and even over populate the schools even more.

I am against the new housing development for FM 549 and 205!

Thanks,
Wendi Narramore

_____
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831 Cullins Rd.
Rockwall, TX 75032

January 17, 2022

To Whom it May Concern:

My name is Ed Kohorst. My wife, Olivia Casey and I live on 15 acres at 831 Cullins Road in Rockwall/Heath. We purchased the land and built our home nearly 30 years ago.

The acreage is maintained in its natural state to conform to an arrangement we have with Texas Parks and Wildlife to attract and cultivate Native animals, specifically, birds of prey.

We have nesting pairs of Red Tail Hawks, Red Shouldered Hawks, American Kestrels, Sharp Shinned Hawks, Cooper's Hawks, Great Horned owls, Pygmy owls and Barred owls living in our woods. Qual nest in the grasses. We have also spotted what we believe is a Aplomado Falcon – a rare and endangered species native to Northern Mexico and one that is being encouraged to habitat Southern and Central Texas. There are also many frogs and snakes that make this their home, including the Texas Indigo snake, a threatened species, that we have also seen on the property. Finally we are the stopover for many migratory birds, having seen many types of geese, ducks and songbirds over the years. We have fulfilled our ongoing commitment to ensuring this valuable habitat for these species remains.

In our woods runs a creek that stretches from Cullins Road to Wylie Lane and from there onwards to McClendon Chisolm. That creek is fed by runoff. I have here photos from a spring storm that show the creek running at max fill. This creek is less than 50 yards from the western edge of the High Gate Ranch and runs directly behind several of the proposed properties. While current runoff does not pose a hazard, the presence of 475 homes situated on the High Gate Ranch property, less than 50 yards from our creek will generate runoff much more than what the creek can now accommodate.

The proposed development on the High Gate Ranch is problematic for the potential destruction of the forest that allows us to maintain this as one of the few protected habitats for these animals in this area. We do not want to lose our tax deferment, nor the habitat that we have worked very hard to secure. Without any type of mitigation there is also a serious issue with regards to erosion, and flooding for those communities who will be impacted down water as well. We are not against progress, but we need to do so in a thoughtful and productive way that will incorporate the concerns of homeowners who are already here.

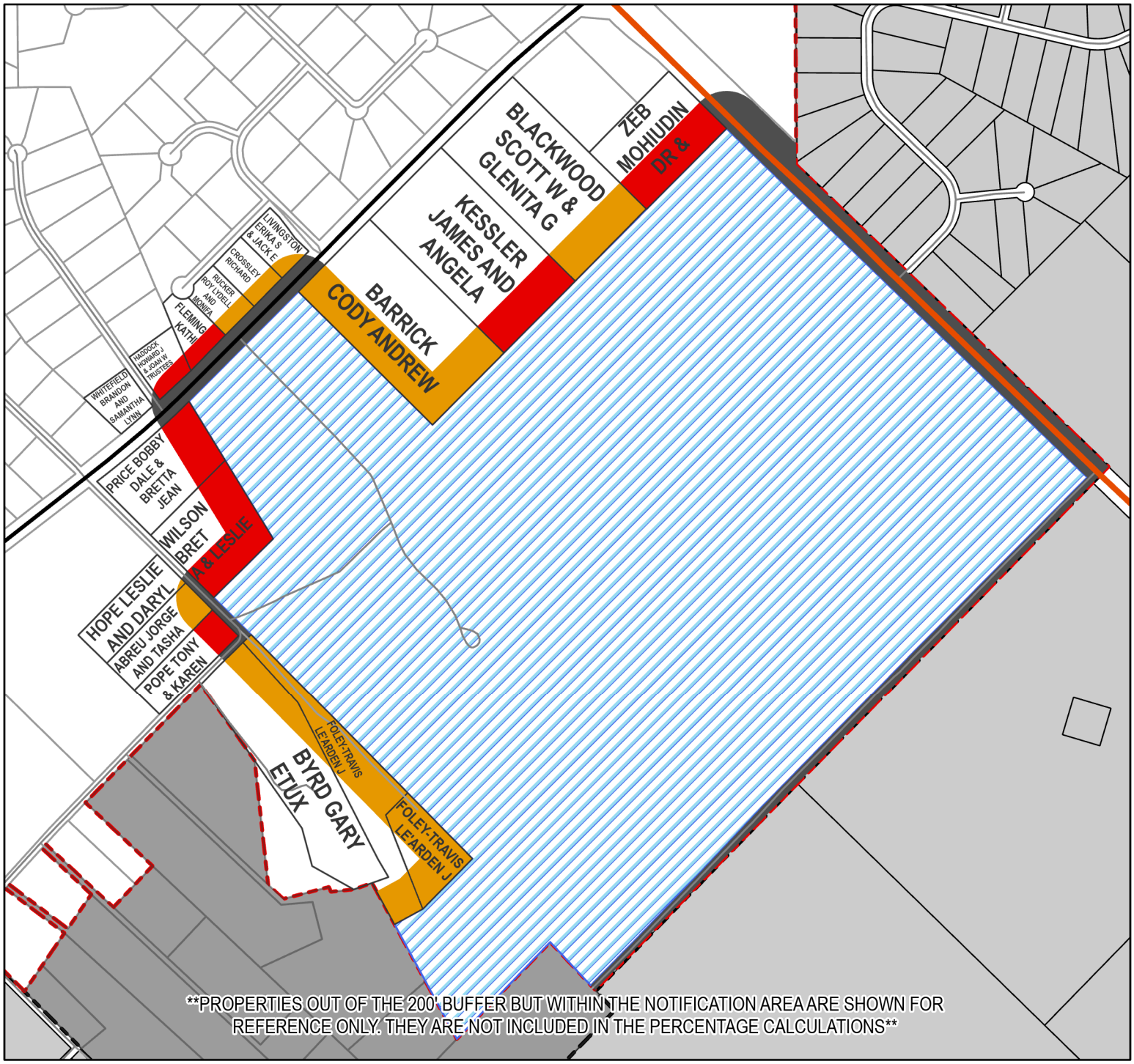
Best regards

Ed Kohorst
Ed Kohorst

City of Rockwall

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

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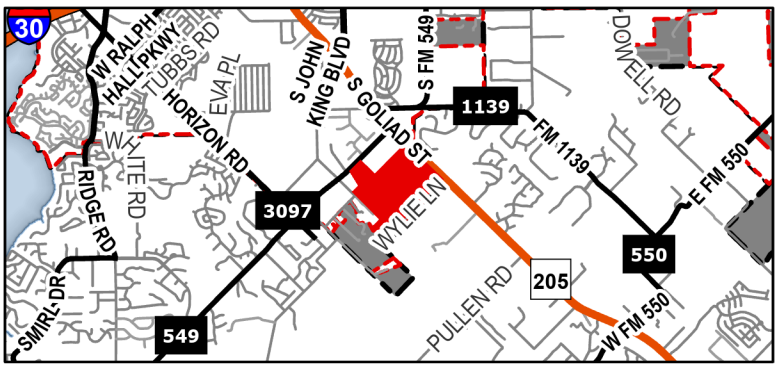
Z2021-057 ZONING CHNGE (AG TO PD) FOR HIGHGATE

- AGAINST (12.062 Acres) 25%
- NO RESPONSE (19.60 Acres) 41%
- ROW (16.48 Acres) 34%
- Subject Property

Legend

Date Created: 1/20/2022

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



J. VOLK consulting
Engineering | Planning | Surveying

December 15, 2021

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

RE: Highgate Property – Zoning Application

Dear Staff,

The purpose of this letter is to formally request a zoning change for the referenced property located at the south corner of FM 549 and SH 205. The subject development will consist of +/-485 single family lots and commercial uses along SH 205 located on a 264.5 acre tract. After meeting with staff at a Development Review Committee Meeting, the Concept Plan included with this submittal is representative of our proposed vision for the property.

Please feel free to contact us if you have any questions regarding this project or application.

Sincerely,

J. VOLK CONSULTING, INC.

Tom Dayton, PE

LEGAL DESCRIPTION
264.5 ACRES

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

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

THENCE South 44 Degrees 17 Minutes 59 Seconds West, along the northwest line of said Wylie Lane, a distance of 2608.84 feet, to a 1/2" iron rod found; THENCE South 45 Degrees 05 Minutes 26 Seconds West, continuing along said northwest line, a distance of 1147.78 feet, to the southwest corner of said called 43.30 acre tract;

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

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

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

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

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

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 12 Minutes 46 Seconds West, a distance of 599.31 feet, to a point for corner;

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 44 Degrees 46 Minutes 11 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being commonwith the South line of said

Barrick tract, a distance of 524.23 feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's File Number 2014-16421, Deed Records, Rockwall County, Texas;

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

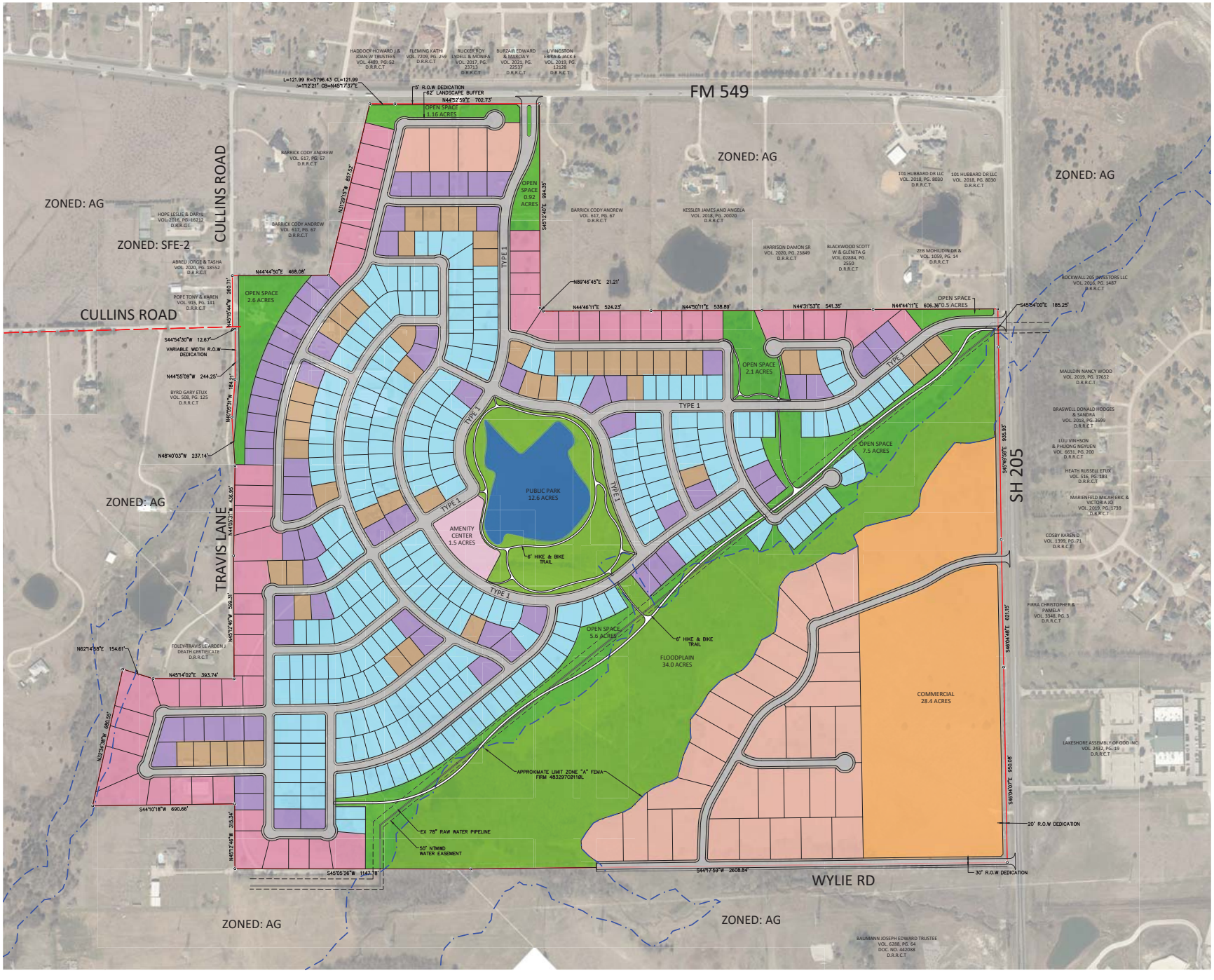
THENCE North 44 Degrees 31 Minutes 53 Seconds East, departing said common line and along the lower North line of said called 212.55 acre tract, being common with the South line of said called 12.493 acre tract, a distance of 541.35 feet, to the southeast corner of said called 12.493 acre tract, same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

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

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

THENCE South 45 Degrees 49 Minutes 58 Seconds East, continuing along said East right-of-way line, a distance of 935.93 feet, to a point for corner; THENCE South 46 Degrees 04 Minutes 48 Seconds East, continuing along said East right-of-way line, a distance of 621.15 feet, to a point for corner;

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



200 100 0 200 400

SCALE 1" = 200'

LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- TYPE D LOT
- TYPE E LOT
- AMENITY CENTER
- COMMERCIAL

LAND USE TABLE

LAND USE	AREA (AC)	PERCENT OF TOTAL
COMMERCIAL	28.4	10.7%
RESIDENTIAL	164.4	62.2%
PERIMETER ROAD ROW	3.2	1.2%
OPEN SPACE		
Public Park	12.6	4.7%
Private Open Space	20.4	7.7%
Amenity Center	1.5	0.6%
Floodplain	34.0	12.9%
OPEN SPACE TOTAL	68.5	25.9%
TOTAL	**264.5**	**100.0%**

Open Space Required: 20% (excluding commercial)

= 20% x (264.5 - 28.4) = 47.2 acres

Open Space Provided (including park and 1/2 of floodplain) = 51.5 Ac.

LOT DIMENSION STANDARDS

LOT TYPE	A	B	C	D	E
LOT COUNT	35	55	70	50	266
MINIMUM LOT AREA (SF)	30,000	14,000	11,000	9,600	7,200
MINIMUM LOT WIDTH (FT)*	120	90	80	80	62
MINIMUM LOT DEPTH (FT)	200	120	115	110	110
FRONT BUILDING SETBACK (FT)	30	20	20	20	20
REAR BUILDING SETBACK (FT)	30	20	20	20	20
SIDE BUILDING SETBACK - INTERIOR (FT)	15	10	6	6	6
SIDE BUILDING SETBACK - CORNER (FT)	15	15	15	15	15
MAXIMUM BUILDING HEIGHT	35 FEET / 2.5 STORIES				
MAXIMUM LOT COVERAGE (%)	50	65		65	65

*Measured at front building setback

STREET DESIGNATIONS

DESIGNATION	CLASSIFICATION	R.O.W. WIDTH	PAVEMENT WIDTH (B-B)
TYPE 1	MINOR COLLECTOR	60'	41'
TYPE 2	LOCAL RESIDENTIAL	50'	29'

NOTE: ALL INTERNAL STREETS SHALL BE TYPE 2 EXCEPT WHERE INDICATED

CONCEPT PLAN
HIGH GATE

264.5 Acres
Rockwall, Texas

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

ZONING CASE #2021-057

18 SOUTHWEST RESIDENTIAL DISTRICT

= SUBJECT PROPERTY

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

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

CURRENT
2,190
188
7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

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

GOAL 02 | INFILL DEVELOPMENT

Preserve and enhance the City's established residential neighborhoods and encourage appropriate infill development when pertinent to a revitalization effort.

GOAL 03 | EXISTING NEIGHBORHOODS

Promote clean, safe, healthy, and active neighborhoods.

POLICIES

1. Look for opportunities to provide sidewalks and trail connections to existing single-family neighborhoods for the purpose of promoting walkability within the community. This will also provide connections to parks and commercial activity centers.
2. Continue to strictly enforce the property maintenance code to ensure that all residential properties are maintained to at least the minimum standard.
3. Look for opportunities to foster stronger relationships and better communication with Homeowner's Associations and Neighborhood groups.

02.02 GENERAL RESIDENTIAL/MASTER PLANNED COMMUNITIES

GOAL 01 | MASTER PLANNED COMMUNITIES

Encourage large master planned communities that incorporate a mixture of land uses (*i.e. residential, commercial, etc.*), unit types and lot sizes to create neighborhoods with unique identities and to facilitate the proper transition between land uses.

POLICIES

1. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
2. Large residential developments and master planned communities should require differing residential home types, lot sizes and land uses in the overall development plan.
3. Large residential developments should include ten (10) percent housing that is suitable for young persons, empty nesters, and the elderly for the purpose of creating a master planned community[1]. These units may include townhouse[2], garden homes[3], lofts[4], guest homes[5], and live/work units[6].
4. Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.
5. Residential developments should be designed so that smaller residential lots/units are located in the closest proximity to a park and/or open space. This will maximize the value of these lots/units, and allow the open spaces to off-set smaller lot/unit sizes.
6. The residential development process should include consideration for the way in which residential and non-residential lots are laid out, and adjacency and accessibility to parks and open spaces should be optimized.

GOAL 02 | OPEN SPACE

Support the establishment of contiguous open spaces and encourage mixed lot sizes and layouts that will preserve open space.

POLICIES

1. When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.
2. Open space should be preserved and utilized in a manner that will contribute significantly to the surrounding development and the City as a whole.

GOAL 03 | PUBLIC PARKS AND PRIVATE OPEN SPACE

Encourage all residential developments to incorporate open space that can serve as a public park or privately maintained open space.

POLICIES

1. All residential development -- *five (5) acres or greater* -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (*e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space*).
2. Public parks should be established per the *Parks, Recreation & Open Space Master Plan* to ensure that all residential communities have access to high quality recreational park amenities.
3. In general, parks and private open space should have a minimum width/depth of 50–feet and be contiguous throughout the development.
4. All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.
5. Developments should incorporate privately maintained open space in the form of landscaped medians, boulevards, landscape islands, and conservation areas to provide a heightened sense of green space.

GOAL 04 | CONNECTIVITY

Encourage connectivity between residential and non-residential developments.

POLICIES

1. A hike-and-bike trail system should connect residential units, parks, schools, retail, employment, and entertainment centers where possible. These trail connections should be primarily off-street/dedicated trails, and only be located adjacent to streets in retail areas,

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[1] *Master Planned Community: Communities that incorporate a variety of housing that cater to the full life cycle of citizens. This includes housing for young singles, young professionals, professional couples, families with children, empty-nesters, retirees and seniors, and those requiring living assistance. This should include high-income homes of various types (e.g. large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, and garden homes).*

[2] *Townhouse: A single-family dwelling unit constructed in a series, or group of units having common walls, each on a separate lot.*

[3] *Garden House: Single-family home with a house size that is a maximum of 1,500 SF. These are popular products for active adult/age-restricted communities and young professionals.*

[4] *Loft: These units are typically located in association with retail (either above or in close proximity to) and generally include mezzanine space. They are often located above the first floor, which may be used for office or retail land uses.*

[5] *Guest House: This is an accessory residential unit located on a single-family lot, which does not have a presence from the street. It will also include a separate entry from the main house. It is often constructed above the primary unit's garage or attached to the rear of the primary home.*

[6] *Live/Work Unit: A live/work unit is a residential unit that includes the capability for the ground floor space adjacent to the front sidewalk to become an allowed business use.*

or where it is absolutely necessary for continuity.

2. Use berms and buffers to transition land uses as opposed to walls. This creates a natural transition in which trails can be incorporated to connect residential areas with non-residential areas.

02.03 SINGLE FAMILY/SUBURBAN RESIDENTIAL

GOAL 01 | UNIQUE AND DISTINCTIVE NEIGHBORHOODS

Encourage single-family/ suburban developments that will have a distinctive and unique identity and create a sense of place, resulting in a neighborhood of enduring value.

POLICIES

1. Preserve contiguous open space and integrate it into the neighborhood as common greens, boulevards, recreation areas, trails, private open space, public parks, and for the preservation of floodplain.
2. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the 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.
3. Locate single-family lots in a manner that ensures a mixture of amenities can be provided (*e.g. ensuring a close proximity to open space and access to retail services, preserving unique views, etc.*).
4. Identify and preserve existing neighborhood landmarks (*e.g. historic or unique buildings and prominent natural features*) to foster distinctiveness, neighborhood pride, and sense of ownership.
5. Design neighborhoods utilizing the *Housing Tree Model*[7].
6. Only allow increased densities (*i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR] and up to 3½ units per gross acre for properties identified as Medium Density Residential [MDR]*) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.

GOAL 02 | SINGLE-FAMILY DEVELOPMENT STANDARDS

1. Maintain high single-family development standards and review these standards on an annual basis to ensure that the City's subdivisions retain their value over time.

GOAL 03 | HOUSING STRATEGIES AND DESIGN STANDARDS

Use targeted housing strategies and design standards to create distinct areas with a broad range of housing product within the City that will help maintain long-term values.

POLICIES

1. Encourage *Suburban Design*[8] and *Traditional Neighborhood Design (TND)*[9] principles in specified areas of the City (*see the individual district strategies contained in Chapter 1, Land Use &*

[7] *Housing Tree Model: A method of laying of 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.*

[8] *Suburban Design is a traditional development model for suburban residential that tends to follow the neighborhood concept model, which places commercial developments adjacent to major intersections and creates a distinct separation of the commercial and residential land uses. These developments typically embrace the City's standard street cross sections, provide a limited range of housing product (i.e. the majority single-family detached housing) on larger lots, incorporating green spaces and public/private parks as amenities and at times will incorporate schools within walking distance of the residential.*

[9] *Traditional Neighborhood Development or Traditional Neighborhood Design (TND) is a development model that utilizes traditional town planning principles to create village-style developments. To qualify as a TND, a project should incorporate a range of housing types, a network of well-connected streets and blocks, vibrant public spaces, and have amenities and institutions within walking distance of residences.*



Stone Creek Subdivision: Representative housing product from the Stone Creek Subdivision, which commenced construction in 2007 and is currently in the final phases of development.



Breezy Hill Subdivision: Representative housing product from the Breezy Hill Subdivision, which commenced construction in 2011 and is currently in the final phases of development.



Fontanna Ranch Subdivision: Representative housing product from Fontanna Ranch, Phase 3, which is currently under construction.



Caruth Lakes Subdivision: Representative housing product from the final phases of the Caruth Lakes Subdivision.



Lakeview Summit: Representative housing product from Lakeview Summit, Phase 4, which commenced construction in 2015-2016.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 264.510-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 17-13, 17-14, 17-15, 17-16 & 40-8 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Brian Cramer of Corson Cramer Development on behalf of Scott Asbury of Rockwall Highgate, LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and Commercial (C) District land uses, on a 264.510-acre tract of land identified as Tracts 17-13 [*50.00-Acres*], 17-14 [*26.452-Acres*], 17-15 [*134.33-Acres*], 17-16 [*43.60-Acres*], & 40-8 [*8.79-Acres*] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

DRAFT 01.25.2022

the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property -- prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan depicted in Exhibit 'C' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.

(b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

DRAFT ORDINANCE 01.25.2022

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

SECTION 6. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

SECTION 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 10. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 01.25.2022

Exhibit 'B':
Survey

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

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

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

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

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

THENCE North 32 Degrees 22 Minutes 19 Seconds West, departing said southeast line and along the West line of Rockwall Highgate tract, a distance of 680.55-feet, to the northwest corner of said Rockwall Highgate tract;

THENCE North 62 Degrees 32 Minutes 45 Seconds East, departing said West line and along the northwest line of said Rockwall Highgate tract, a distance of 110.73-feet;

THENCE North 62 Degrees 13 Minutes 29 Seconds East, continuing along said northwest line, a distance of 43.88-feet;

THENCE North 45 Degrees 26 Minutes 21 Seconds East, continuing along said North line, a distance of 393.74-feet, to the northernmost corner of said Rockwall Highgate tract, being on the southwest line of said called 43.30-acre tract and being on the northeast line of Travis Lane;

THENCE Northerly, departing said North line and along the northeast line of said Travis Lane, the following calls: North 45 Degrees 00 Minutes 29 Seconds West, a distance of 599.06-feet, to a point for corner;

North 43 Degrees 53 Minutes 14 Seconds West, a distance of 436.95-feet, to a point for corner;
North 48 Degrees 27 Minutes 46 Seconds West, a distance of 237.14-feet, to a point for corner;
North 39 Degrees 48 Minutes 03 Seconds West, a distance of 184.23-feet, to a point for corner;
North 44 Degrees 40 Minutes 42 Seconds West, a distance of 244.69-feet, to a point for corner;
South 45 Degrees 08 Minutes 57 Seconds West, a distance of 12.69-feet, to a point for corner;

North 45 Degrees 01 Minutes 43 Seconds West, a distance of 260.06-feet, to the lower northwest corner of said called 43.30-acre tract, same being the southwest corner of a that certain tract of land described by deed to Bret A. Wilson and Leslie Wilson, recorded in County Clerk's *File Number 1998- 181246*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 58 Minutes 51 Seconds East, departing said East line and along the lower North line of said called 43.30-acre tract, being common with the South line of said Wilson tract, a distance of 467.61-feet, to the southeast corner of said Wilson tract;

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North 31 Degrees 15 Minutes 14 Seconds West, departing said common line and along the upper West line of said called 43.30-acre tract, a distance of 857.52-feet, to the northwest corner of said called 43.30-acre tract, being on the South right-of-way line of FM Highway No. 549;

THENCE North 45 Degrees 31 Minutes 38 Seconds East, a long said South right-of-way line, a distance of 121.99-feet, to a point for corner;

North 45 Degrees 00 Minutes 31 Seconds East, continuing a long said South right-of-way line, a distance of 703.71-feet, to the upper northeast corner of said called 212.55-acre tract, same being the northwest corner of that certain tract of land described by deed to Cody A. Barrick and Wife, recorded in County Clerk's *File Number 2010-436143*, Deed Records, Rockwall County, Texas;

THENCE South 45 Degrees 05 Minutes 09 Seconds East, departing said South right-of-way line and along the upper East line of said called 2 12.55-acre tract, being common with the West line of said Barrick tract, a distance of 995.00-feet, to a point for corner;

THENCE South 86 Degrees 43 Minutes 47 Seconds East, continuing along said common line, a distance of 21.21-feet, to a point for corner;

THENCE North 44 Degrees 53 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Barrick tract, a distance of 524.11-feet, to the southeast corner of said Barrick tract, same being the southwest corner of that certain tract of land described by deed to Thomas Enloe and Wife, recorded in County Clerk's *File Number 2014-16421*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 59 Minutes 41 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Enloe tract, a distance of 539.08-feet, to the southeast corner of said Enloe tract, same being the southwest corner of a called 12.493-acre tract of land described by deed to Scott W. Blackwood and Glenita G. Blackwood, recorded in *Volume 2884, Page 250*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 44 Minutes 22 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said called 12.493-acre tract, a distance of 541.09-feet, to the southeast corner of said called 12.493-acre tract, same being the southwest corner of that certain tract of land described by deed to Dr. Mohiudin Zeb, recorded in County Clerk's *File Number 1995-156072*, Deed Records, Rockwall County, Texas;

THENCE North 44 Degrees 56 Minutes 40 Seconds East, departing said common line and along the lower North line of said called 212.55-acre tract, being common with the South line of said Zeb tract, a distance of 606.32-feet, to the southeast corner of said Zeb tract, being on the West right-of-way line of said State Highway No. 205;

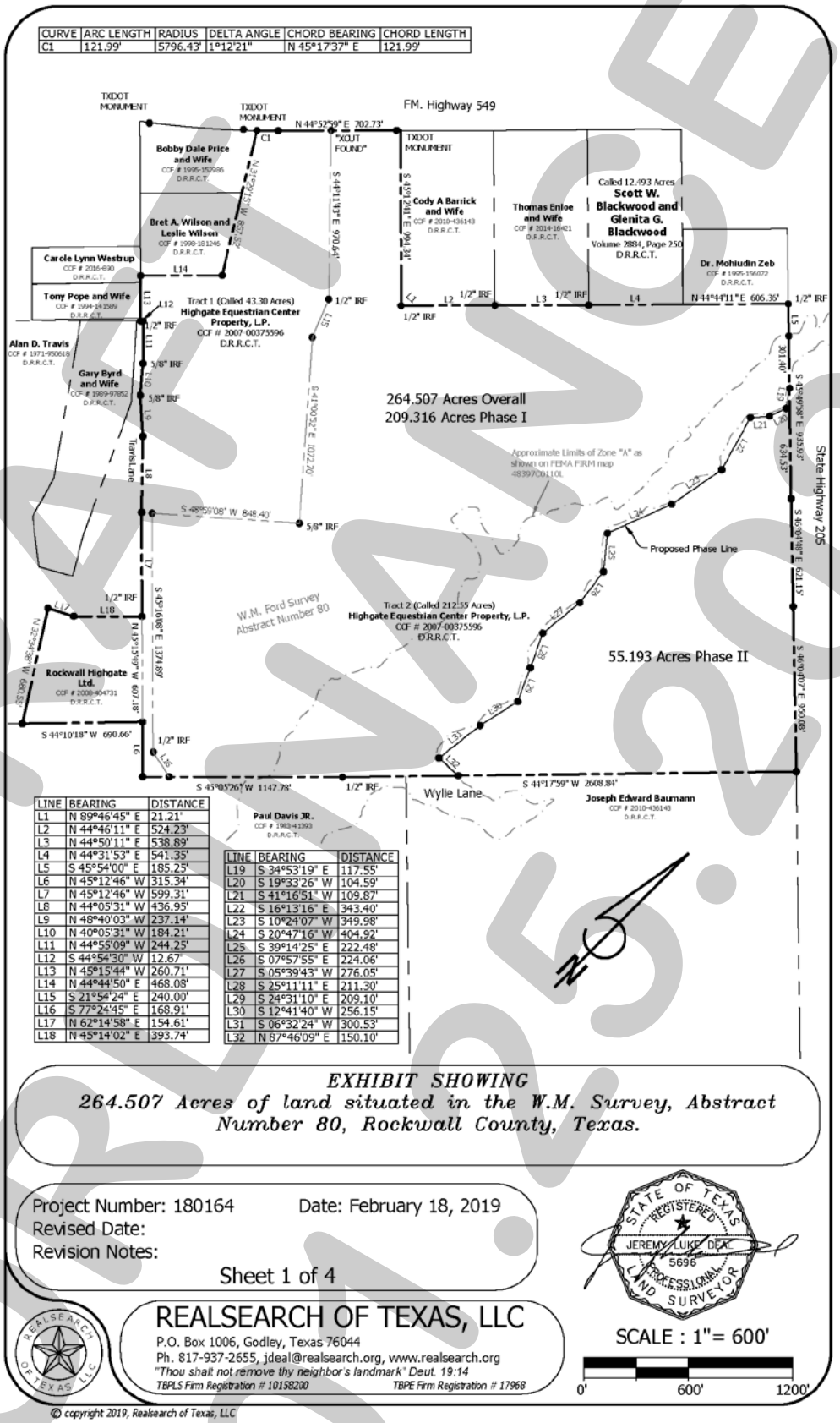
THENCE South 45 Degrees 37 Minutes 13 Seconds East, departing said common line and along said West right-of-way line, a distance of 1,121.18-feet, to a point for corner;

THENCE South 45 Degrees 51 Minutes 23 Seconds East, continuing along said East right-of-way line, a distance of 621.15-feet, to a point for corner;

THENCE South 45 Degrees 50 Minutes 42 Seconds East, continuing a long said East right-of-way line, a distance of 951.25-feet, to the *POINT OF BEGINNING*, and containing 264.61-acres of land, more or less.

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Exhibit 'B':
Survey



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

LINE	BEARING	DISTANCE
L1	N 89°46'45" E	21.21'
L2	N 44°46'11" E	524.23'
L3	N 44°50'11" E	538.89'
L4	N 44°31'53" E	541.35'
L5	S 45°54'00" E	185.25'
L6	N 45°12'46" W	315.34'
L7	N 45°12'46" W	599.31'
L8	N 44°05'31" W	436.95'
L9	N 48°40'03" W	237.14'
L10	N 40°05'31" W	184.21'
L11	N 44°55'09" W	244.25'
L12	S 44°54'30" W	12.67'
L13	N 45°15'44" W	260.71'
L14	N 44°44'50" E	468.08'
L15	S 21°54'24" E	240.00'
L16	S 77°24'45" E	168.91'
L17	N 62°14'58" E	154.61'
L18	N 45°14'02" E	393.74'

LINE	BEARING	DISTANCE
L19	S 34°53'19" E	117.55'
L20	S 19°33'26" W	104.59'
L21	S 41°16'51" W	109.87'
L22	S 16°13'16" E	343.40'
L23	S 10°24'07" W	349.98'
L24	S 20°47'16" W	404.92'
L25	S 39°14'25" E	222.48'
L26	S 07°57'55" E	224.06'
L27	S 05°39'43" W	276.05'
L28	S 25°11'11" E	211.30'
L29	S 24°31'10" E	209.10'
L30	S 12°41'40" W	256.15'
L31	S 06°32'24" W	300.53'
L32	N 87°46'09" E	150.10'

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

Project Number: 180164 Date: February 18, 2019
Revised Date:
Revision Notes:
Sheet 1 of 4

STATE OF TEXAS REGISTERED JEREMY LUKE DEAL 5696 PROFESSIONAL LAND SURVEYOR

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

SCALE : 1"= 600'
0' 600' 1200'

© copyright 2019, Realsearch of Texas, LLC

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Exhibit 'C':
Concept Plan

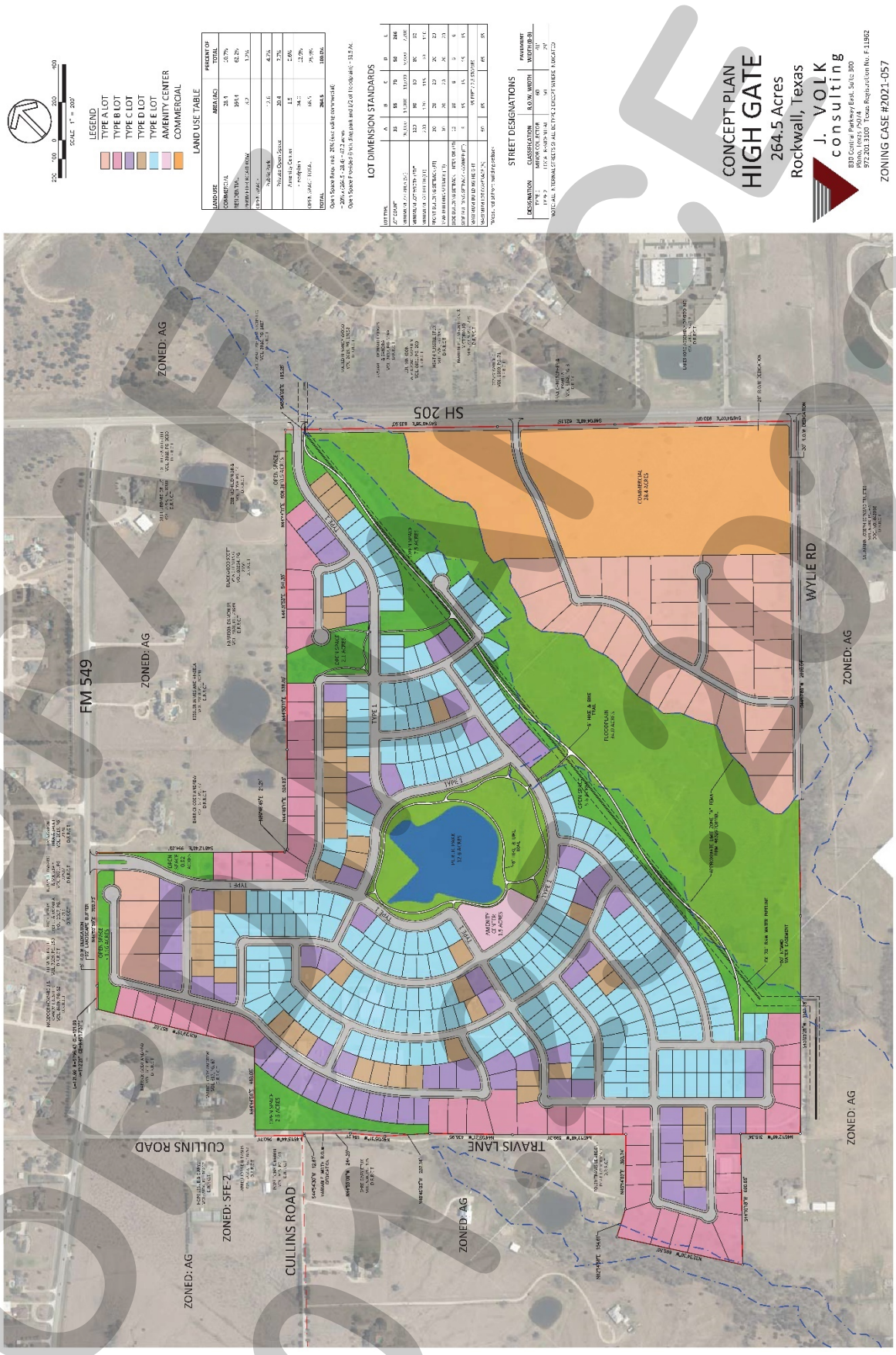


Exhibit 'D':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permit *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Commercial (C) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ☑ Animal Boarding/Kennel without Outside Pens
- ☑ Animal Hospital or Clinic
- ☑ Convent, Monastery, or Temple
- ☑ Commercial Parking Garage
- ☑ Residence Hotel
- ☑ Motel
- ☑ Cemetery/Mausoleum
- ☑ Congregate Care Facility/Elderly Housing
- ☑ Emergency Ground Ambulance Services
- ☑ Hospital
- ☑ Mortuary or Funeral Chapel
- ☑ Temporary Carnival, Circus, or Amusement
- ☑ Private Sports Arena, Stadium, and or Track
- ☑ Portable Beverage Service Facility
- ☑ Temporary Christmas Tree Sales Lot and/or Similar Uses
- ☑ Copy Center
- ☑ Garden Supply/Plant Nursery
- ☑ Self Service Laundromat
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Pawn Shop
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- ☑ Bail Bond Service
- ☑ Building and Landscape Material with Limited Outside Storage
- ☑ Building Maintenance, Service, and Sales without Outside Storage
- ☑ Furniture Upholstery/Refinishing and Resale
- ☑ Rental, Sales, and Service of Heavy Machinery and Equipment
- ☑ Research and Technology or Light Assembly

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- ☑ Trade School
- ☑ Minor Auto Repair Garage
- ☑ New or Used Boat and Trailer Dealership
- ☑ Self Service Car Wash
- ☑ New and/or Use Indoor Motor Vehicle Dealership/Showroom
- ☑ New Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Used Motor Vehicle Dealership-for Cars and Light Trucks
- ☑ Commercial Parking
- ☑ Non-Commercial Parking Lot
- ☑ Recreational Vehicle (RV) Sales and Service
- ☑ Service Station
- ☑ Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- ☑ Commercial Freestanding Antenna
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	120' x 200'	30,000 SF	35	07.07%
B	90' x 125'	14,000 SF	55	11.11%
C	80' x 115'	11, 000 SF	70	14.14%
D	80' x 110'	9,600 SF	53	10.71%
E	62' x 110'	7,200 SF	282	56.97%
		Maximum Permitted Units:	*495*	*100.00%*

(3) *Variation in Residential Lot Composition*. The allocation of single-family residential lot types may deviate from that in Subsection (2), *Residential Lot Composition and Layout*, provided that the maximum allowed total dwelling units does not exceed *495* units provided [*1*] a minimum of 43.00% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [*2*] a minimum of 30 *Lot Type 'A'* lots and 53 *Lot Type 'B'* lots are provided, and [*3*] a maximum of 57.00% *Lot Type 'E'* lots can be provided.

(4) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.87* dwelling units per gross acre of land; however, in no case should the proposed development exceed *495* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

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Exhibit 'D':
Density and Development Standards

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	***A***	***B***	***C***	***D***	***E***
Minimum Lot Width [1]	120'	90'	80'	80'	62'
Minimum Lot Depth	200'	125'	115'	110'	110'
Minimum Lot Area (SF)	30,000	14,000	11,000	9,600	7,200
Minimum Front Yard Setback [2], [5] & [6]	30'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,500	2,500	2,400	2,200	2,200
Maximum Lot Coverage	50'	65'	65'	65'	65'

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a Commercial (C) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(5) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

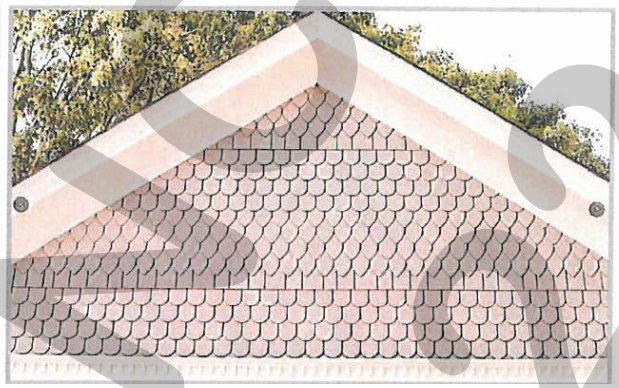
(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone,

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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 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitous fiberboard in excess of 50% of the masonry requirement.

Examples of Cementitious Fiberboard





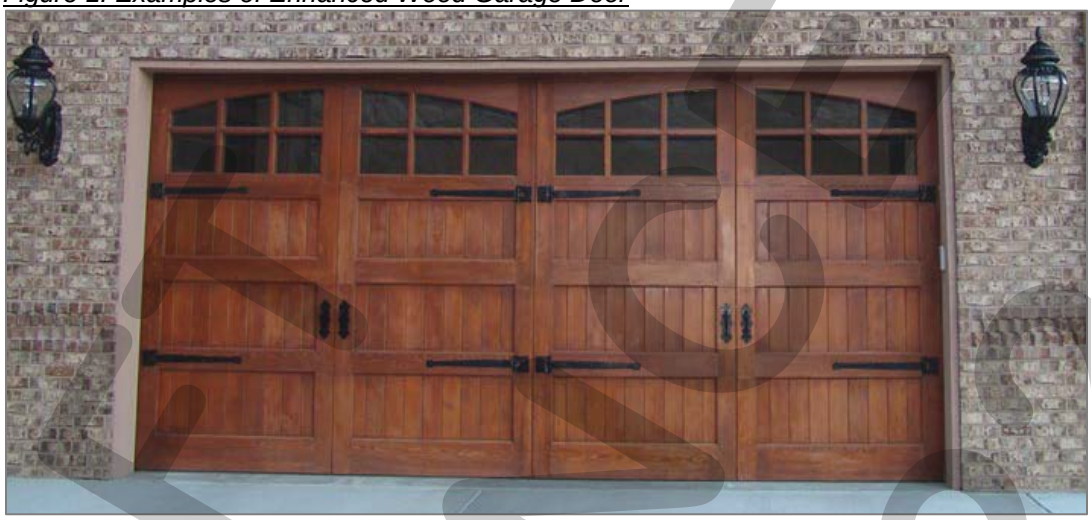
(b) *Roof Pitch.* A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors.* A total of 60% of all garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 40% of all garages shall be oriented in a *J-Swing* (*or Traditional Swing*) configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] divided garage bay doors (*i.e. for two (2) car garages two (2) individual entrances and for three (3) car garages a standard two (2) bay garage door with a single bay garage door adjacent*), [*2*] carriage style hardware and lighting, [*3*] decorative wood doors or wood overlays on insulated metal doors, and [*4*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 1*.

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Figure 1. Examples of Enhanced Wood Garage Door



(6) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 3 & 4 below*).

Table 3: Anti-Monotony Matrix

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	120' x 200'	(1), (2), (3), (4)
B	90' x 125'	(1), (2), (3), (4)
C	80' x 115'	(1), (2), (3), (4)
D	80' x 110'	(1), (2), (3), (4)
E	62' x 110'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-549 or Wylie Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where RED is the subject property.

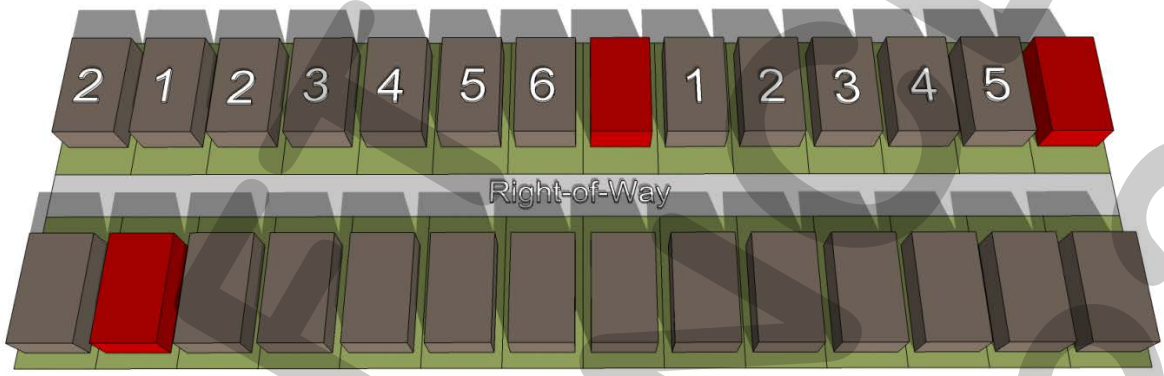


Figure 4: Properties do not line up on opposite side of the street. Where RED is the subject property.



(7) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. FM-549 and Wylie Road*), abutting open spaces, greenbelts and parks shall be required

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to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across North Texas Municipal Water District (NTMWD) and/or City of Rockwall's easements.

(8) *Landscape and Hardscape Standards*.

(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(1) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(2) *Landscaping in the Open Space Adjacent to the Entrance off of FM-549*. The open space adjacent to the entrance drive off of FM-549 (*i.e. on the eastside of the entrance roadway*) shall incorporate a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, a row of canopy trees on 20-foot centers shall be planted along the entire length of the open space.

(3) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 30-foot landscape buffer shall be provided along SH-205 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground

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cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.

(4) *Landscape Buffer and Sidewalks (SH-205)*. A minimum of a 20-foot landscape buffer shall be provided for the *Commercial* property along SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 20-foot landscape buffer.

(5) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(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-feet 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), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(9) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(10) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

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(11) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(12) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(13) *Park Improvements*. All park improvements within this development -- *including all features outlined below* -- shall be maintained by the Homeowner's Association (HOA). The development of the 12.60-acre public park – *as depicted in Exhibit 'C' of this ordinance* -- shall be developed with the first phase of the proposed subdivision and shall have fully established natural turf (*e.g. seeding process*) and be irrigated in accordance with the requirements of the Parks and Recreation Department of the City of Rockwall. This area shall also incorporate the following improvements:

(A) An Eight (8) Foot Concrete *Hike & Bike Trail*.
(B) A Playground.
(C) A Plaza Area.
(D) A Covered Pavilion.
(E) A Picnic Area.
(F) Benches.
(G) Landscape Features (*e.g. Trees and Other Vegetation*).

All improvement will need to be approved and accepted by the Parks and Recreation Board after being reviewed and recommended by the Director of Parks and Recreation. The dedication of the proposed public park shall satisfy all cash-in-lieu of land fees associated with this proposed development. In addition, if the above stated improvements are greater than or equal to the required pro-rata equipment fees, then this fee shall be considered to be satisfied as well. The costs/receipts for the improvements will need to be reviewed and compared to the cost of the pro-rata equipment fees -- *and ultimately accepted* -- by the Parks and Recreation Board in order to be considered to be satisfied.

(14) *Open Space/Public Park*. The development shall consist of a minimum of 20% open space (*or a minimum of 52.902-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Of the total open space requirement, 1.402-acres of contiguous land shall be incorporated into the proposed 28.40-acre area designated as *Commercial* on the *Concept Plan* in *Exhibit 'C'* of this ordinance.

(15) *Amenity Center*. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*.

DRAFT
ORDINANCE
04-25-2022

(16) *Trails*. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*.

(17) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

(18) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(19) *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.

DRAFT ORDINANCE 01.25.2022

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-001	CASE MANAGER:	Ryan Miller
PROJECT NAME:	PD Development Plan for the Rockwall Harbor District Condominium	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	Development	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as a portion of the Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-001; PD Development Plan for Harbor District Condominiums
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), and generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.
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.
M.3 For reference, include the case number (Z2022-001) in the lower right-hand corner of all pages on future submittals.
M.4 Please provide a legal description of the subject property to be included in the PD Development Plan ordinance.
I.5 Please note that the approval of this PD Development Plan does not grant the abandonment of the right-of-way along Summer Lee Drive, and that this will have to be considered separately by the City Council.
I.6 Please note the following requirements per the Horizon/Summer Lee Subdistrict:

(1) Setbacks from Right-of-Way Line
(a) Horizon Road: 40’
(b) Glen Hill Way (without Parking): 30’
(c) Glen Hill Way (with Parking): 50’
(d) Summer Lee Drive: 30’
(2) Maximum Lot Coverage: 60%
(3) Building Height for First Floor: 15’
(4) Overall Building Height: 120’
(5) Encroachments in Setbacks: 5’
(6) Land Uses
(a) First Floor: Office, Retail, & Restaurant
(b) Upper Floors: Office

Approval of this PD Development Plan may waive some of these plan requirements and change the land use to allow condominiums; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

M.7 On the Concept Plan please make the following changes (see attached Planning Department mark ups):

(1) Relabel the New Street to Glen Hill Way.
(2) Remove the Pinnacle Way Drive label at the corner of Pinnacle Way Drive and Horizon Road. Based on the submitted materials Glen Hill Way will wrap around the project and connect to Horizon Road. This will cause this portion of the roadway to need to be relabeled.
(3) Indicate the limits of the right-of-way for the extension of Glen Hill Way.
(4) Indicate the distance from the buildings to the right-of-way line for all adjacent streets.
(5) Remove the parcels lines of the adjacent properties.
(6) Darken the boundary line of the subject property.
(7) Additional parking spaces (adjacent to the amenity center) should be added to better conform to the streetscape plan for the Type 'F' roadway.
(8) Indicate the proposed lot coverage.

I.8 Based on the applicant's submittal staff has made the following recommendations concerning the proposed condominium development:

(1) There are two (2) areas on the plan where a plaza/public open space/amenity could be incorporated into the plan to help it better conform to the intent of Planned Development District 32 (PD-32) and the OURHometown Vision 2040 Comprehensive Plan.
(2) The amenity center and pool may be better suited as being integrated into the project as opposed to being separated by a public roadway. This space is also viable restaurant/retail/office space that could better create a mixed-use development.

M.9 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.11 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - What is this area above the dog park? No access to Horizon will be allowed.
M - Parking on "New Street" must be parallel parking. No backing out onto streets.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.

- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study required with fees
- 12" water line to be installed in "new" street

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Must build "new" street to match PD-32 requirement
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments

PROJECT DATA

SITE AREA:
3.7 ACRES (ESTIMATED)

(1) FOUR STORY BUILDING
209,000 GSF
167,200 NRSF
950 SF AVG. UNIT SIZE
176 UNITS

(1) ONE STORY BUILDING
LEASING / CLUB:
7,500 SF

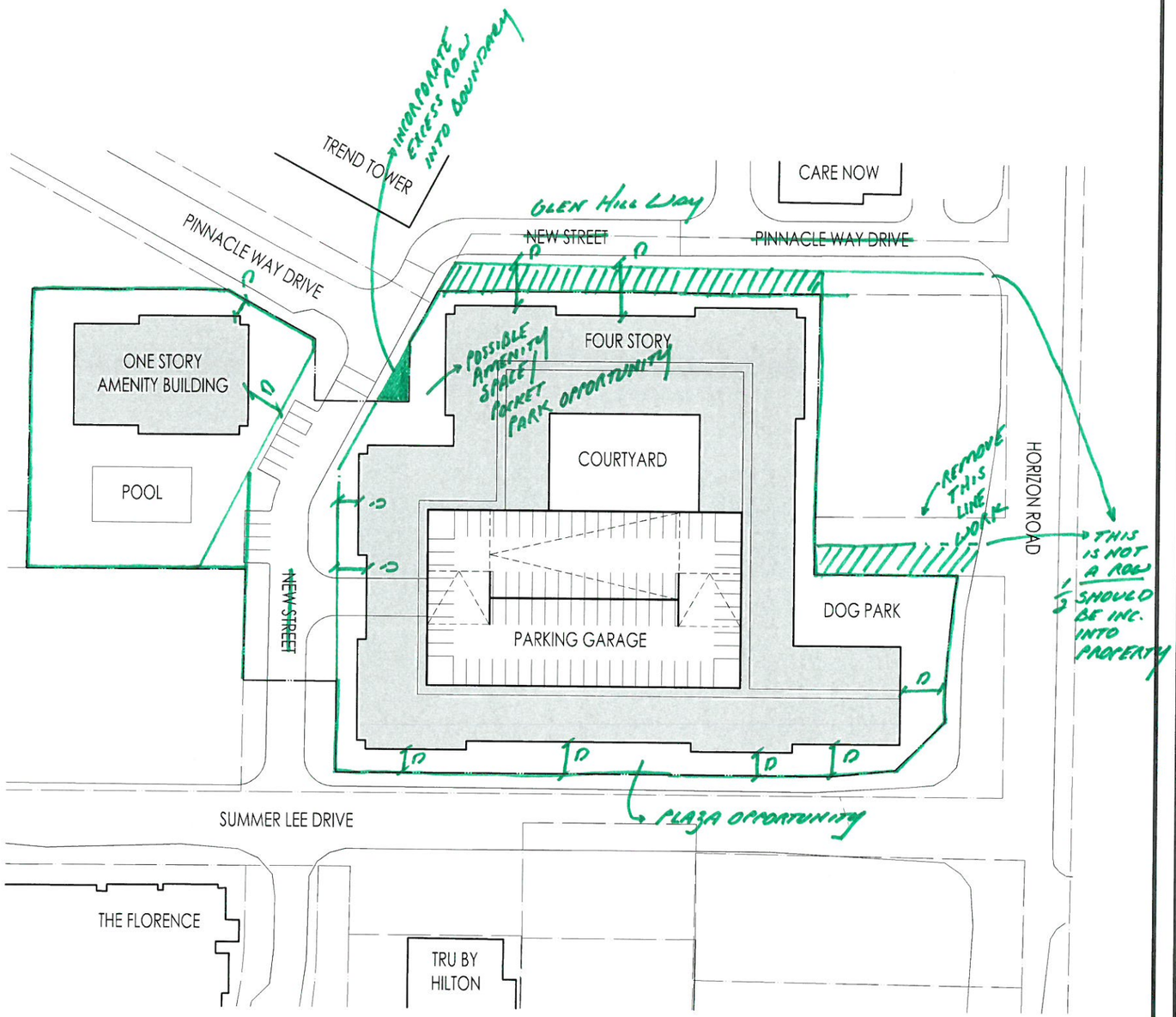
REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	64 UNITS	128 SPACES
3 BR UNITS	8 UNITS	20 SPACES
TOTAL UNITS	176 UNITS	304 SPACES

PROVIDED PARKING:

SURFACE SPACES	9 SPACES
GARAGES	295 SPACES
TOTAL PARKING	304 SPACES

304 PARKING SPACES PROVIDED
@ 1.73 SPACE / UNIT



TRUE NORTH PLAN NORTH

01 PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

PROJECT NUMBER: 22008

DATE ISSUED: 01/10/2022

REVISIONS:

SHEET TITLE: PD DEVELOPMENT PLAN

SHEET NAME: A100

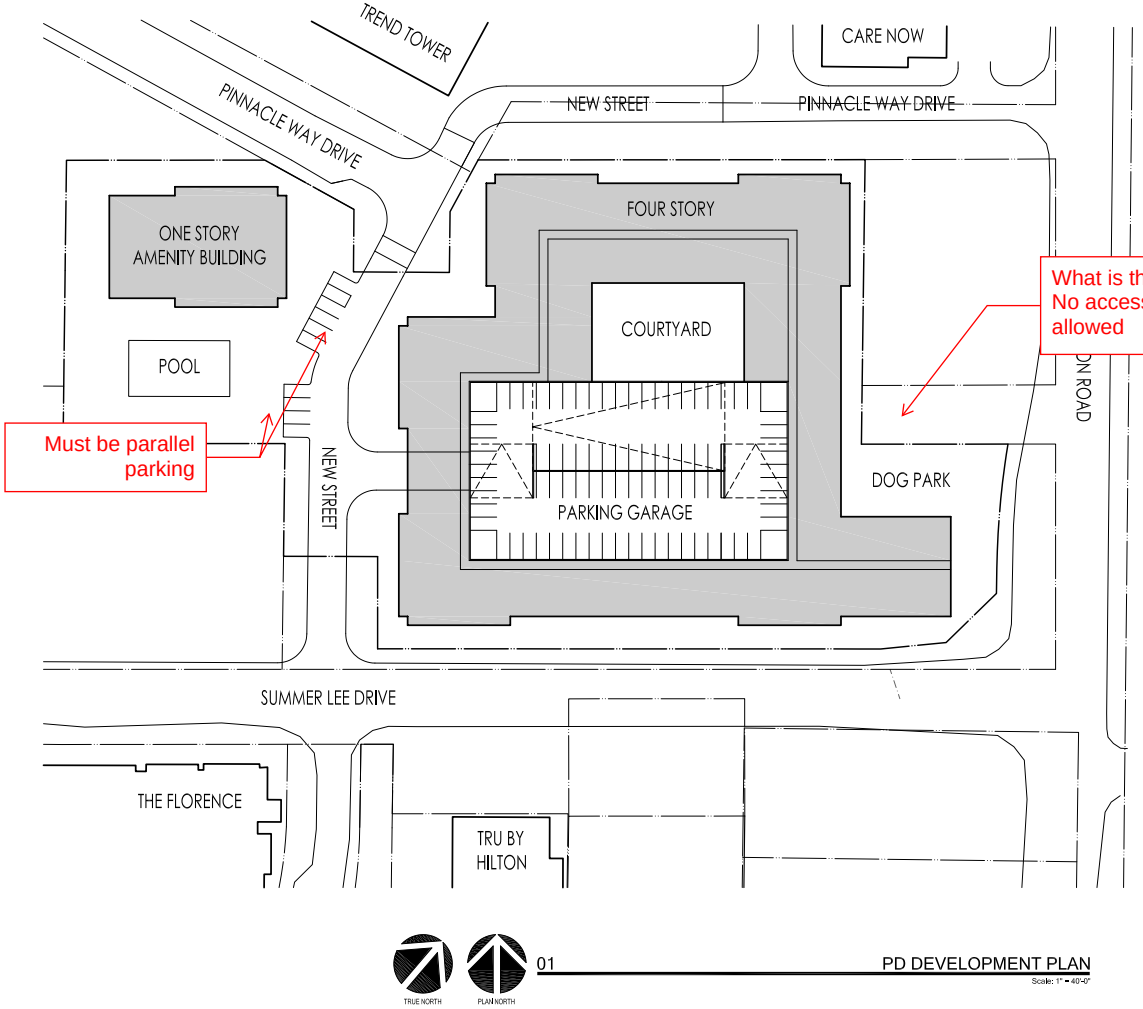
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.
- Will require WOUS and wetland study for creek

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study required with fees
- 12" water line to be installed in "new" street

Roadway Paving Items:
- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.
- Traffic Impact Analysis is required
- Must build "new" street to match PD-32 requirement
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

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".



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RES... ROCKWALL, TE...

PROJECT NUMBER:
22008

DATE ISSUED:
01/10/2022

REVISIONS:

SHEET TITLE:
PD DEVELOPMENT PLAN

SHEET NAME:
A100

realty investments

Mr. Ryan Miller
City of Rockwall
Director of Planning and Zoning
385 S. Goliad Street, Rockwall, TX 75087
(972) 772-6441

VIA EMAIL: *rmiller@rockwall.com*

Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.

Property ID	Legal Description	Acres
19924	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	
19925	MOTON, BLOCK 3, LOT 1,2,3 & 4	
19926	MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE	
		1.44

Property ID	Legal Description	Acres
19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	
19930	MOTON, BLOCK 7, LOT 2,3 & 4	
19932	MOTON, BLOCK 9, LOT 1,2,3 & 4	
Total		1.52

Property ID	Legal Description	Acres
19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)	
Total		0.16

Property ID	Legal Description	Acres
83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)	
Total		0.18

Property ID	Legal Description	Acres
19931	MOTON, BLOCK 8, LOT 1 & 2	
Total		0.29
Total Acres/SF		3.59



Please let us know if you have any questions as you go through the application.

Respectfully,

Asher Hamilton
Realty Investments / RIV Properties LLC
CEO
Date: 1/10/2022

Green Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	
SUBDIVISION	19927	MOTON, BLOCK 5, LOT 1,2,3 & 4	LOT / BLOCK
	19930	MOTON, BLOCK 7, LOT 2,3 & 4	
GENERAL LOCATION	19932	MOTON, BLOCK 9, LOT 1,2,3 & 4	

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A	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	Marion E Wilson, Michael White, Dimensions Real Estate Services LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Gibson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: on behalf of Dimensions Real Estate Services, LLC

"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 $ 260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January, 2022. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF December, 2021.

OWNER'S SIGNATURE Michael E. Gibson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janine A. Mitchell

JANINE ANTOINETTE MITCHELL
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 130978165

MY COMMISSION EXPIRES

Green Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID Legal Description		
SUBDIVISION	19927 MOTON, BLOCK 5, LOT 1,2,3 & 4 19930 MOTON, BLOCK 7, LOT 2,3 & 4	LOT	BLOCK
GENERAL LOCATION	19932 MOTON, BLOCK 9, LOT 1,2,3 & 4		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A	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	Marion E Wilson, Michael White, Dimensions Real Estate Services LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192064
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-9266	PHONE	(214) 908-4564
E-MAIL	michael.gibson8279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marion Wilson [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 $260.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January, 2022. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December, 2021.

OWNER'S SIGNATURE jan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janine A. Mitchell

MY COMMISSION EXPIRES

JANINE ANTOINETTE MITCHELL
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 130978165

Green Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID Legal Description		
SUBDIVISION	19927 MOTON, BLOCK 5, LOT 1,2,3 & 4 19930 MOTON, BLOCK 7, LOT 2,3 & 4 19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A
		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	Marlon E Wilson, Michael White, Dimensions Real Estate Services LLC	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Michael Gibson	CONTACT PERSON	Asher Hamilton
ADDRESS	2304 W Wheatland Rd	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-770-6285	PHONE	(214) 908-4684
E-MAIL	michael.gibson5279@yahoo.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael White [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 $ $260.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23rd DAY OF December, 2021.

OWNER'S SIGNATURE Michael I White

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Janine A. Mitchell

MY COMMISSION EXPIRES

JANINE ANTOINETTE MITCHELL
Notary Public, State of Texas
Comm. Expires 01-25-2025
Notary ID 130978165

Blue Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	19928	MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)	LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	0.16 Acres	LOTS [CURRENT]	N/A	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	Mark R Carson	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Mark R Carson	CONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Carson [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 $ $260.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF January, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF December 21

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
Catherine Sabella
Notary Public, State of Texas
My Comm. Exp. 06/28/2025
Notary ID 13319565-6

Purple Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	83086	MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)	LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	0.18 Acres	LOTS [CURRENT]	N/A	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	Allen Anderson	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALLEN ANDERSON [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 $ $260.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *, 2022 . BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 *DAY OF* DECEMBER *20* 21.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
Catherine Sabella
Notary Public, State of Texas
My Comm. Exp. 06/28/2025
Notary ID 13319565-6

MY COMMISSION EXPIRES

Red Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description		
SUBDIVISION	19924	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE	LOT	BLOCK
	19925	MOTON, BLOCK 3, LOT 1,2,3 & 4		
GENERAL LOCATION	19926	MOTON, BLOCK 2, LOT 1,2,3 & 4, FRONTAGE		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.44 Acres Gross	LOTS [CURRENT]	N/A	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	Culpepper Spatex Group	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 190569	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	817-233-0478	PHONE	(214) 908-4684
E-MAIL	gshultz@diamond-a.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY SHULTZ [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 $ 260.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 27th *DAY OF* December *, 20* 21*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th DAY OF December, 20 21

OWNER'S SIGNATURE Gary Shultz

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES 07-25-2025

Teal Parcel

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1&2]
- ☒ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description			
SUBDIVISION	19931	MOTON, BLOCK 8, LOT 1 & 2	LOT		BLOCK
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	0.29 Acres	LOTS [CURRENT]	N/A	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	In the Estate of Ernest Fields	☒ APPLICANT	RIV Properties LLC
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton
ADDRESS	1503 LAUREL AVE	ADDRESS	PO Box 192054
CITY, STATE & ZIP	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	510-421-6848	PHONE	(214) 908-4684
E-MAIL	amwriting@yahoo.com	E-MAIL	ahamilton@realtyinvestments.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 $ $260.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11th *DAY OF* January *, 20* 22 *. 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 Robert T. Fields

Please see attached California Acknowledgement / Jurat

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Contra Costa }

On Jan. 07. 2022 before me, NBeeson- NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared ROBERT T. FIELDS-,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

N. BEESON
Notary Public - California
Contra Costa County
Commission # 2288942
My Comm. Expires May 18, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Re: Development
(Title or description of attached document)

Application
(Title or description of attached document continued)

Number of Pages 2 Document Date 1/7/22

CAPACITY CLAIMED BY THE SIGNER

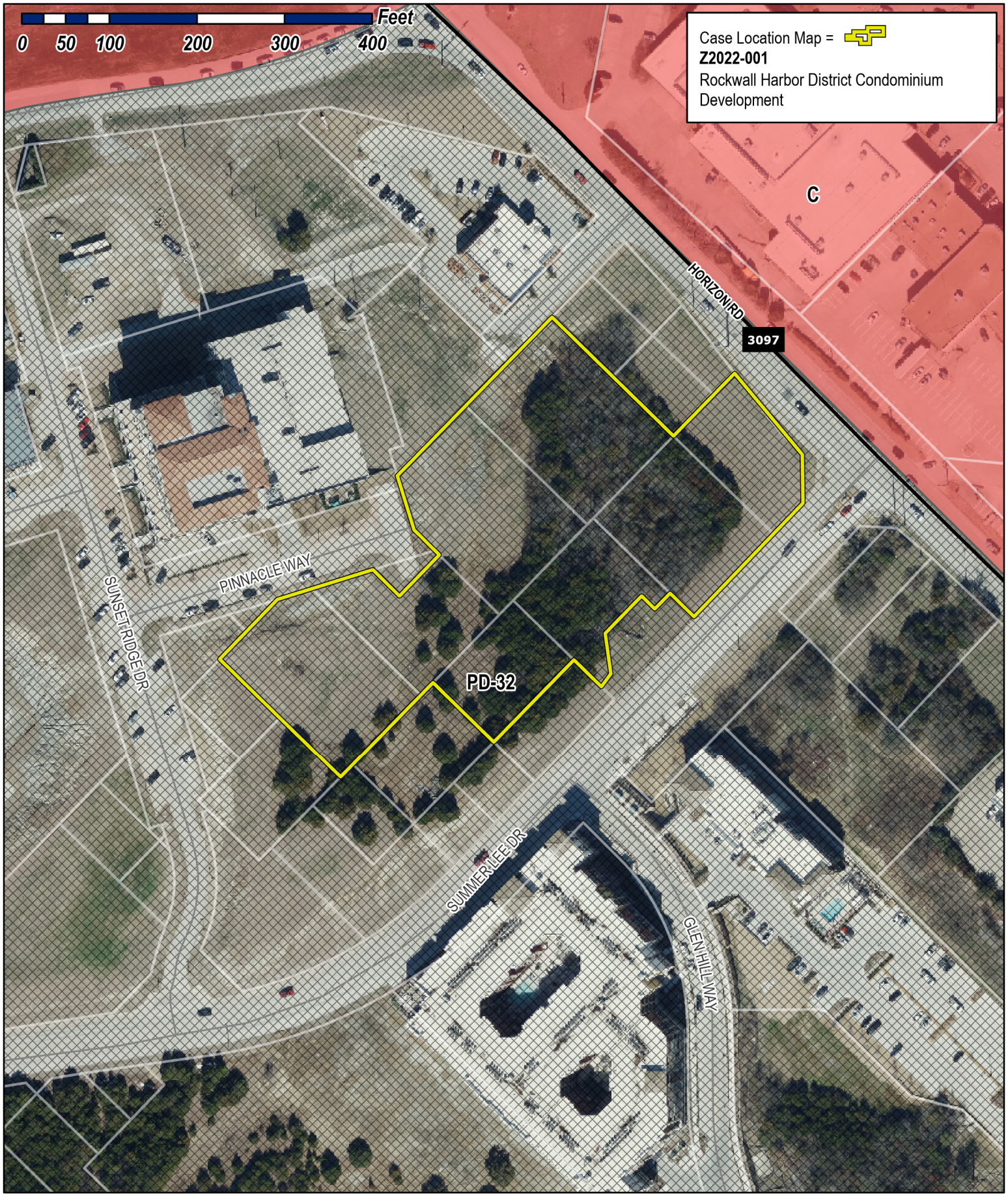
- ☑ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



City of Rockwall

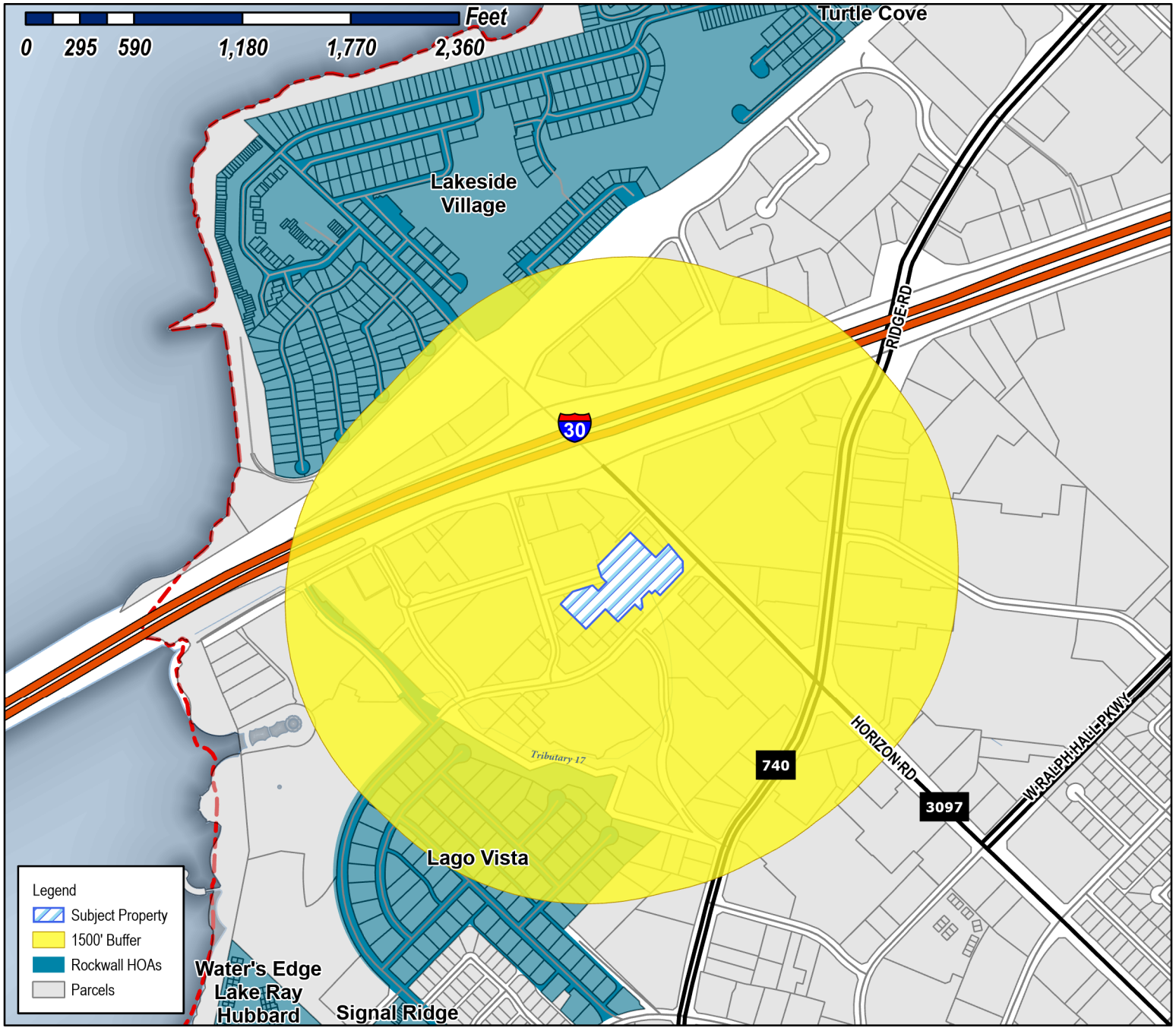
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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

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Case Number: Z2022-001
Case Name: PD Development Plan for Harbor District Condominiums
Case Type: Zoning
Zoning: PD-32
Case Address: NWC of Summer Lee Dr. and Horizon Rd.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-001]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-001: PD Development Plan for Condominiums
Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Thank you,

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

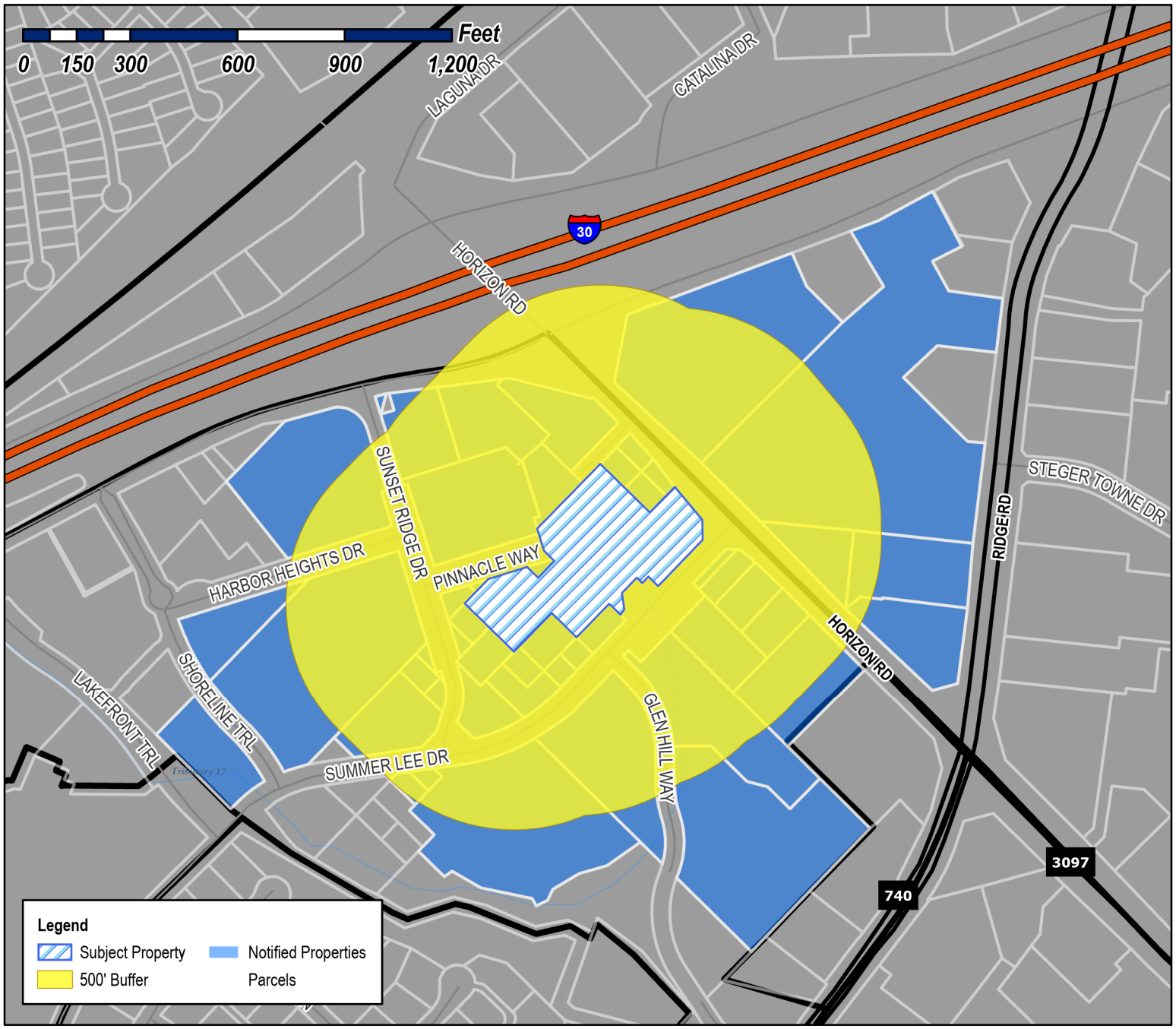
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

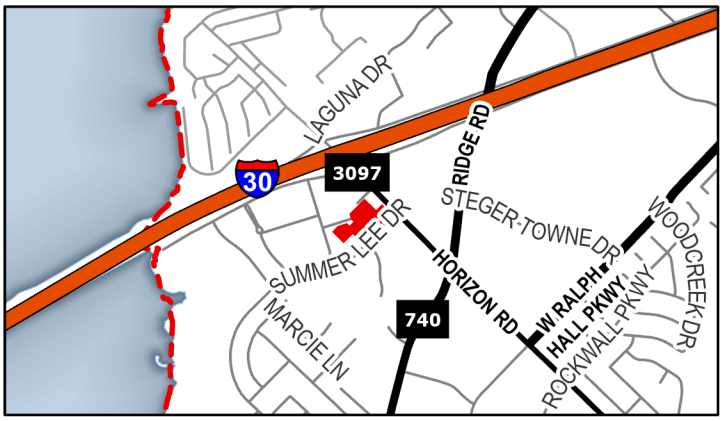
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2022-001
Case Name: PD Development Plan for Harbor District Condominiums
Case Type: Zoning
Zoning: PD-32
Case Address: NWC of Summer Lee Dr. and Horizon Rd.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



BENT TREE REALTY CO
16475 DALLAS PKWY
STE 880
ADDISON, TX 75001

HORIZON ROAD LTD
C/O TRICOR INTERNATIONAL REALTY CORP
2611 CEDAR SPRINGS RD
DALLAS, TX 75201

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD
STE 700
BEVERLY HILLS, CA 90210

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
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CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

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

BENT TREE REALTY CO
16475 DALLAS PKWY
STE 880
ADDISON, TX 75001

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

PUBLIC NOTICE

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

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

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

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-001: PD Development Plan for Rockwall Harbor District Condominium Development

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

realty investments

Mr. Ryan Miller
City of Rockwall
Director of Planning and Zoning
385 S. Goliad Street, Rockwall, TX 75087
(972) 772-6441

VIA EMAIL: *rmiller@rockwall.com*

Re: Rockwall Harbor District Condominium Development

Realty Investments has secured 3.59 acres of contiguous land from five separate landowners within the Harbor District of Rockwall to build a Class A, 176-unit condominium project. The site, which sits at the confluence of Horizon Road and Summer Lee Dr, is strategically positioned to foster an up-scale four-story condominium project which will aid in the further vibrance and walkability of the district. To match the surrounding properties in the Harbor District, Realty Investments intends on abiding by the City of Rockwall's Planned Development 32 (PD-32) in all phases of the construction process. In addition to the current building standards, Realty Investments will also be furthering the planned development of the city by building two roads. First, Pinnacle Way Drive will connect into Pinnacle Way behind the Trend HR building. Second, Pinnacle Way Drive will be connected into Glen Hill Way which runs by the Tru by Hilton Rockwall. Over the next six months, Realty Investments will complete the architectural and engineering portions of the project. Once completed, construction will commence and last approximately eighteen months.

We are very fortunate and grateful to have this opportunity to propose this project to the City of Rockwall. It was a challenge aggregating the necessary land to build the project and we believe it will be a wonderful asset to the community and aid in the further high-end development of the Harbor District.

Respectfully,

Asher Hamilton
CEO
Realty Investments
1920 McKinney Ave. 7th Floor
Dallas, TX 75201
ahamilton@realtyinvestments.com
(214) 908-4684
www.realtyinvestments.com

realty investments

PROJECT DATA

SITE AREA:
3.7 ACRES (ESTIMATED)

(1) FOUR STORY BUILDING
209,000 GSF
167,200 NRSF
950 SF AVG. UNIT SIZE
176 UNITS

(1) ONE STORY BUILDING
LEASING / CLUB:
7,500 SF

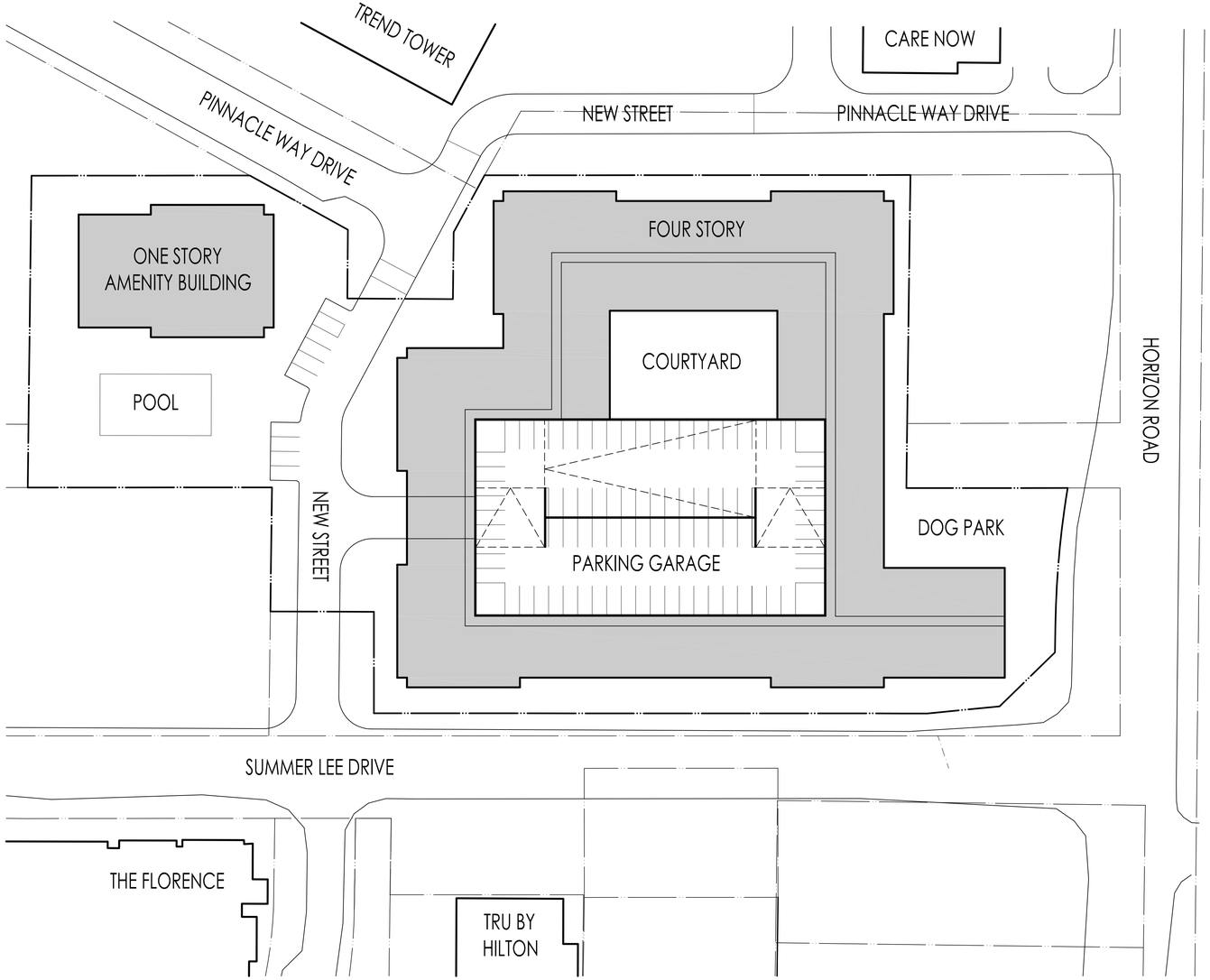
REQUIRED PARKING:

1 BR UNITS	104 UNITS	156 SPACES
2 BR UNITS	64 UNITS	128 SPACES
3 BR UNITS	8 UNITS	20 SPACES
TOTAL UNITS	176 UNITS	304 SPACES

PROVIDED PARKING:

SURFACE SPACES	9 SPACES
GARAGES	295 SPACES
TOTAL PARKING	304 SPACES

304 PARKING SPACES PROVIDED
@ 1.73 SPACE / UNIT



TRUE NORTH PLAN NORTH

01 PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE
ROCKWALL, TEXAS

PROJECT NUMBER:
22008

DATE ISSUED:
01/10/2022

REVISIONS:

SHEET TITLE:
PD DEVELOPMENT PLAN

SHEET NAME:
A100



02 EXAMPLE IMAGE OF DESIGN INTENT - TUSCAN ARCHITECTURAL STYLE

Scale: N.T.S.



01 EXAMPLE IMAGE OF DESIGN INTENT - TUSCAN ARCHITECTURAL STYLE

Scale: N.T.S.

DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE

ROCKWALL, TEXAS

PROJECT NUMBER:
22008

DATE ISSUED:
01/10/2022

REVISIONS:

SHEET TITLE:
ARCHITECTURAL STYLE

SHEET NAME:
A200


2901



Private Real Estate Investments

realty investments













Multifamily
Industrial
Single-Family
Hospitality
Self-Storage
Flex

This presentation should not be regarded as an offer to sell or as a solicitation of an offer to buy any financial product.

Contents

- Introduction Pg. 3
- Sponsorship Team Pg. 4
- Investment Philosophy Pg. 7
- Benefits of Realty Investments Pg. 8
- Investment Strategy Pg. 9
- Investment Process Pg. 10
- Track Record Pg. 11
- Contact Pg. 13



Introduction to Realty Investments

- Realty Investments is a private real estate firm that specializes in the procurement, development, management, and disposition of various commercial real estate asset types including multifamily, industrial, single-family, hospitality, self-storage, and flex. The firm effectuates its strategy by utilizing long-standing relationships to ascertain acquisition and development opportunities within a specific target market. Realty Investments is currently focused on acquisition and development opportunities in the southern portion of the United States.

- Realty Investments is a U.S.-based real estate investment firm.
  - Led by Managing Partners Asher Hamilton and Brad Boswell
  - Headquartered in Dallas, Texas
  - Full-service development, acquisition, asset management, and investor services
  - Managing Partners have closed over $500 million in real estate assets
  - Focused on acquisition and development opportunities

Sponsorship Team

Asher Hamilton, Founder/Partner

- Mr. Hamilton is responsible for overseeing the procurement, management, and legal aspects of the firm. Prior to Realty Investments, Mr. Hamilton has held several positions with Dallas/Fort Worth based private investment firms, where he was responsible for originating, structuring, and managing new development and value-add acquisitions. Throughout his career, Mr. Hamilton has been involved in the due diligence, acquisition, management, and disposition of over $1.0 billion worth of real estate transactions in multiple products types including multifamily, retail, office, industrial, flex, and hospitality. Since 2015, Mr. Hamilton has procured, developed, and managed approximately $350,000,000 in multifamily real estate assets.

- Mr. Hamilton attended Southern Methodist University where he received a Bachelors in Business Administration from the Cox School of Business (cum laude), a Master in Business Administration from the Cox School of Business (cum laude), and a Juris Doctorate from the Dedman School of Law.

Sponsorship Team

Brad Boswell, Partner

- Mr. Boswell is responsible for managing all aspects of the construction process for Realty Investments as well as capital raising for new projects. Mr. Boswell has over 19 years of construction and development experience with over $54 million completed through his family business and various real estate projects. In addition to his construction and development experience, Mr. Boswell owns and operates his family business with his father which provides construction management services to national clients including Fortune 500 companies.

- Mr. Boswell attended the University of Texas at Austin where he received Bachelor of Business Administration in Marketing.

Investment Philosophy

When selecting potential opportunities, Realty Investments focuses on the following criteria:

- Markets with strong projected population and employment growth
- Competitive advantages in submarkets or asset classes with high barriers to entry
- Preservation of investor capital
- Portfolio diversification for investors

Benefits of Realty Investments

- Experience:
  - Spanning multiple investment cycles & asset classes
  - Management of diverse real estate assets
  - Years of reporting to family offices, institutional funds, and high net worth individuals
- Multigenerational family relationships in Dallas and Austin.
- Transparency – (i) updates for each project, (ii) complete access to all financial information, and (iii) annual portfolio reviews
- Disciplined underwriting
- Unique Market Approach

Investment Strategy

- Construction of new Class A projects including multifamily, industrial, self-storage, hospitality, and flex assets within the southern United States.

- Value-add acquisition of existing multifamily, industrial, self-storage, hospitality, and flex assets which are located in appreciating or gentrifying locations in the southern U.S.

Track Record

Transaction	Property Type	Location	Asset Value	Description
Closed Transactions				
1801 Turbeville Rd.	Multifamily (380-Units 342,000 sf, 24.34 acres)	Hickory Creek, Texas	$76,000,000	Ground-up multifamily development project. JV Partnership with Leon Capital Group.
5817 22nd Street	Multifamily (212-Units 136,936 sf, 11.24 acres)	Lubbock, Texas	$9,500,000	Value-add multifamily project near Texas Tech University.
2403 N. Washington	Multifamily (244-Units, 230,458 sf, 4.66 acres)	Dallas, Texas	$54,000,000	Value-add multifamily project in the urban core of Dallas.
14403 W. Beltwood Pkwy	Flex/Office	Dallas, Texas	$2,700,000	Negotiated off-market transaction for a 10% cap with surrounding comps at 8%.
1199 N. Broadway	Multifamily (232-Units, 181,791 sf, 3.91 acres)	Carrollton (Dallas), TX	$34,000,000	Ground-up multifamily development project.
5800 7th Street	Hospitality, Candlewood Suites	Bay City, TX	$8,000,000	Ground-up hotel development project.
2800 Lakeside Parkway	Multifamily/Condominiums (52-Units, 150,188 sf, 2.5 acres)	Flower Mound (Dallas), TX	$61,000,000	Ground-up multifamily development project.
23044 US Hwy 6	Hospitality, Hyatt Place Keystone	Keystone, CO	$13,000,000	Acquisition of Keystone in with conversion to Hyatt Place.
360 & Interstate 20	Multifamily (248 Units, 216,070 sf, 17.49 acres)	Grand Prairie (Dallas), TX	$38,000,000	Ground-up multifamily development project.
525-545 Nolen Dr.	Flex/Office	Southlake (Dallas), TX	$19,000,000	Acquisition of a portfolio of flex office assets in Southlake.
Multiple Locations	Land Fund	Dallas, TX	$5,000,000	Fund created to acquire various long-term land acquisitions.
400 S. Jennings Ave.	Multifamily	Ft. Worth, TX	$32,000,000	Ground-up multifamily development project.
27919 Johnson Road	Senior Housing	Tomball, TX	$7,000,000	Acquisition and redevelopment of a assisted living and memory care facility.
Master Planned Community (FM 407)	SFR	Northlake (Dallas), TX	$8,000,000	333 acre master plan communty north of Ft. Worth.
Multiple Locations	SFR	Dallas, TX	$6,000,000	Develpoment of high-end homes in the affluent neiborhood of Highland Park.
River Valley Ranch	Condominiums	Carbondale, CO	$3,200,000	Development of quad-plex condominiums in Carbondale, Colorado which is a suburb of Aspen.

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

DRAFT 05.17.2022

herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, 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*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 176 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

SECTION 5. 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 6. 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 7. The standards in this ordinance shall control in the event of a conflict between

DRAFT ORDINANCE 05-25-2022

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

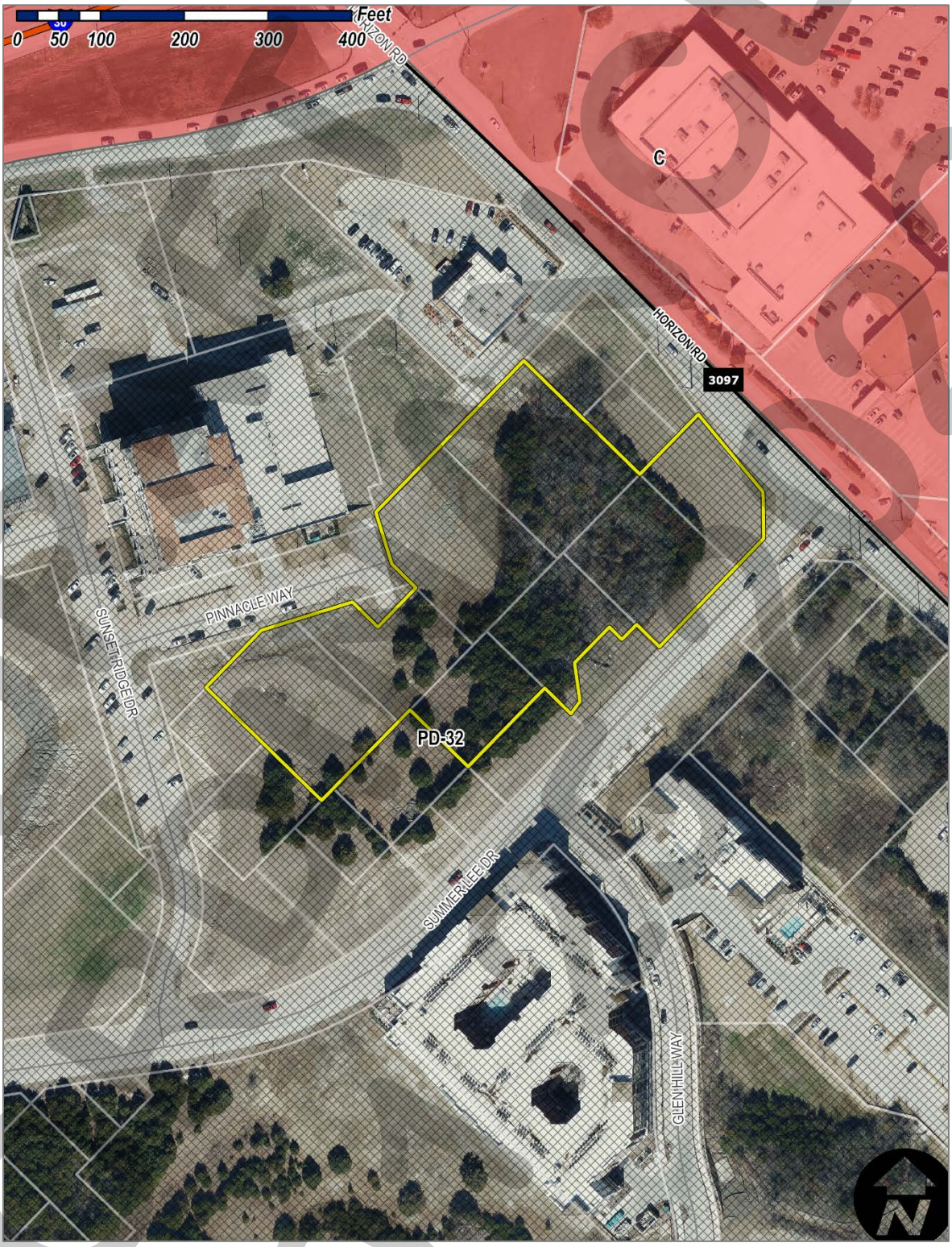
1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

DRAFT ORDINANCE 01.25.2022

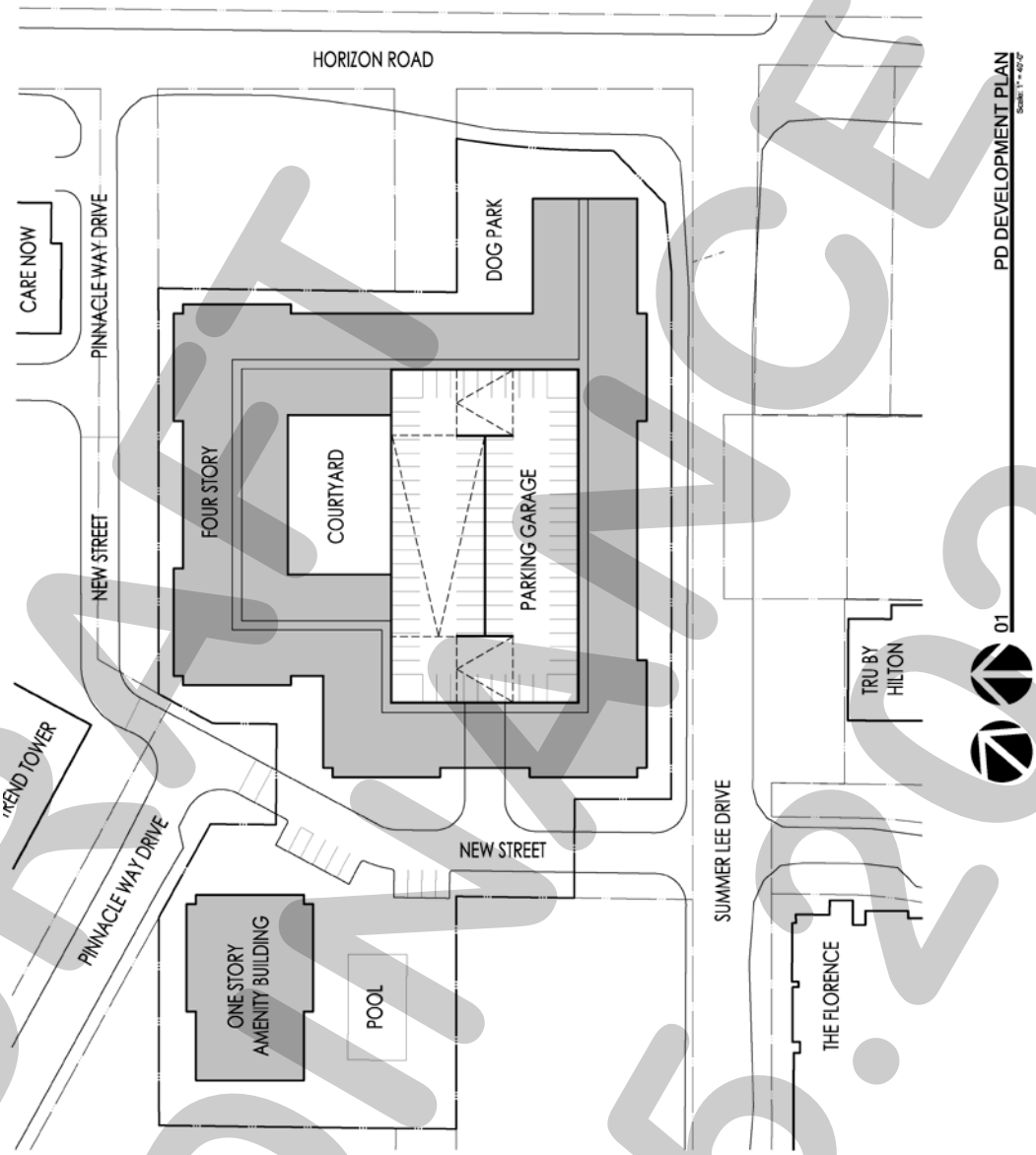
Exhibit 'A':
Legal Description and Location Map

Legal Description: Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition



DRAFT 02

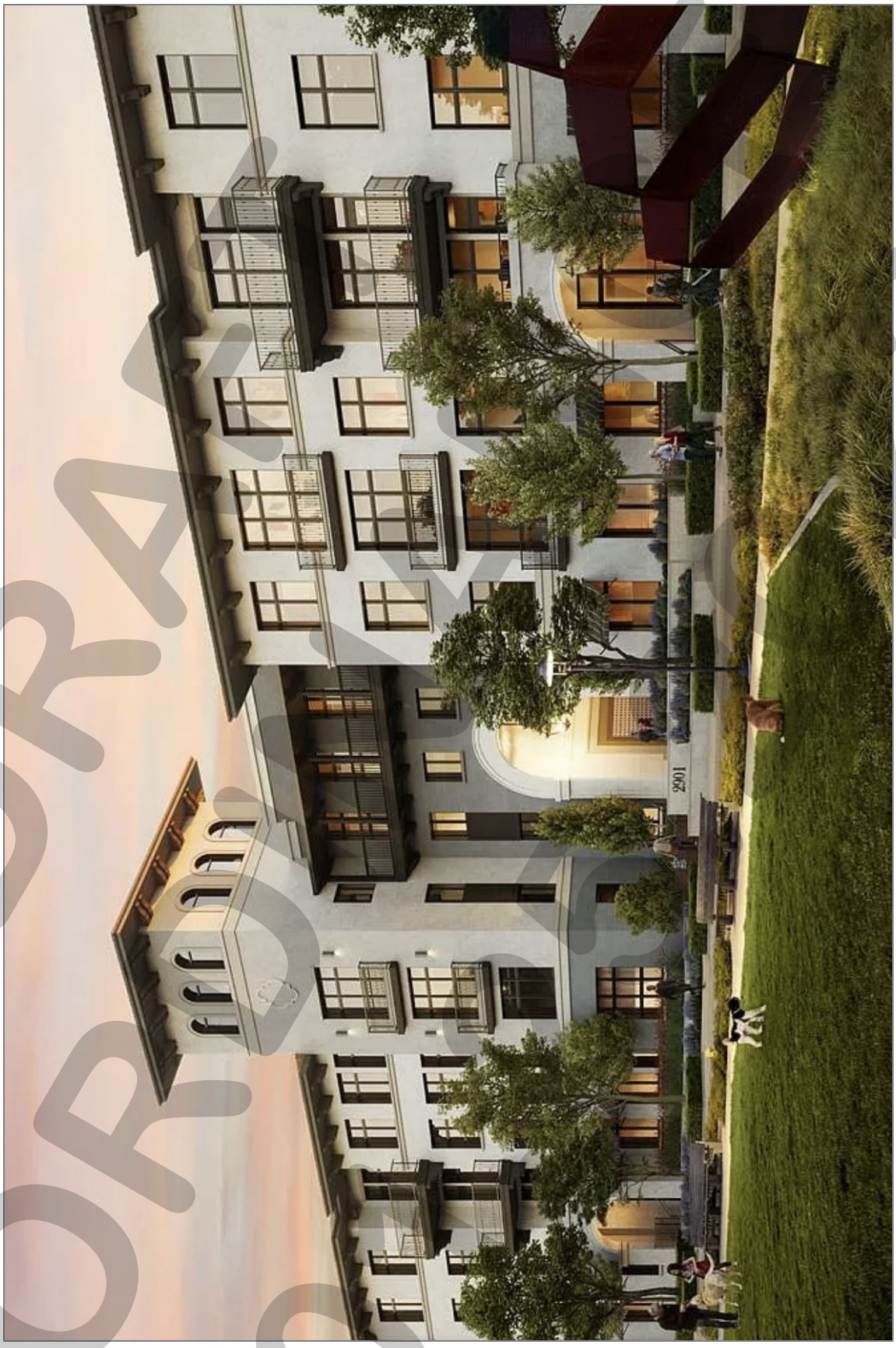
Exhibit 'B':
Concept Plan



PROJECT DATA			
SITE AREA: 3.7 ACRES (ESTIMATED)	REQUIRED PARKING:		
	1 BR UNITS	104 UNITS	156 SPACES
	2 BR UNITS	64 UNITS	128 SPACES
	3 BR UNITS	8 UNITS	20 SPACES
(1) FOUR STORY BUILDING	TOTAL UNITS	176 UNITS	304 SPACES
209,000 GSF			
167,200 NRSF	PROVIDED PARKING:		
950 SF AVG. UNIT SIZE	SURFACE SPACES		9 SPACES
176 UNITS	GARAGES		295 SPACES
	TOTAL PARKING		304 SPACES
(1) ONE STORY BUILDING			
LEASING / CLUB:	304 PARKING SPACES PROVIDED		
7,500 SF	@ 1.73 SPACE / UNIT		

DRAFT
ORDINANCE
01.25.2022

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE

Exhibit 'C':
Conceptual Building Elevations



DRAFT 08/31/2022

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-002	CASE MANAGER:	Ryan Miller
PROJECT NAME:	PD Development Plan for Sunset Ridge Residences	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	SUMMER LEE DR & SUNSET RIDGE DR	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a PD Development Plan for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-002; PD Development Plan for Sunset Ridge Residences
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a PD Development Plan for a 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict of Planned Development District 32 (PD-32), and generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive.
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.
M.3 For reference, include the case number (Z2022-002) in the lower right-hand corner of all pages on future submittals.
M.4 Please provide a legal description of the subject property to be included in the PD Development Plan ordinance.
I.5 Please note the following requirements per the Horizon/Summer Lee Subdistrict:

(1) Setbacks from Right-of-Way Line
(a) Sunset Ridge Drive: 5’
(b) Summer Lee Drive: 30’
(2) Maximum Lot Coverage: 80%
(3) Building Height for First Floor: 15’
(4) Overall Building Height: 75’
(5) Encroachments in Setbacks: 5’
(6) Land Uses
(a) First Floor: Retail, Restaurant, & Residential
(b) Upper Floors: Residential & Office

Approval of this PD Development Plan may waive some of these plan requirements and change the land use to allow condominiums; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

M.6 On the Concept Plan please make the following changes (see attached Planning Department mark ups):

(1) Indicate the distance from the buildings to the right-of-way line for all adjacent streets.
(2) Remove the cross hatching over the concept plan.
(3) Indicate the commercial/retail/office space and indicate the size of the space.

I.7 Based on the applicant's submittal staff has made the following recommendations concerning the proposed condominium development:

(1) The area at the corner of the intersection of Summer Lee Drive and Sunset Ridge Drive presents an opportunity to incorporate a plaza or pocket park, which -- if incorporated into the plan -- would help the plan better conform to the intent of Planned Development District 32 (PD-32) and the OURHometown Vision 2040 Comprehensive Plan.

M.8 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.10 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - There might need to be a visibility clip for Sunset Ridge turning onto Summer Lee.

The following items are informational for the engineering design process.
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.

Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study needed. Retainer fee required.

Roadway Paving Items:
- Parking to be 20'x9' with 24' drive isles. One-way traffic may have 14.5' min. drive isles for 60 degree angled parking. Angled parking to be 20.1' deep. Parallel parking to be 22'x9'.
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required
- Need engineered visibility clip and nothing will be built or planted in this clip
- Need PD-32 required sidewalks along Summer Lee and Sunset Ridge with landscaping and lighting

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	01/20/2022	Approved w/ Comments

01/18/2022: No comments

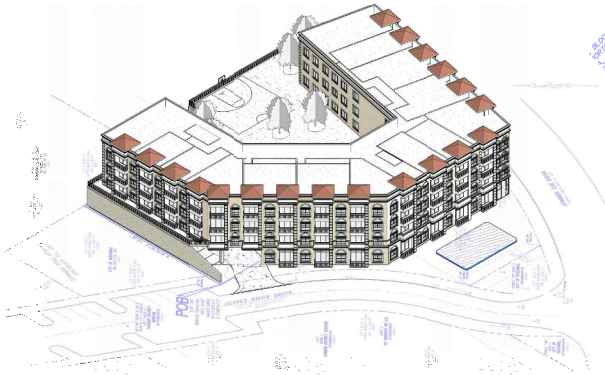
General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:
- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata $7226.59/acre.

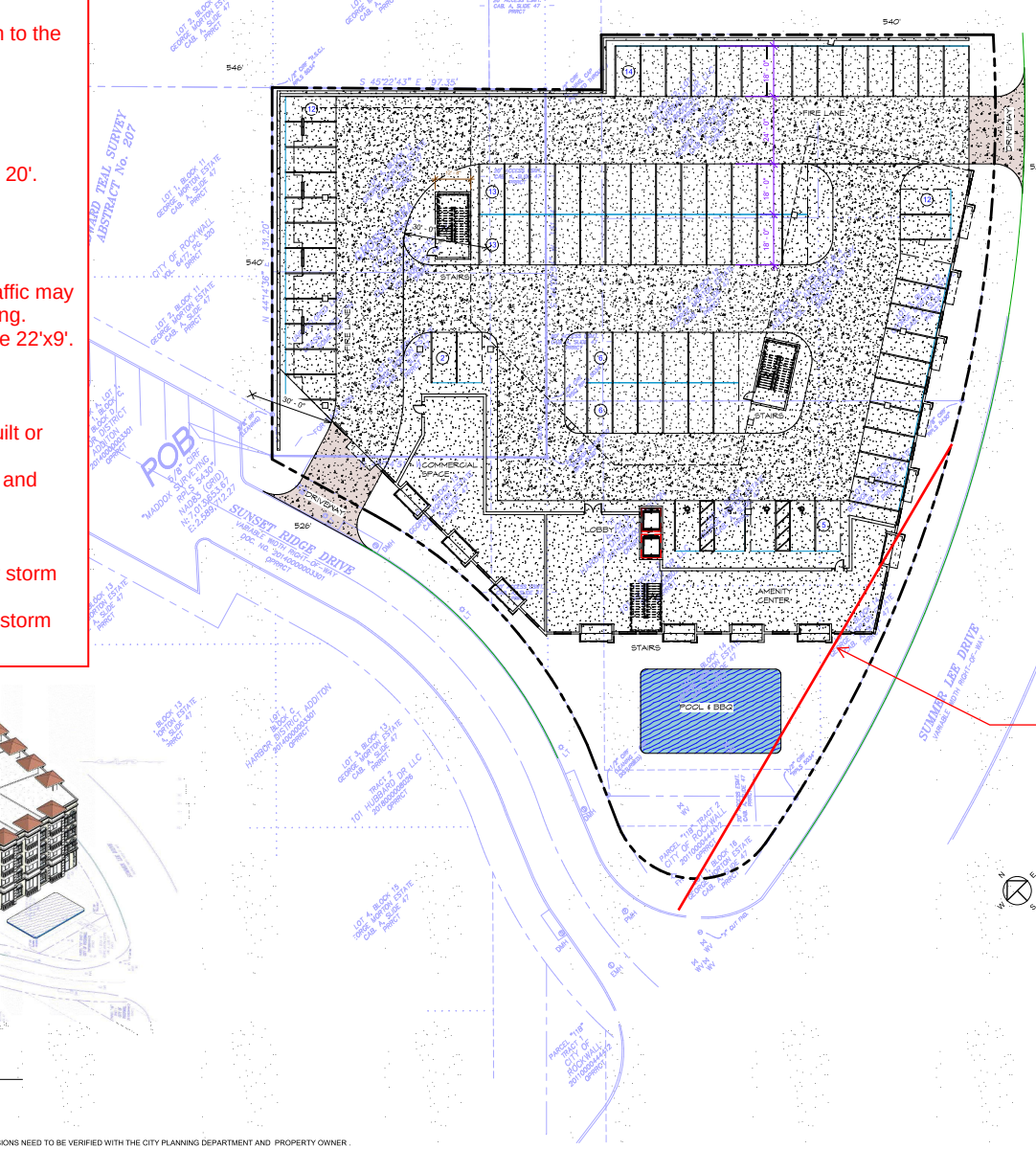
Water and Wastewater Items:
- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study needed. Retainer fee required.

Roadway Paving Items:
- Parking to be 20'x9' with 24' drive isles. One-way traffic may have 14.5' min. drive isles for 60 degree angled parking. Angled parking to be 20.1' deep. Parallel parking to be 22'x9'.
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required
- Need engineered visibility clip and nothing will be built or planted in this clip
- Need PD-32 required sidewalks along Summer Lee and Sunset Ridge with landscaping and lighting

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".



2 3D View 2



ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

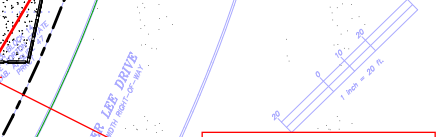
LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

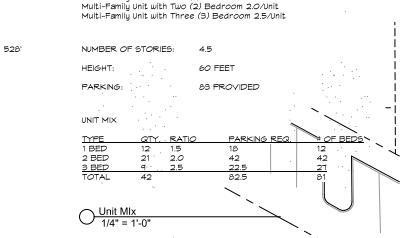
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HEIGHT: 60 FEET
PARKING: 85 PROVIDED

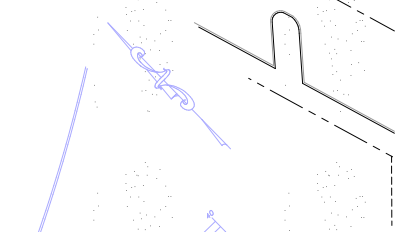
UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit Mix
1/4" = 1'-0"







Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-1340
Architects
EastStarDesign.com
TX Firm Registration
BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

KinoD
1261 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by -

A004

Scale As indicated

1/13/2022 7:34:43 AM

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 1				
SUBDIVISION	Harbor District Addition	Moton	LOT 1	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
ACREAGE	0.4542	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	101 Hubbard Dr LLC	☑ APPLICANT	KinoD LLC
CONTACT PERSON	DW Bobst	CONTACT PERSON	Louis Clark
ADDRESS	2701 Sunset Ridge Drive Ste 610	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Rockwall Texas 75032	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-553-5505	PHONE	855-546-6301
E-MAIL	DWBobs@trendhr.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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

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

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melinda Clark

MELINDA CLARK
Notary Public, State of Texas
Comm. Expires 09-26-2022
Notary ID 126071873

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Parcel 19938 Summer Lee Drive Rockwall Texas				
SUBDIVISION	Moton	LOT	3&4	BLOCK	11
GENERAL LOCATION	Summer Lee Drive Rock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
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	Culpepper /Spatex JV	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Gary Shultz	CONTACT PERSON	Louis Clark
ADDRESS	P O Box 190569	ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP	Dallas Texas 75219	CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	817-233-0478	PHONE	855-546-6301
E-MAIL	gshultz@diamond-a.com	E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY SHULTZ [*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 DEC 16, 21 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 16th *DAY OF* December, 20 21

OWNER'S SIGNATURE Gary Shultz manager

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THOMAS ABRAHAM
Notary Public, State of Texas
Comm. Expires 07-25-2025
Notary ID 11501644

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
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- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Moton Block 12, Lot 2,3,4				
SUBDIVISION	Harbor District Addition Moton	LOT	2,3,4	BLOCK	12
GENERAL LOCATION	Summer Lee Drive & Sunset RidgeRock Wall Texas				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Mixed USe	CURRENT USE	Mixed Use
PROPOSED ZONING	Residential Condos	PROPOSED USE	Residential Condos
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	Allen Anderson	☑ APPLICANT	KinoD LLC
CONTACT PERSON	Allen Anderson	CONTACT PERSON	Louis Clark
ADDRESS		ADDRESS	1281 W Green Oaks Blvd
CITY, STATE & ZIP		CITY, STATE & ZIP	Suite 117 Arlington Texas 76013
PHONE	214-538-2209	PHONE	855-546-6301
E-MAIL		E-MAIL	LCLARK@KINODLLC.COM

NOTARY VERIFICATION [REQUIRED]

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

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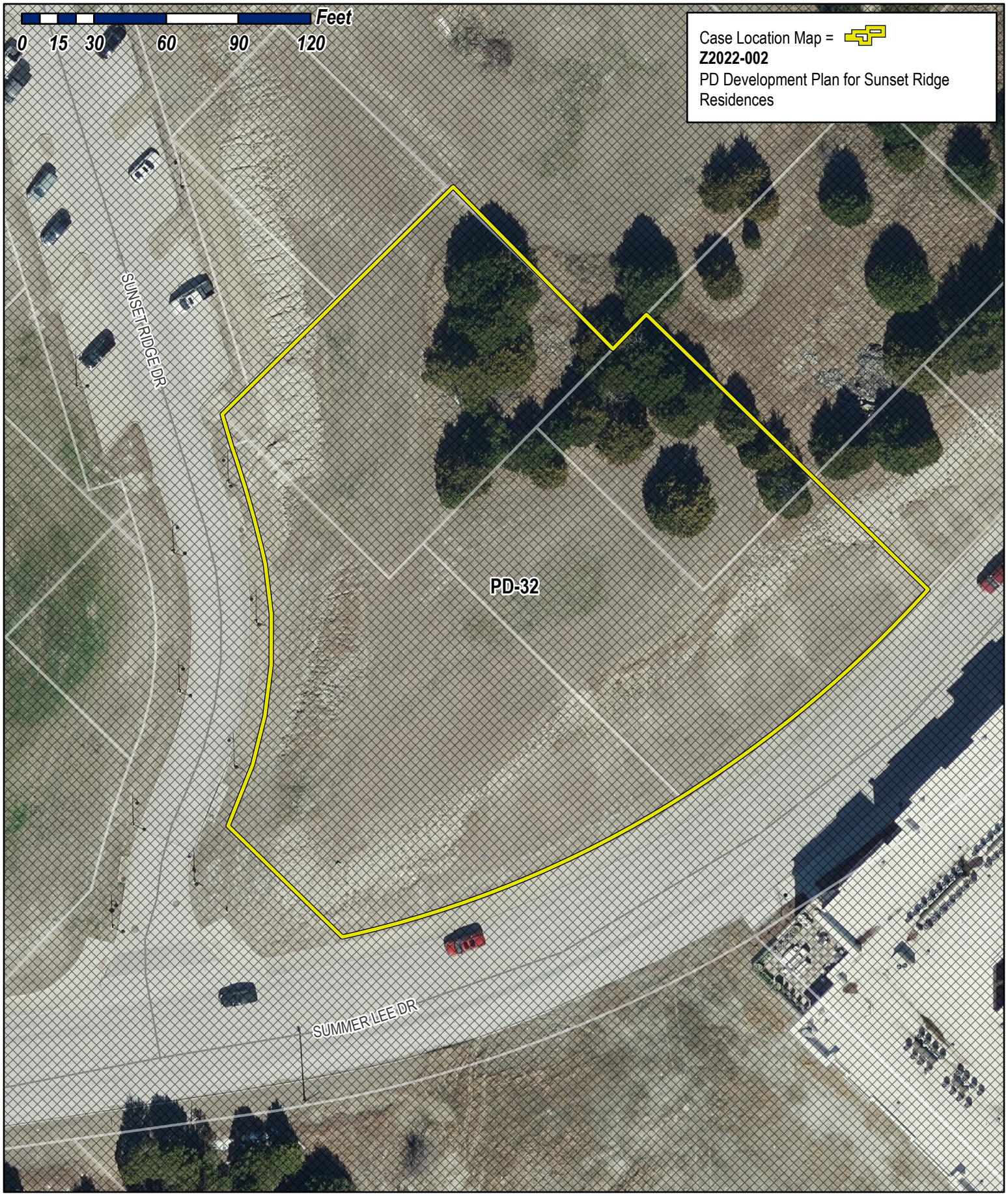
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* December 2021.

Christine Noel Brandy
My Commission Expires
12/03/2023
ID No. 130457290

OWNER'S SIGNATURE Allen Anderson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christine N. Brandy

MY COMMISSION EXPIRES 12/03/2023



City of Rockwall

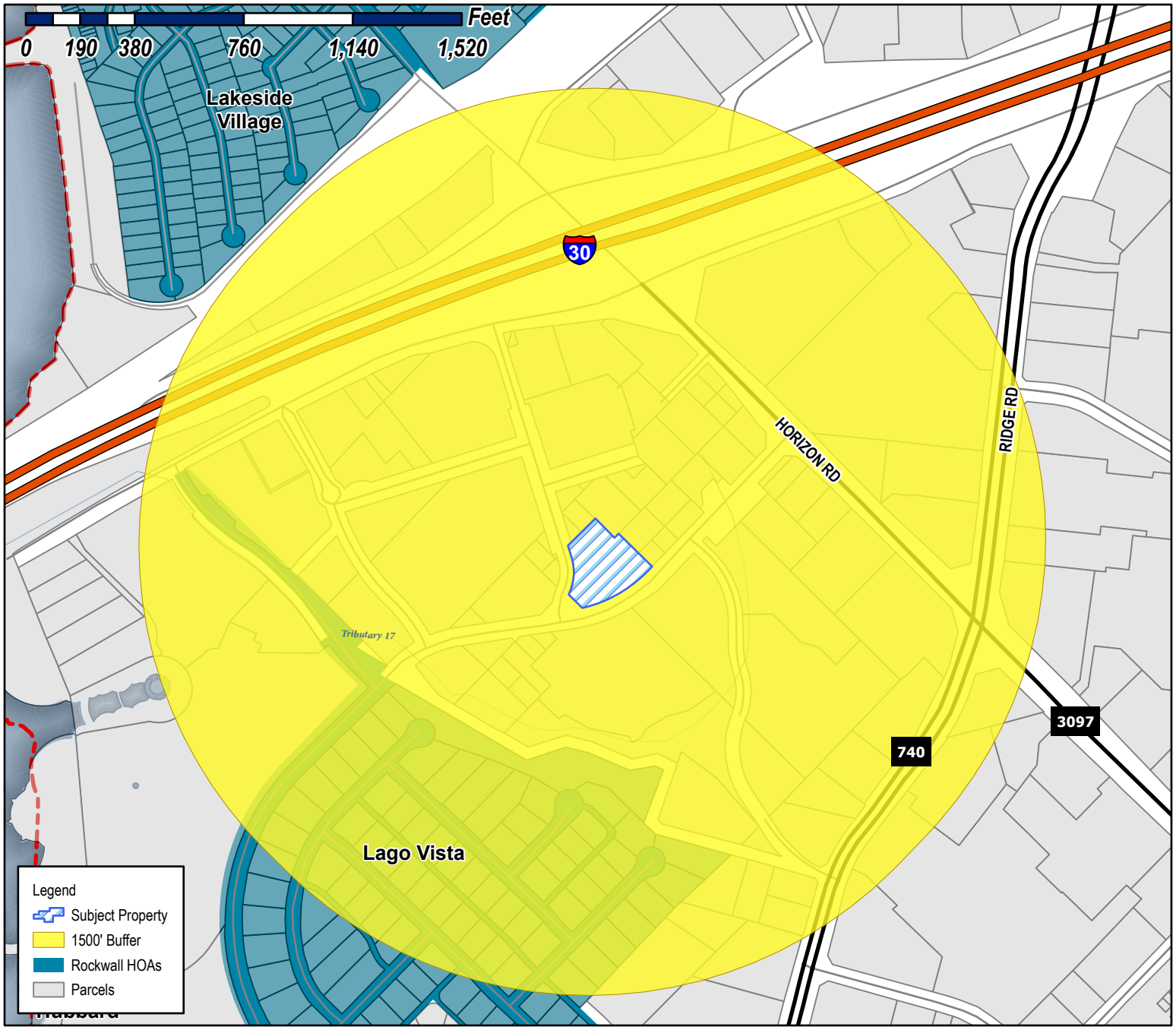
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-002]
Attachments: Public Notice (01.14.2022).pdf; HOA Map (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-002: PD Development Plan for Condominiums
Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

Thank you,

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

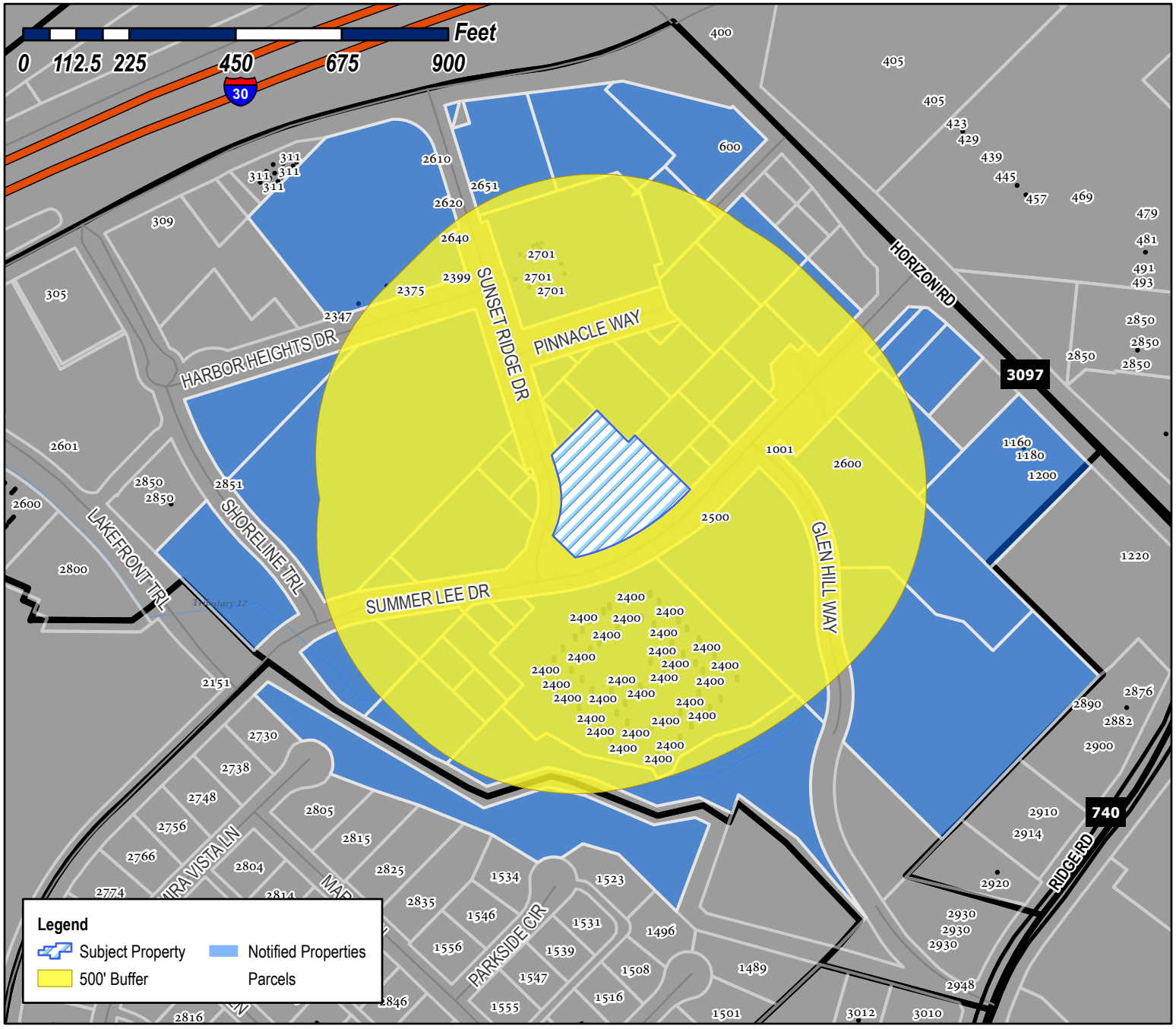
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

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

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Case Number: Z2022-002
Case Name: PD Development Plan for Sunset Ridge Residences
Case Type: Zoning
Zoning: PD-32
Case Address: Summer Lee Dr. & Sunset Ridge Dr.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD
STE 300
DALLAS, TX 75240

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

FIELDS EARNEST E
2400 109th Ave
OAKLAND, CA 94603

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

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

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

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS. TX 75232

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

ANDERSON ALLEN D ETUX
1208 S LAKESHORE DR
ROCKWALL, TX 75087

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

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

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

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

MHC ROCKWALL LLC
1468 KIMBROUGH RD
SUITE 103
GERMANTOWN, TN 38138

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE
SUITE 2001
DALLAS, TX 75206

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

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

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR
SUITE 610
ROCKWALL, TX 75032

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

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

HARBOR URBAN CENTER LLC
5339 ALPHA RD
SUITE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TX 75240

PUBLIC NOTICE

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

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

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

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit condominium and retail/office building on a 0.4542-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-002: PD Development Plan for Sunset Ridge Condominiums

Please place a check mark on the appropriate line below:

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

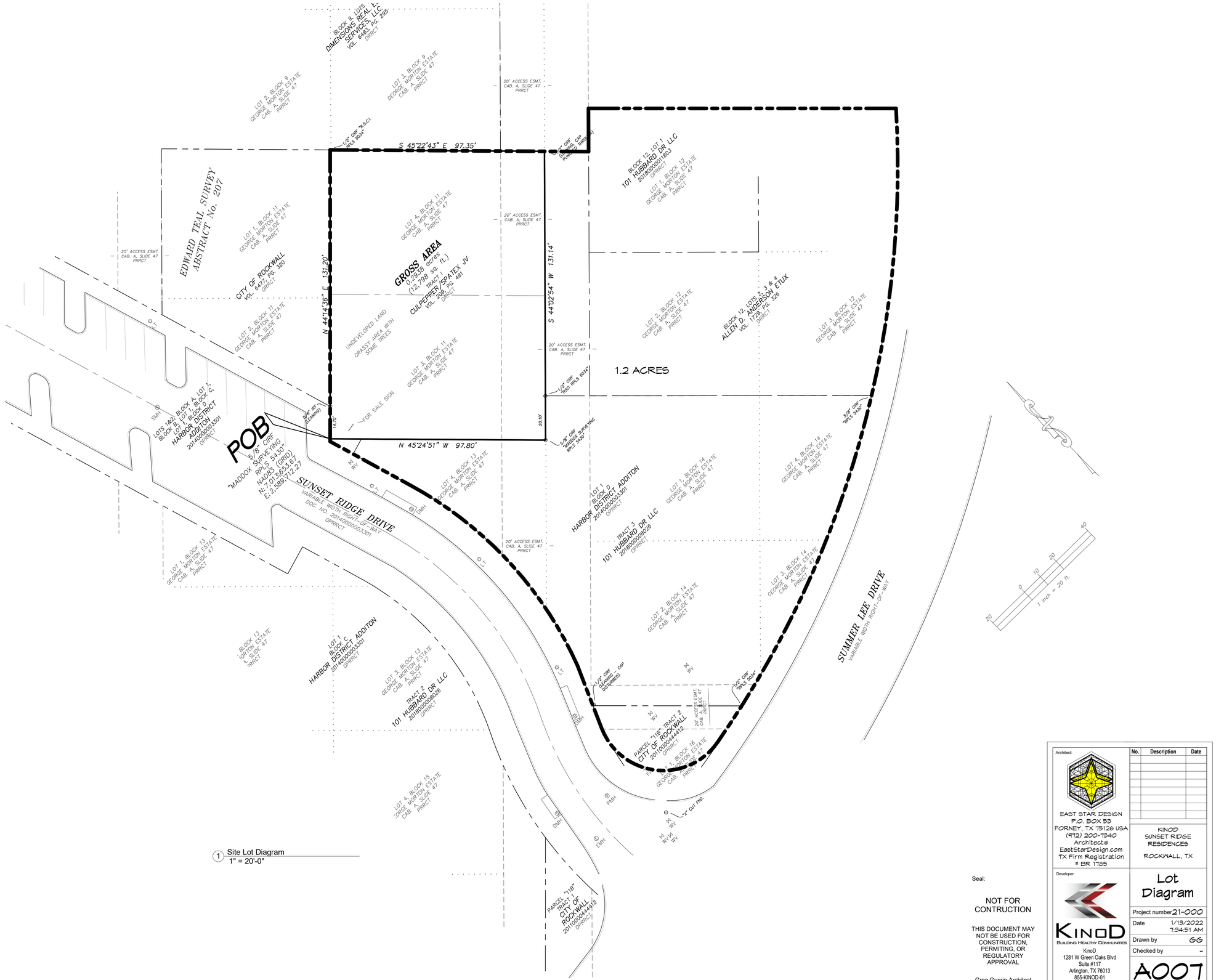
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



1 Site Lot Diagram
1" = 20'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

Greg Guerin Architect
TX License # 22011

Architect:
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126 USA
(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

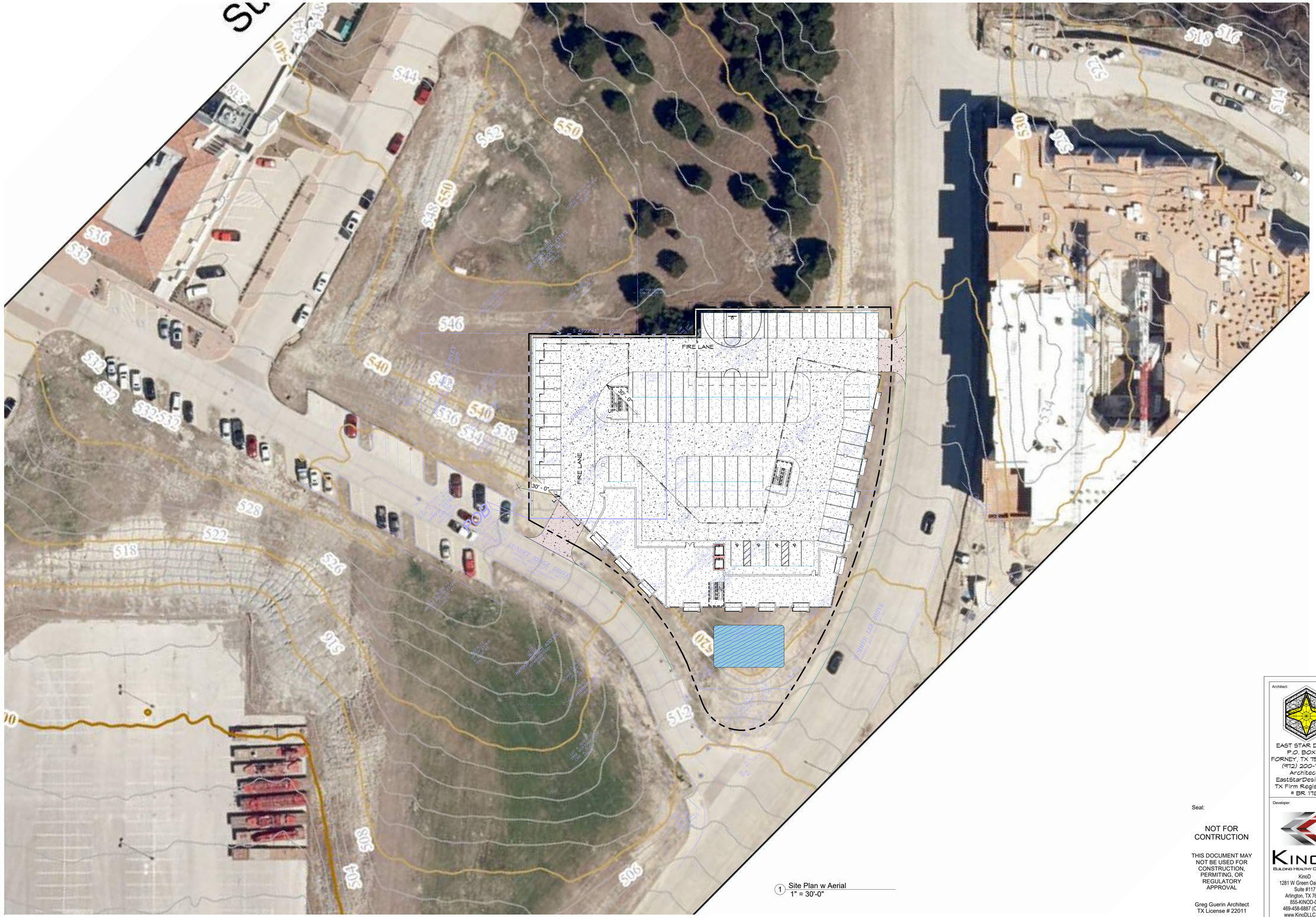
Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Lot Diagram

Project number	21-000
Date	1/13/2022 7:34:51 AM
Drawn by	GG
Checked by	-
	A007
Scale	1" = 20'-0"

1/13/2022 7:34:51 AM

Z:\Revit and CAD Project Working Files\2021\21007 KinoD\ Rockwall\ Summer Lee and Sunset Ridge\21007 KinoD Rockwall Summer Lee and Sunset Ridge 6.rvt



1 Site Plan w Aerial
1" = 30'-0"

DISCLAIMER: THIS IS A CONCEPT DESIGN SKETCH ONLY AND NOT FOR CONSTRUCTION. THE BUILDING AND SITE LAYOUT AND ALL DIMENSIONS NEED TO BE VERIFIED WITH THE CITY PLANNING DEPARTMENT AND PROPERTY OWNER .

Seal:

NOT FOR CONTRUCTION

THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITING, OR REGULATORY APPROVAL

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EastStarDesign.com
TX Firm Registration
= BR 1705

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

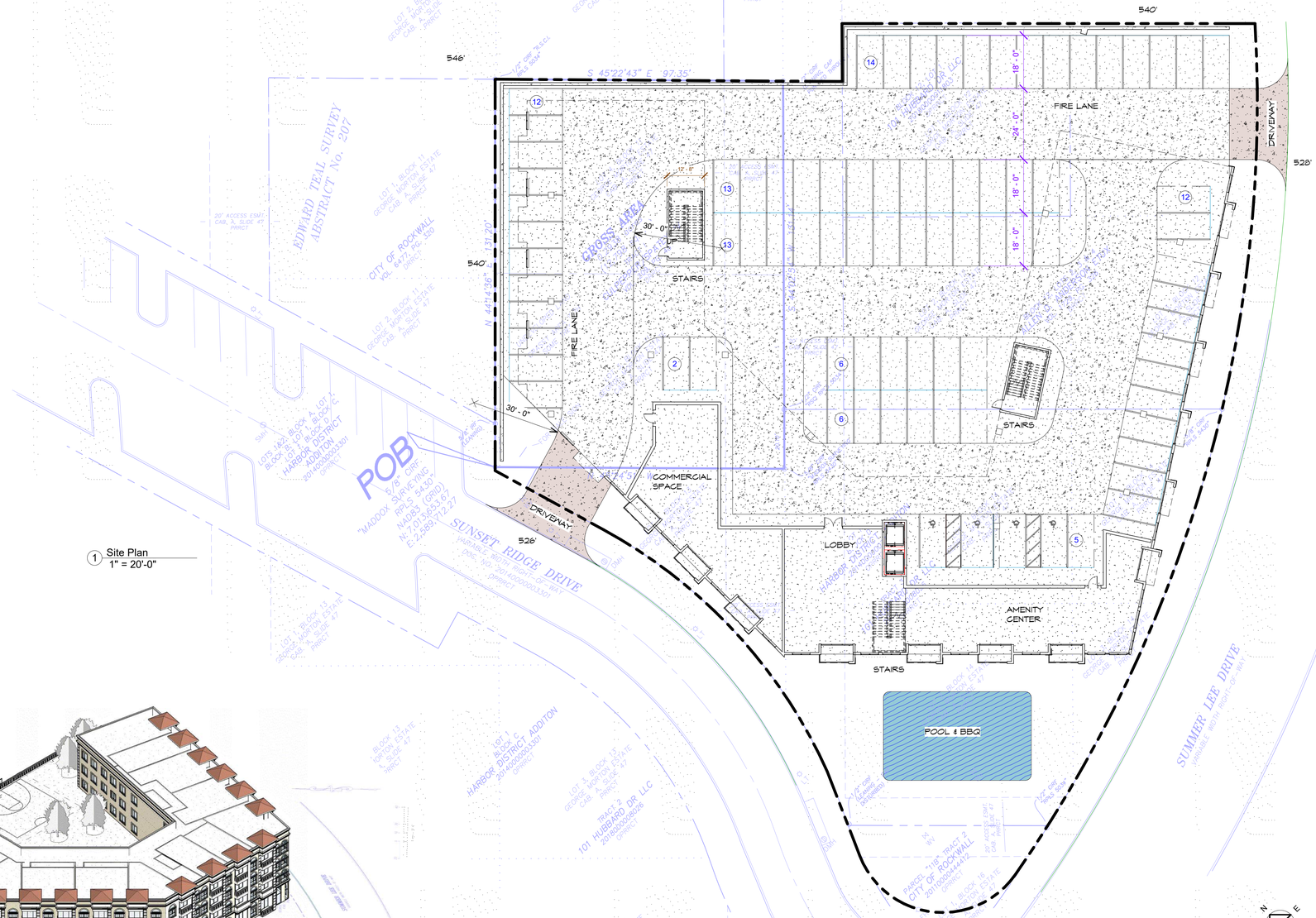
Site Plan w Aerial

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Checked by	–
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A005

1/13/2022 7:34:44 AM

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1 Site Plan
1" = 20'-0"



2 3D View 2

ZONING

PD-32
HILLSIDE MIXED USE SUB DISTRICT

PARKING

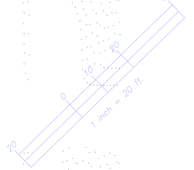
LAND USE MINIMUM PARKING REQUIRED
Multi-Family Unit with One (1) Bedroom 1.5/Unit
Multi-Family Unit with Two (2) Bedroom 2.0/Unit
Multi-Family Unit with Three (3) Bedroom 2.5/Unit

NUMBER OF STORIES:	4.5
HEIGHT:	60 FEET
PARKING:	83 PROVIDED

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"



Architect:
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Architect@EastStarDesign.com
TX Firm Registration # BR 1725

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KinoD
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Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Site Plan

Project number 21-000
Date 1/13/2022 7:34:43 AM
Drawn by GG
Checked by –

A004

Scale As indicated

Seal:

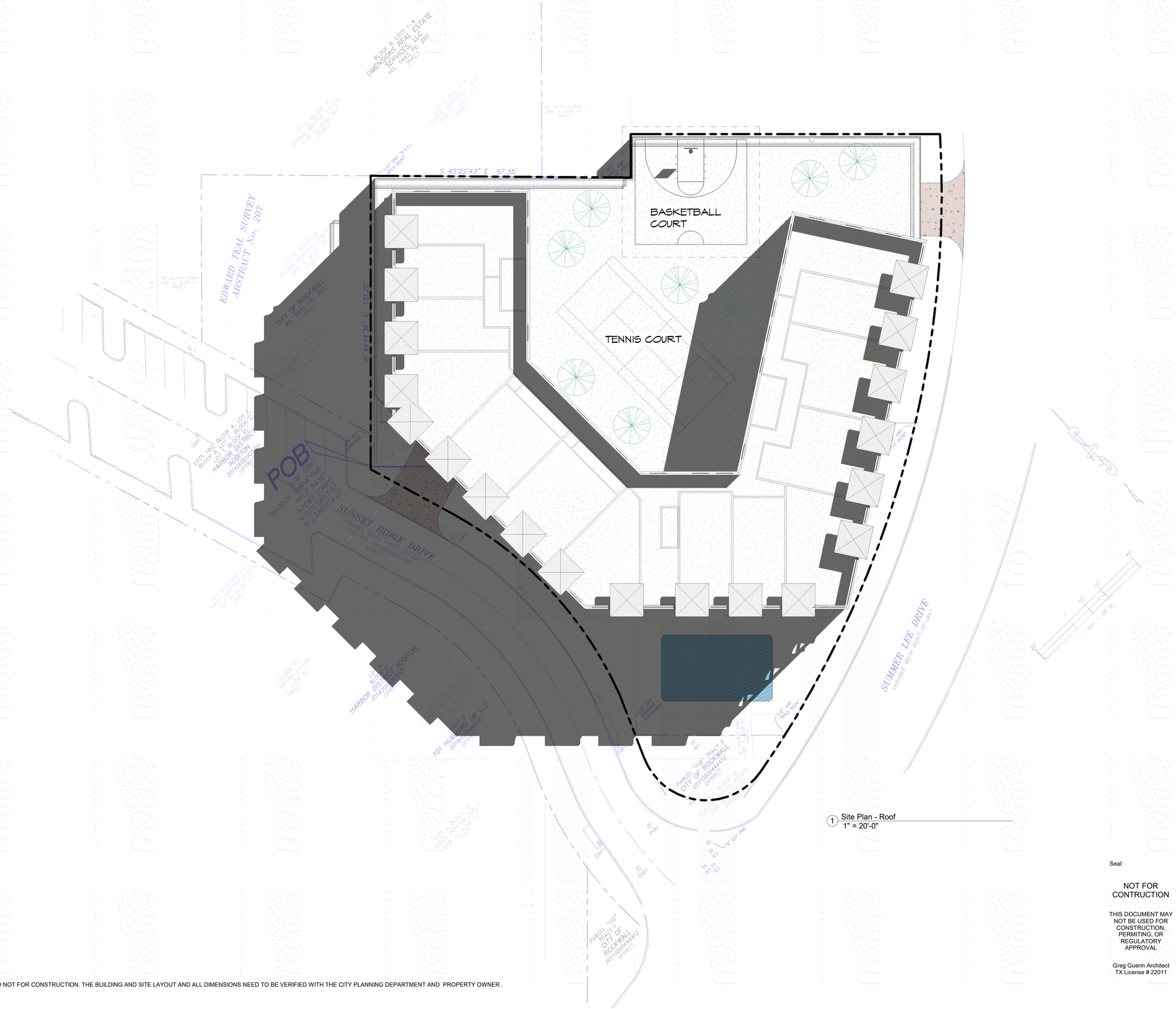
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Greg Guerin Architect
TX License # 22011

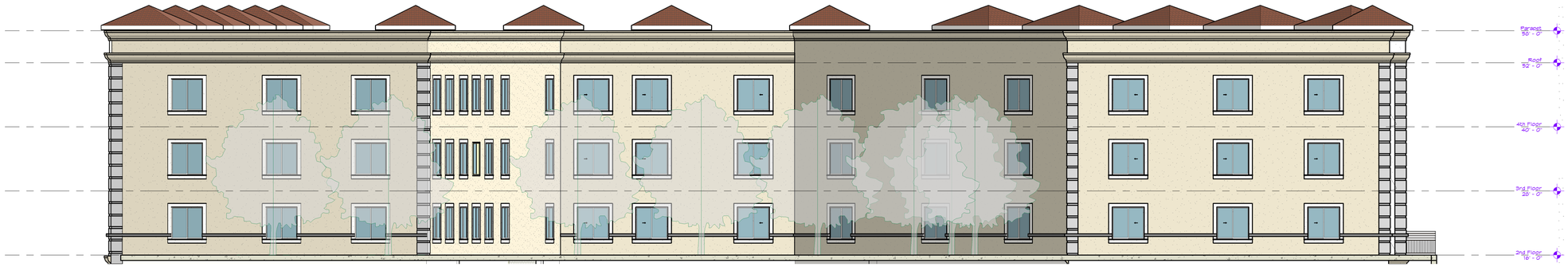
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Z:\Revit and CAD Project Working Files\2021\21007-KinoD Rockwall Summer Lee and Sunset Ridge\21007-KinoD Rockwall Summer Lee and Sunset Ridge_6.rvt
1/13/2022 7:34:43 AM


BASKETBALL COURT
TENNIS COURT
POB
S 45°22'43" E 97.35'
N 44°14'35" E 131.28'
EDWARD TEAL SURVEY
ABSTRACT No. 207
SUNSET RIDGE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
SUMMER LEE DRIVE
VARIABLE WIDTH RIGHT-OF-WAY
CITY OF ROCKWALL
VOL. 6477, PG. 320
DEED REC.
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A, LOT 1, BLOCK B, LOT 1, BLOCK D, LOT 1, BLOCK E
HARBOR DISTRICT ADDITION
20140200004444
OFFICIAL PUBLIC RECORDS
101 HUBBARD DR LLC
20180000004226
OFFICIAL PUBLIC RECORDS
PARCEL "119", TRACT 2
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
PARCEL "119"
TRACT 1
CITY OF ROCKWALL
20170000044412
OFFICIAL PUBLIC RECORDS
BLOCK 9, LOTS 1-4
DIMENSIONS REAL ESTATE SERVICES, LLC
VOL. 6483, PG. 328
DEED REC.
"MADDOX SURVEYING"
RPLS 5400
NAD83 (GRID)
N: 7,013,655.67
E: 2,589,712.27
"SUNSET RIDGE"
RPLS 6540
NAD83 (GRID)
N: 7,013,652.61



1 South
3/32" = 1'-0"



2 North
3/32" = 1'-0"

Seal:

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Architect@EastStarDesign.com
TX Firm Registration # BR 17125

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

Elevations

Project number 21-000
Date 1/13/2022 7:35:05 AM
Drawn by GG
Checked by –

A201

Scale 3/32" = 1'-0"

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1/13/2022 7:35:05 AM



1 West
3/32" = 1'-0"



2 East
3/32" = 1'-0"

Seal:

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469-458-6887 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES

ROCKWALL, TX

Elevations

Project number 21-000
Date 1/13/2022 7:35:15 AM
Drawn by GG
Checked by –

A202

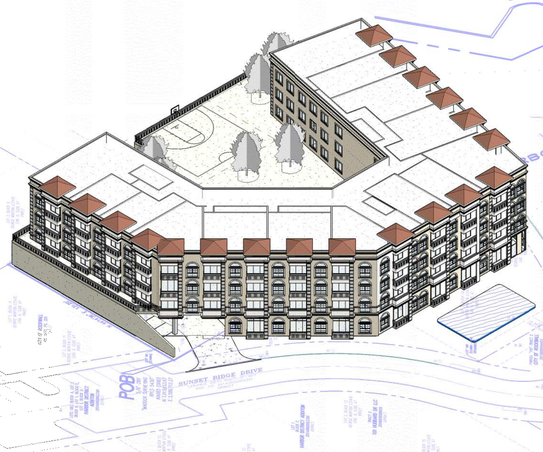
Scale 3/32" = 1'-0"

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1/13/2022 7:35:15 AM



1 3D View 1



2 3D View 3



3 3D View 5

Seal:

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Architect@
EastStarDesign.com
TX Firm Registration
BR 1705

Developer:
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Building Healthy Communities
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www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE
RESIDENCES

ROCKWALL, TX

3D Views

Project number 21-000
Date 1/13/2022 7:34:39 AM
Drawn by GG
Checked by –

A003

Scale

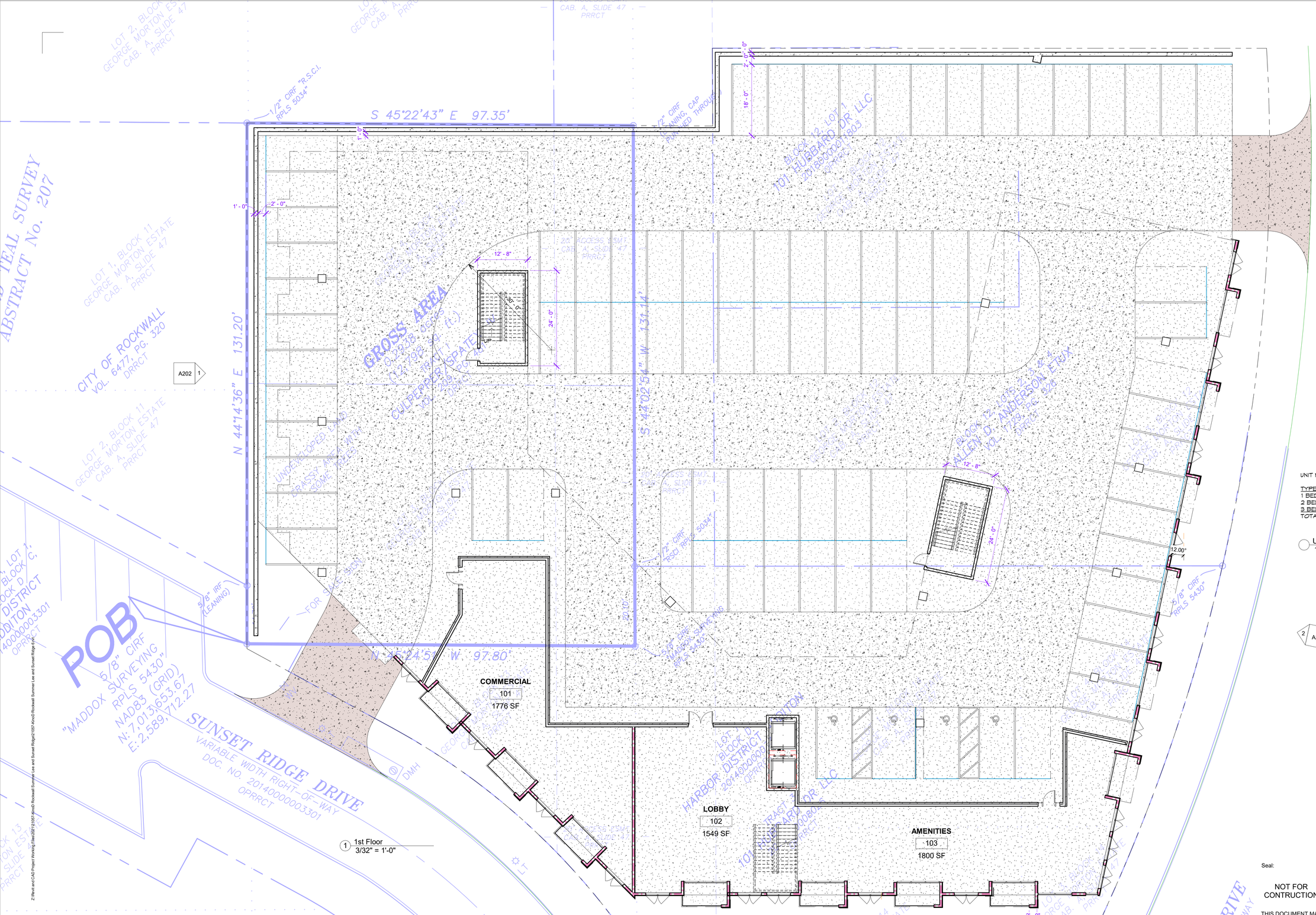
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1/13/2022 7:34:39 AM


Sunset Ridge Dr. and Summer Lee Dr.
Rockwall, TX
01-19-22
EAST STAR
DESIGN
KINOD



UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

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Seal:

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(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration = BR 1785

Developer:
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Building Healthy Communities
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6867 (Office)
www.KinoDLLC.com

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

1st Floor Plan

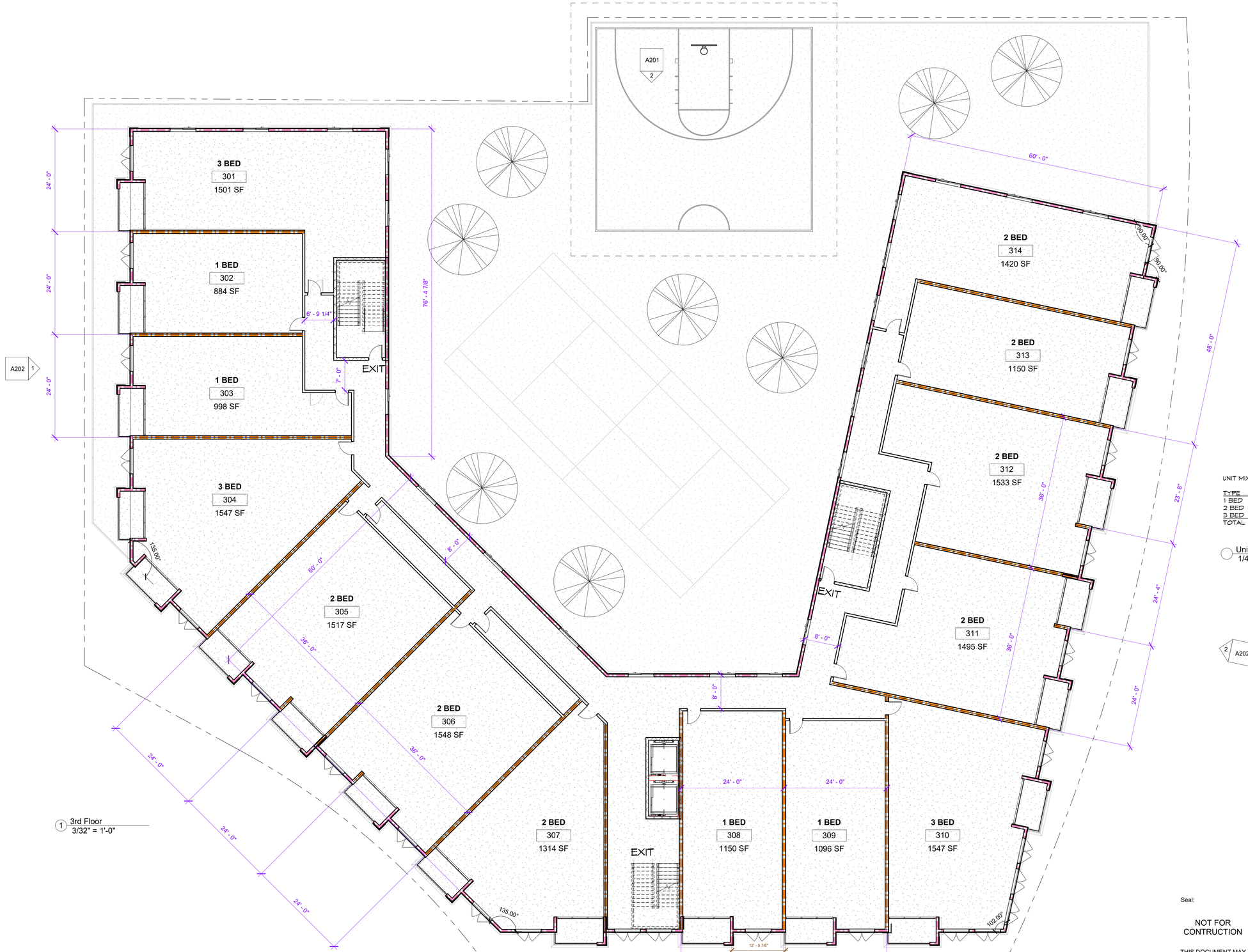
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Date 1/13/2022 7:34:53 AM
Drawn by GG
Checked by -

A101

Scale As indicated

1/13/2022 7:34:53 AM

Z:\Revit and CAD Project Working Files\2021\21005 KinoD Rockwall Summer Lee and Sunset Ridge\21005 KinoD Rockwall Summer Lee and Sunset Ridge.rvt



1 3rd Floor
3/32" = 1'-0"

UNIT MIX

TYPE	QTY.	RATIO	PARKING REQ.	# OF BEDS
1 BED	12	1.5	18	12
2 BED	21	2.0	42	42
3 BED	9	2.5	22.5	27
TOTAL	42		82.5	81

Unit MIx
1/4" = 1'-0"

Seal:

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(972) 200-7340
Architect@EastStarDesign.com
TX Firm Registration # BR 1785

No.	Description	Date

KINOD
SUNSET RIDGE RESIDENCES
ROCKWALL, TX

Developer:
KINOD
BUILDING HEALTHY COMMUNITIES
KinoD
1281 W Green Oaks Blvd
Suite #117
Arlington, TX 76013
855-KINOD-01
469-458-6887 (Office)
www.KinoDLLC.com

3rd Floor Plan

Project number 21-000
Date 1/13/2022 7:34:56 AM
Drawn by GG
Checked by –

A103

Scale As indicated

1/13/2022 7:34:56 AM

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1/13/2022 7:34:56 AM

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Louis Clark of KinoD, LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict*, on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor Addition and Lots 3, & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

DRAFT 04-25-2022

the *Conceptual Building Elevations*, 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*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed condominium building shall not contain more than 42 urban residential units.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

(6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

SECTION 5. 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 6. 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 7. 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*

DRAFT ORDINANCE 04.25.2022

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF FEBRUARY, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *January 18, 2022*

2nd Reading: *February 7, 2022*

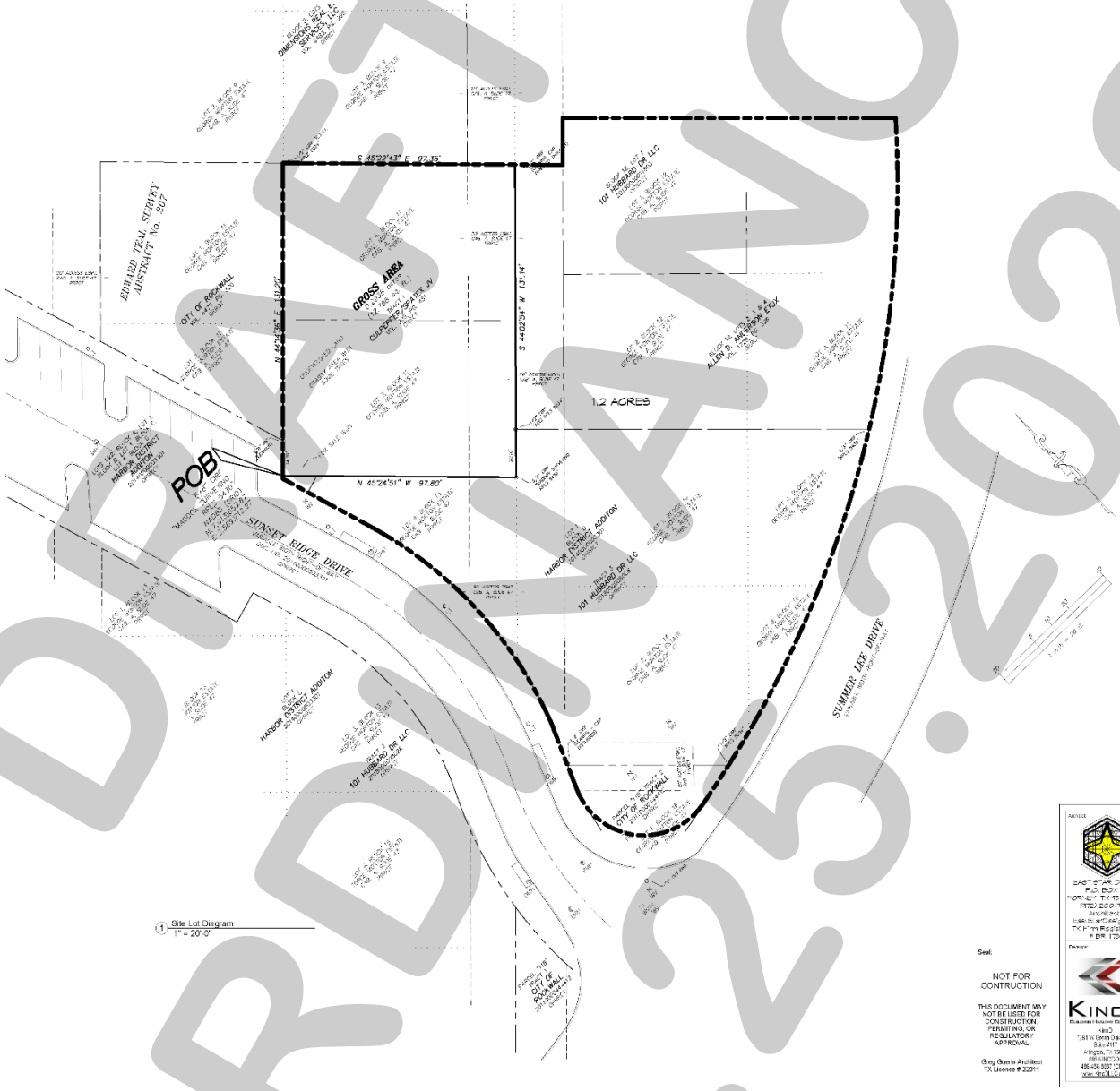
DRAFT ORDINANCE 01.25.2022

Exhibit 'A':
Legal Description and Location Map

LEGAL DESCRIPTION

DRAFT
ORDINANCE
01.25.2022

Exhibit 'A':
Legal Description and Location Map



No.	Description	Date

EAST STAR DESIGN
P.O. BOX 53
HORNLEY, TX 79126 USA
(972) 200-1542
Email@e
Lic. # or Registration
TX Firm Registration
BR 1706

KINOD
SUNSET RIDGE
RESIDENCES
ROCKWALL, TX

Lot Diagram

Project number 21-000
Date 1/13/2022 1:34:51 PM
Drawn by GG
Checked by -

A007

Scale 1" = 20'-0"

Seal:

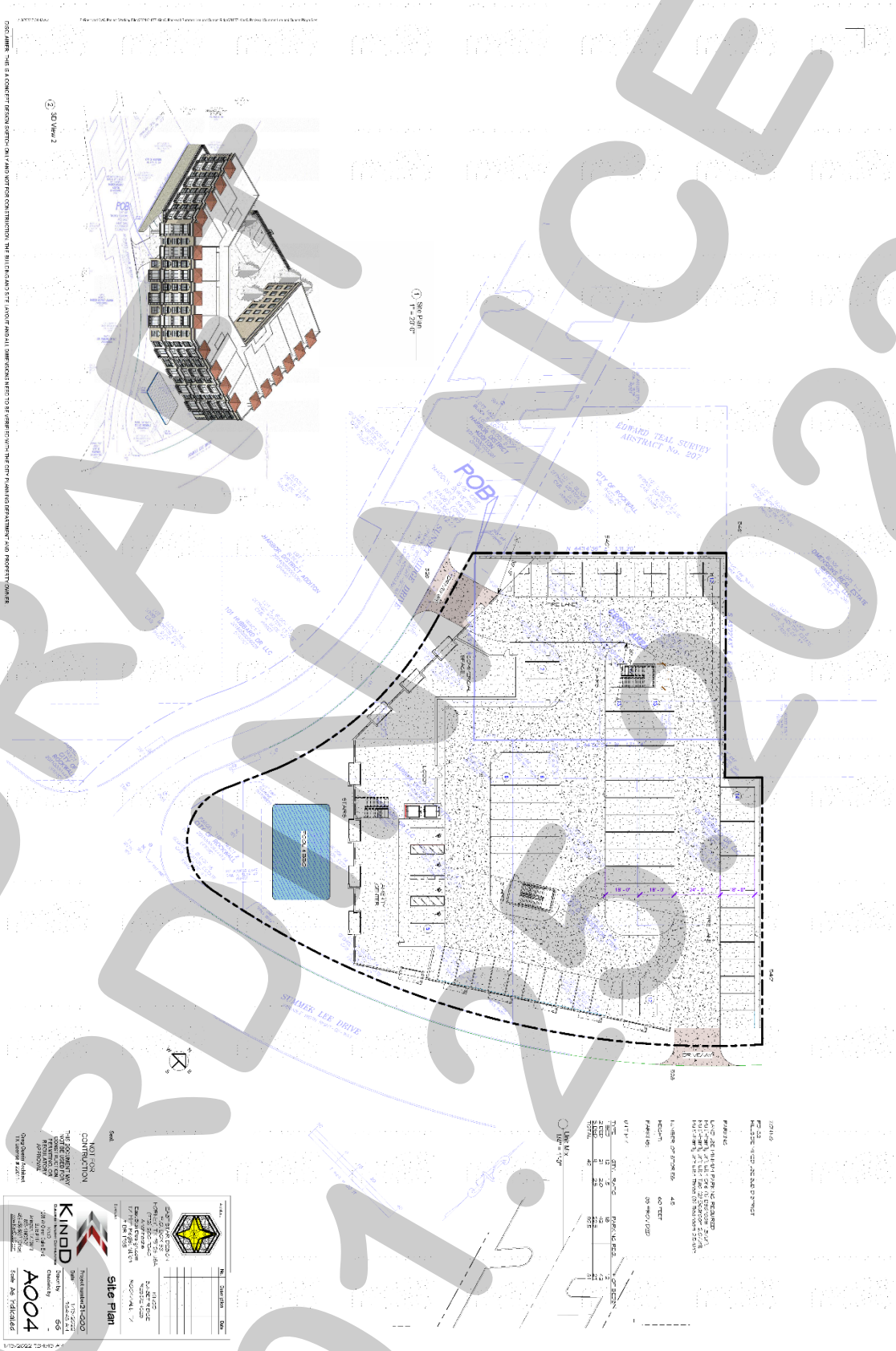
NOT FOR CONTRUCTION

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Greg Guerin Architect
TX. License # 22011

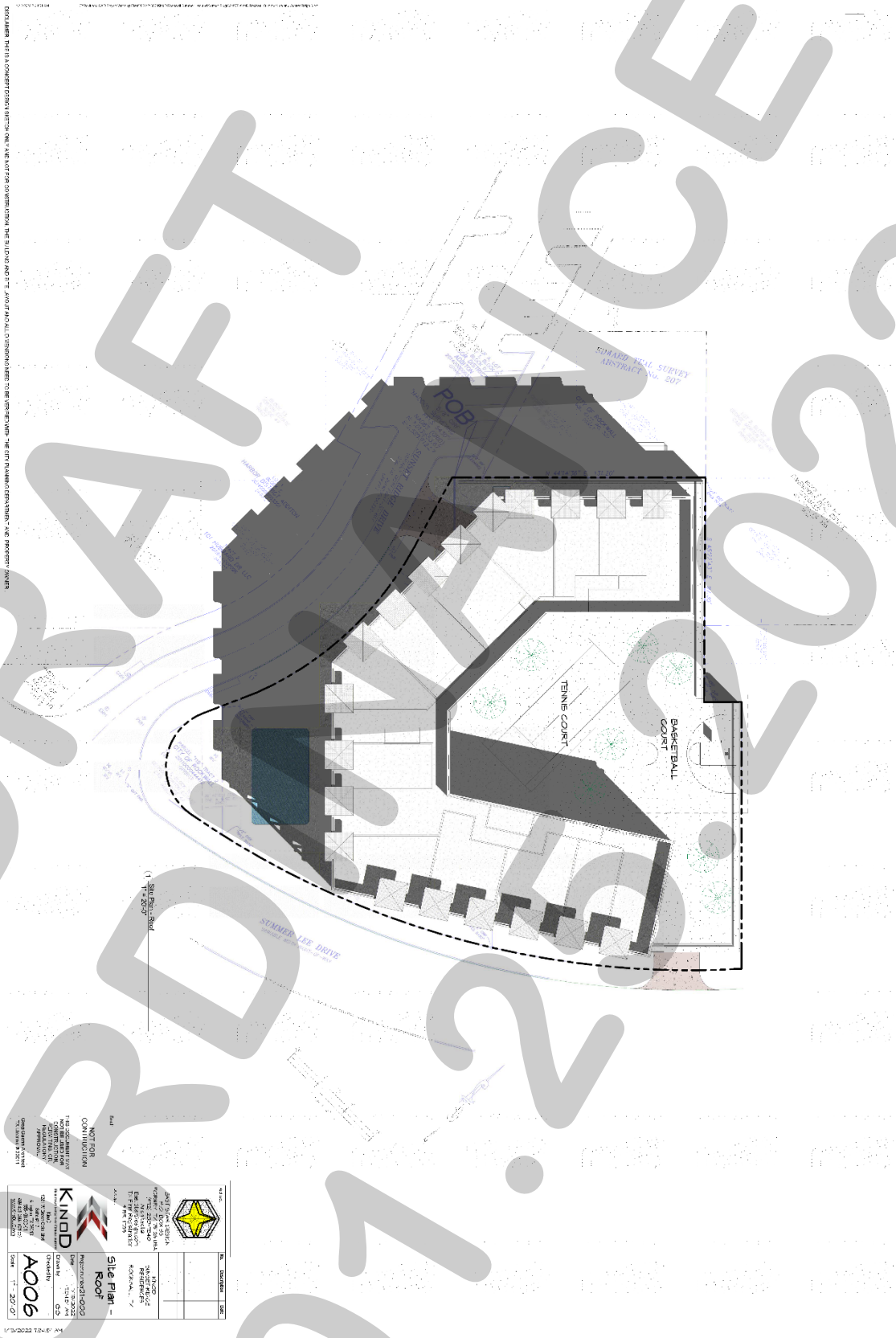
DRAFT ORDINANCE 01.25.2022

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
01.25.2022

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
01.25.2022

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 01.25.2022

Exhibit 'C':
Conceptual Building Elevations



DRAFT ORDINANCE 01.25.2022

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-003	CASE MANAGER:	Ryan Miller
PROJECT NAME:	SUP for a Restaurant with Drive-Through or Drive-In	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	165 E QUAIL RUN RD	CASE MANAGER EMAIL:	rmiller@rockwall.com

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-003; Specific Use Permit (SUP) for Restaurant with Drive-Through or Drive-In
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 a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In to construct two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and generally located at the northeast corner of the intersection of E. Quail Run Road and N. 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.
M.3 For reference, include the case number (Z2022-003) in the lower right-hand corner of all pages on future submittals.
I.4 According to Planned Development District 70 (PD-70) [Ordinance No. 19-41] the Subject Property shall be subject to the requirements and land uses permitted in the General Retail (GR) District. The Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) states that the Restaurant with Less Than 2,000 SF with Drive Through or Drive-In land use requires a Specific Use Permit (SUP) in a General Retail (GR) District. In addition, the Conditional Land Use Standards contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) stipulate the following conditions for this land use:

(1) Drive-through lanes shall not have access to a local residential street.
(2) Additional landscape screening shall be installed adjacent to the drive-through lanes to impair visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

In this case, the request appears to conform to all the Conditional Land Use Standards for the proposed land use.

I.5 According to Subsection 01.06, Residential Adjacency Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), a Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In that is adjacent to a residential district shall be required to meet the Residential Adjacency Standards. In this case, the request appears to conform to all of the Residential Adjacency Standards.

M.6 Please make the following changes to the Concept Plan:

(1) Indicate the required Open Space Amenity area as approved and required by Case No. Z2021-048.
(2) Indicate the outdoor seating areas proposed for the development and as approved by Case No. Z2021-048.
(3) Under the Site Data Table fix the square footage of Building 'B' from "10,00 SF" to "10,000 SF".

M.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Concept Plan as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
(2) The development of the Subject Property shall conform to the landscape screening as depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

M.8 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.10 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - Fire lane radii must be 20' Minimum. If the building is 30' or taller, the radius increases to 30' on the curves.
M - Label driveway spacing.
M - Are you building this now? If not label as future.

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

Roadway Paving Items:
- Driveway to be concrete.
- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
- All parking 20'x9'.
- TIA required including City review fees.
- Quail Run pro-rata = $40,520.65

Water and Wastewater Items:
- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

Drainage Items:
- Detention is required.
- Manning's C-value is per zoning type.

- Must have a flood study if you touch the floodplain. Review fees apply. Paving to be 1' above the floodplain elevation, building to be 2' above.
-Establish Erosion Hazard Setback and drainage easements.
- No vertical walls allowed in detention.
- Dumpster to drain to oil/water separator and then to the storm lines.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Needs Review

01/19/2022: Inside fire lane radii must be 20' Minimum. If the building is 30' or taller, the radius increases to 30'.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

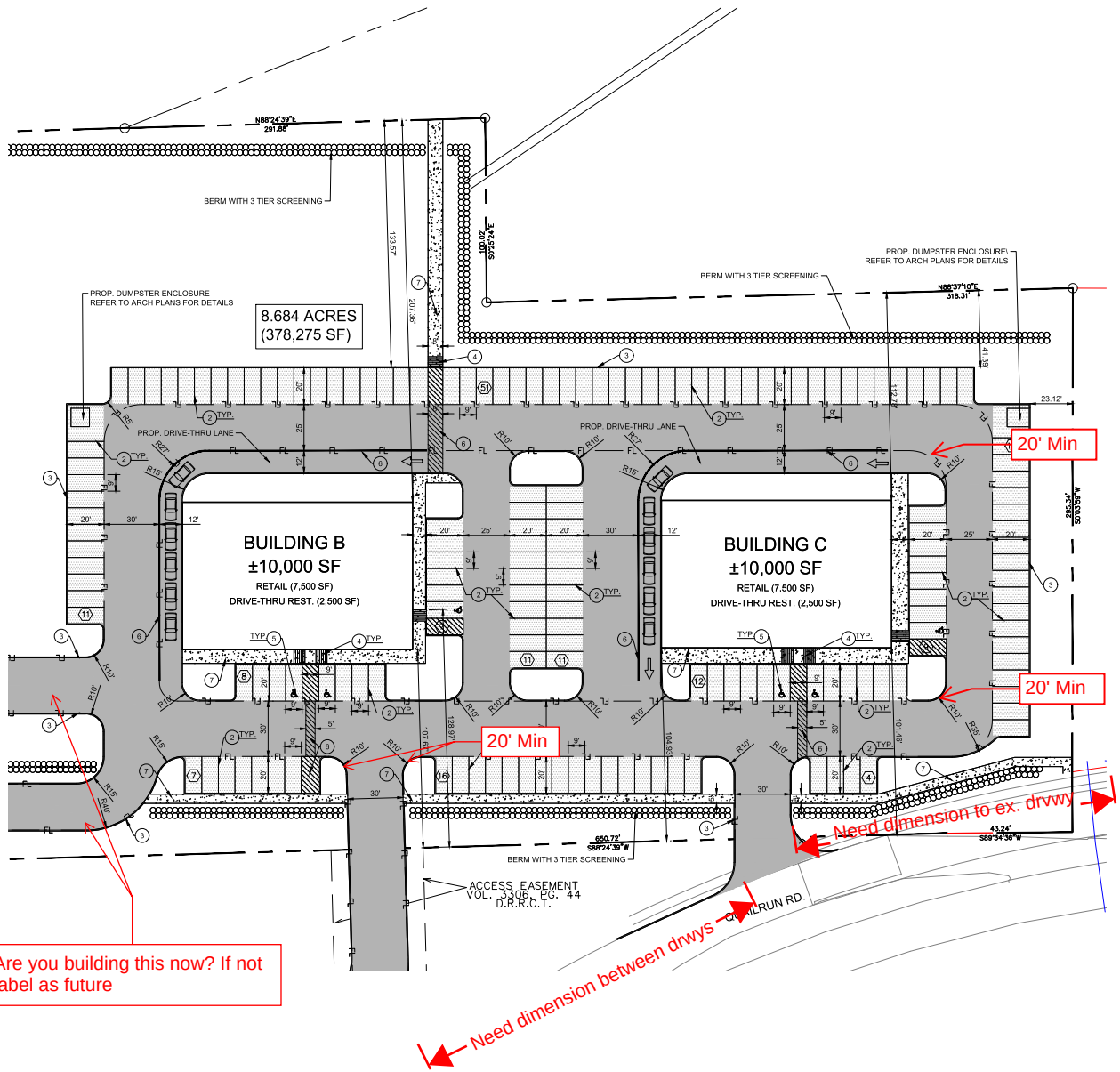
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments



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

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- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

SITE AREA
ZONING
PROPOSED USE
BUILDING SIZE
LOT COVERAGE
FLOOR TO AREA RA
BUILDING HEIGHT

NOTES:
1. A SEPARATE SIGNAGE
OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT
DESIGNED BY AN ENGIN
TEXAS.
3. ALL WALLS MUST BE R
SHALL BE SMOOTH CO
4. NO TREES SHALL BE PL
ENCASED PUBLIC UTILI
5. SOD MUST BE LAID WIT
BEFORE ACCEPTANCE

CLAYMOORE ENGINEERING
TEXAS REGISTRATION #14199
PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM
1903 CENTRAL DR, SUITE #406
BEDFORD, TEXAS 76021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: DREW DONOSKY
P.E. No. 125651 Date: 1/13/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/13/2022

SHEET
SP-1

File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 1/13/2022 1:32 PM
PLOT SCALE: 1:1 (ARCH D)
LAST SAVED: 1/13/2022 1:32 PM
P:\2020\2020-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	not yet assigned*		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	NEC E Quail Run Road and 205		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-70	CURRENT USE	Undeveloped land
PROPOSED ZONING	PD-70	PROPOSED USE	Commercial (Retail)
ACREAGE	8.684 AC	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☐ OWNER		☒ APPLICANT	DuWest Realty, LLC
CONTACT PERSON		CONTACT PERSON	Bowen Hendrix
ADDRESS		ADDRESS	4403 North Central Expressway
			Suite 200
CITY, STATE & ZIP		CITY, STATE & ZIP	Dallas, TX 75025
PHONE		PHONE	(214) 918-1804
E-MAIL		E-MAIL	bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 330.25 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* January *20*22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

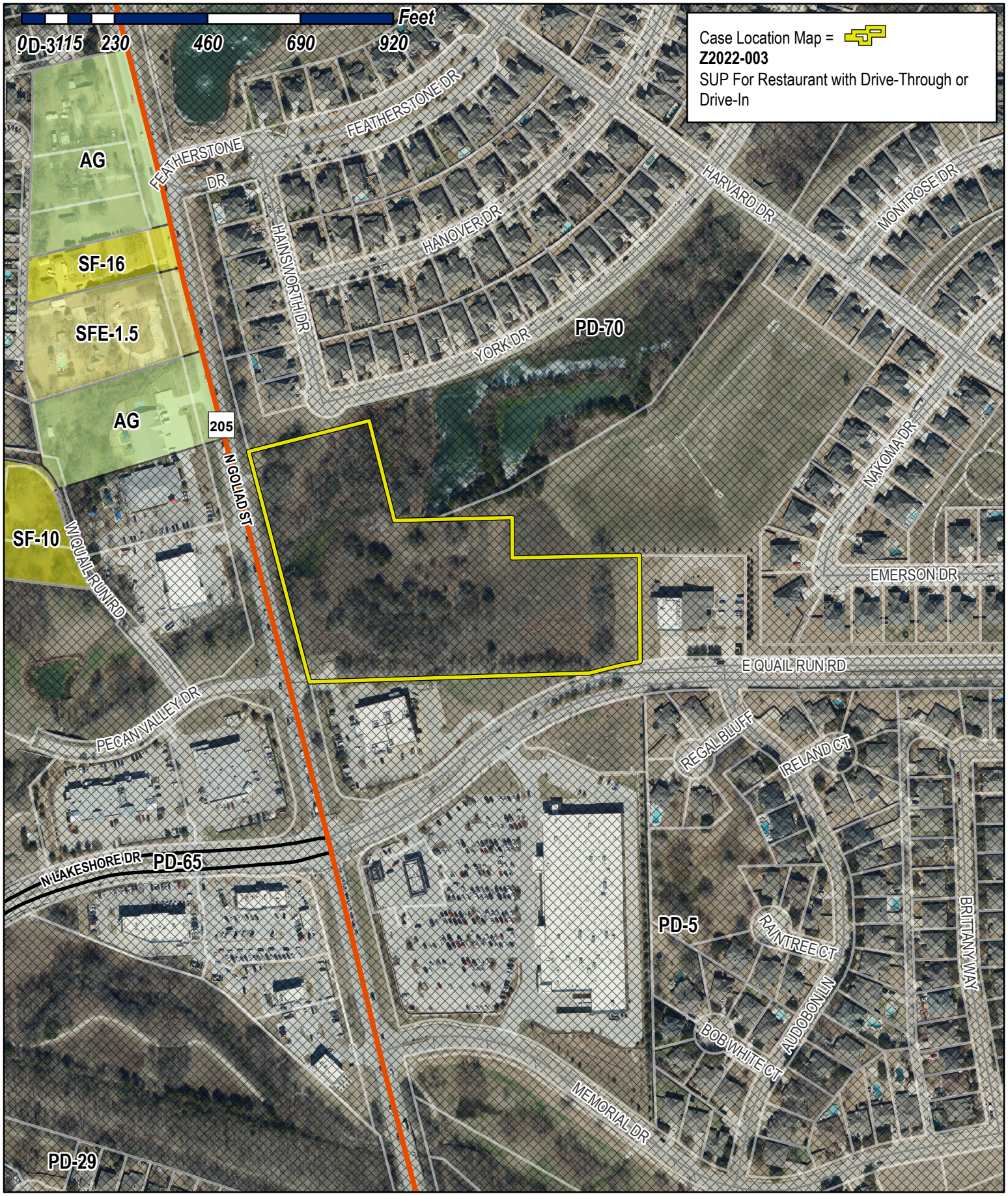
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* January *20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Lisa Caldwell

LISA DIANE CALDWELL
Notary ID #742049
My Commission Expires
May 26, 2025

MY COMMISSION EXPIRES



City of Rockwall

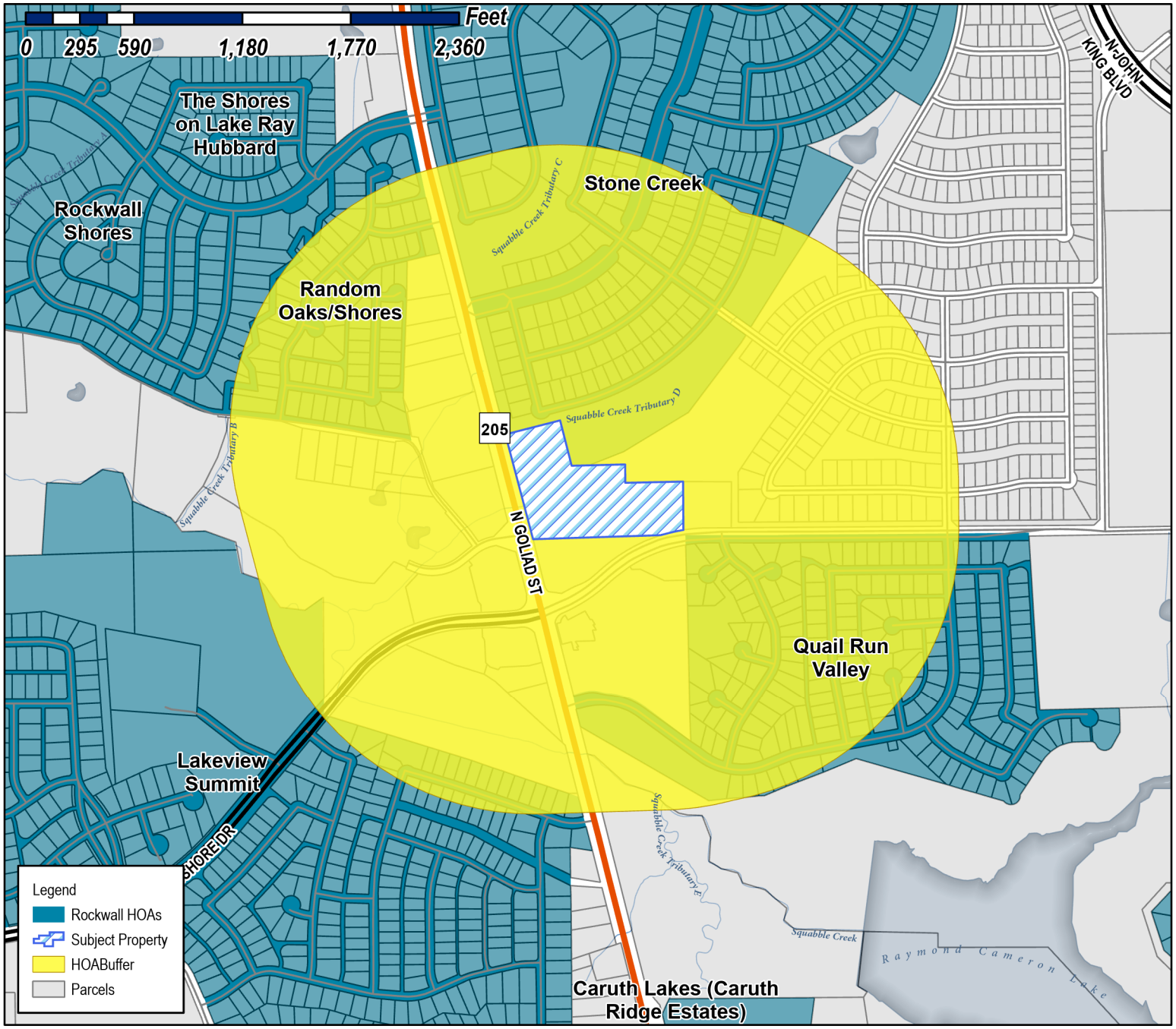
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

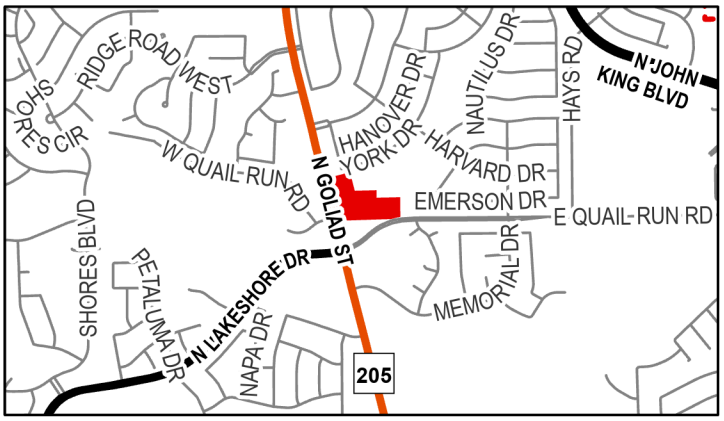
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Case Number: Z2022-003
Case Name: SUP for Restaurant with Drive-Through or Drive-In
Case Type: Zoning
Zoning: PD-70
Case Address: NE Corner E Quail Run Rd. and SH 205

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:02 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-003]
Attachments: PON Map (01.14.2022).pdf; HOA Map (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-003: SUP for Restaurant with Drive-Through or Drive-In
Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a *Specific Use Permit (SUP)* for a *Restaurant with Less Than 2,000 SF with Drive Through or Drive-In* to construct two (2) restaurants on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

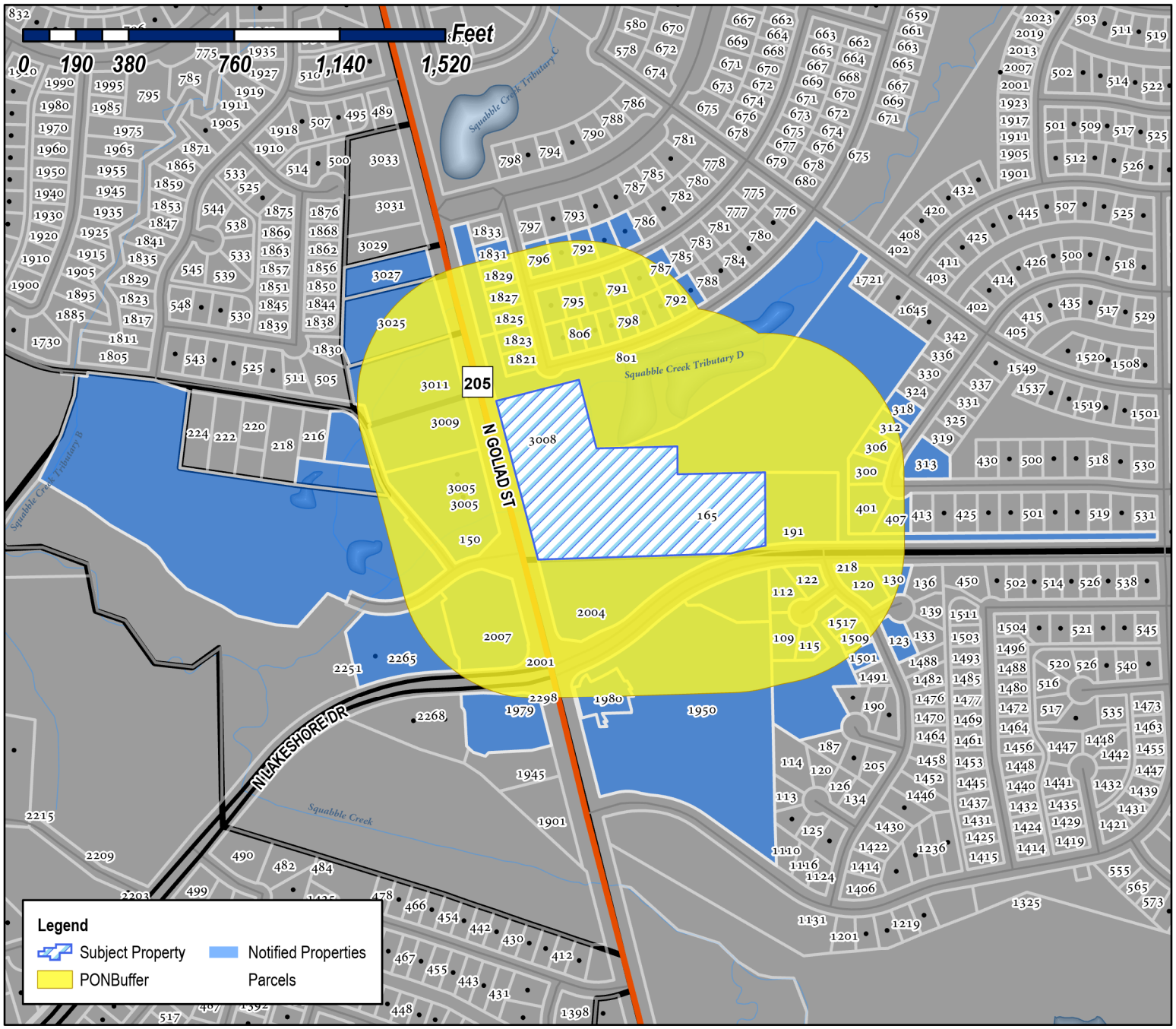
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

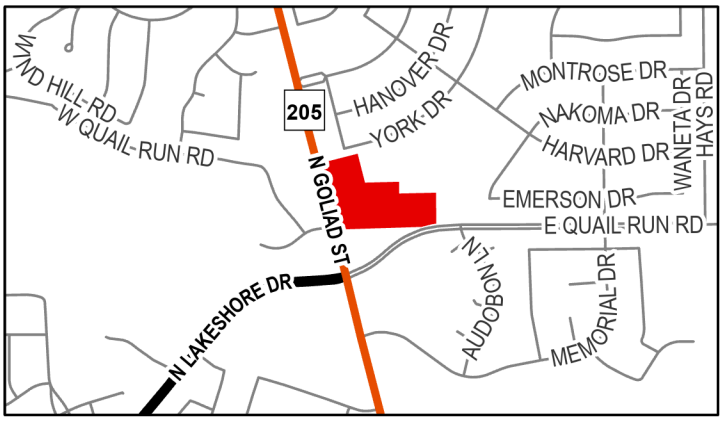
Planning & Zoning Department
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Case Name: SUP for Restaurant with Drive-Through or Drive-In
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Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON
122 REGAL BLUFF
ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E
778 HANOVER DRIVE
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-SALVADOR
796 HANOVER DR
ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC
C/O ASSURED MGT INC
2500 LEGACY DR
STE 220

HENRY JUSTIN WILLIAM AND MARIA
794 HANOVER DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

DAVISON CHARLES DAVID AND NANCY JOAN
792 HANOVER DR
ROCKWALL, TX 75087

HOWLETT NEVA RAE
115 REGAL BLUFF
ROCKWALL, TX 75087

SCOTT MARK ALAN SR &
DOREEN
130 IRELAND CT
ROCKWALL, TX 75087

HELMER KALENA
1501 AUDOBON LN
ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P
120 IRELAND CT
ROCKWALL, TX 75087

MILLER MATHEL JR
1825 HAINSWORTH DRIVE
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE
SUITE 801
THE WOODLANDS, TX 77380

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

FUNK AUDRA JOY
1509 AUDOBON LN
ROCKWALL, TX 75087

HARRIS PATRICIA A
1517 AUDOBON LN
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM
123 IRELAND COURT
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC
6000 UNIVERSITY AVE
STE 350
WEST DES MOINES, IA 50266

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN LEGAL DEPT.
3150 HORIZON RD
ROCKWALL. TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A
797 HANOVER DRIVE
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R
795 HANOVER DRIVE
ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY
793 HANOVER DR
ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST
MICHAEL H & ELAINE W ALBRITTON TRUSTEES
791 HANOVER DRIVE
ROCKWALL. TX 75087

HOOVER THOMAS E AND CHELSEA L
789 HANOVER DRIVE
ROCKWALL, TX 75087

LAND GEOFFREY ALLISON & ERNANI MAXINE
787 HANOVER DR
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER
796 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE
798 YORK DR
ROCKWALL, TX 75087

CRANDALL BRANT
804 YORK DRIVE
ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL
802 YORK DRIVE
ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE
792 YORK DR
ROCKWALL, TX 75087

NUTTER GREG AND KRISTIN LARSON-NUTTER
794 YORK DRIVE
ROCKWALL, TX 75087

KELLY TIMOTHY
790 YORK DRIVE
ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE
SUITE 230

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J
109 REGAL BLF
ROCKWALL, TX 75087

MCMILLAN GARY AND SANDI
112 REGAL BLUFF
ROCKWALL, TX 75087

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

TYSON STEPHANIE AND CARY
401 EMERSON DRIVE
ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE
312 NAKOMA DRIVE
ROCKWALL, TX 75087

CARLSON CURT AND MARIA
318 NAKOMA DRIVE
ROCKWALL, TX 75087

ADCOCK ISAAC AND CHRISTINA
306 NOKOMA DRIVE
ROCKWALL, TX 75087

MACKIE EMILY & ANDREW STINSON
300 NAKOMA DRIVE
ROCKWALL, TX 75087

ETHERIDGE CHRIS
407 EMERSON DRIVE
ROCKWALL, TX 75087

CLARK ALLAN JR
313 NAKOMA DR
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION
1024 S GREENVILLE AVE
SUITE 230
ALLEN. TX 75002

MOORE WORTH INVESTMENTS LLC

8445 FREEPORT PKWY

SUITE 175

IRVING, TX 75063

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD PARTNERS LP AND

DAVID R NELSON-ROTH IRA AND DAVID NELSON

8350 N CENTRAL EXPRESSWAY

SUITE 1300

PUBLIC NOTICE

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

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

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

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-003: SUP for a Restaurant with Drive-Through or Drive-In in Planned Development District 70 (PD-70)

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

CLAYMOORE ENGINEERING

January 13, 2022

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re:SUP Site Plan
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Site Plan request of approximately 8.684 acres of land located off SH205 in Rockwall, Texas. It is our understanding that a SUP Site Plan is required to allow drive thru uses on the subject tract. The proposed development will include two retail with endcap drive thrus, The property is currently vacant. This SUP requests that drive thru uses be permitted for both buildings as shown on the SUP Site Plan.

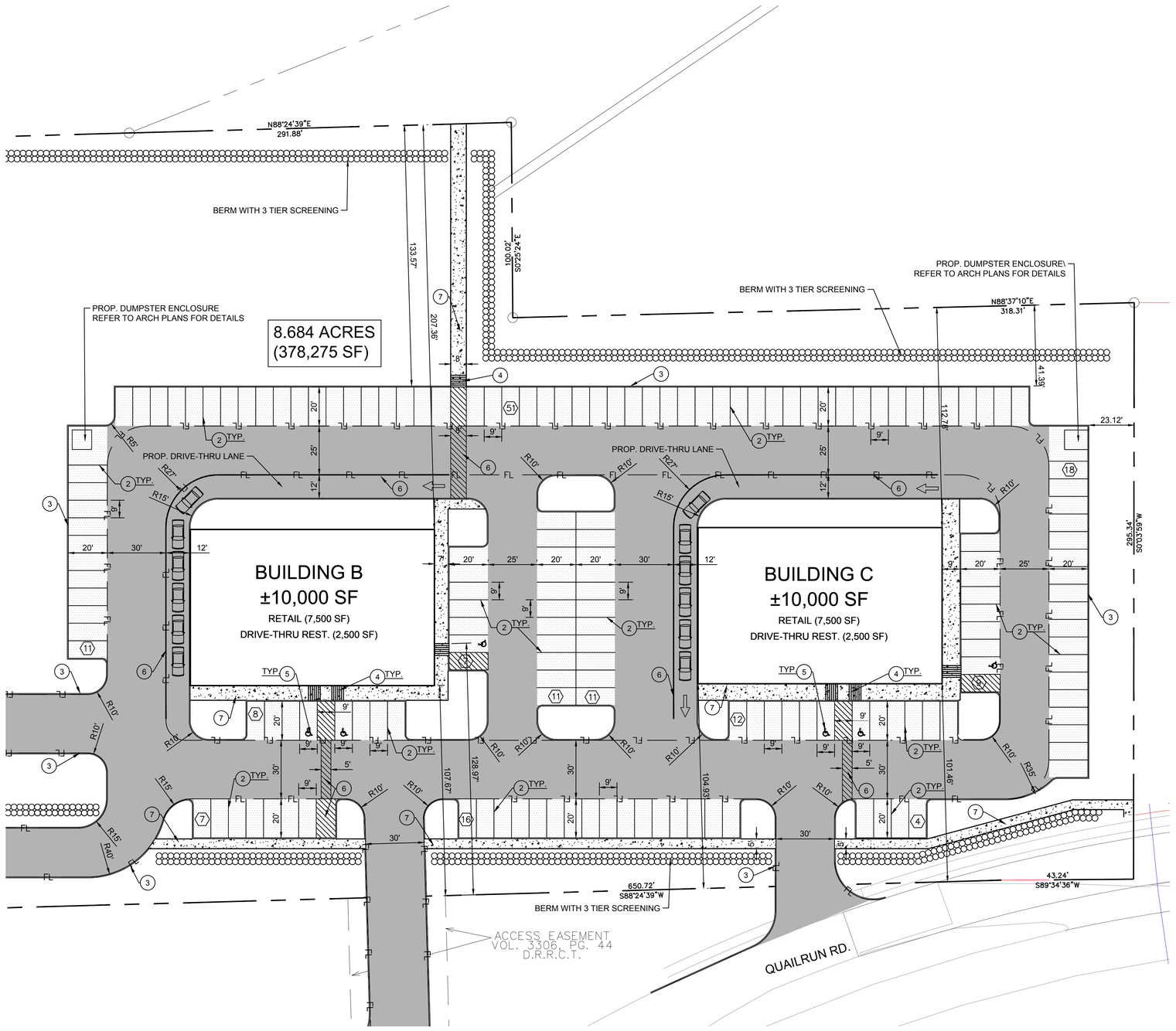
Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

Drew Donosky

Drew Donosky , P.E.

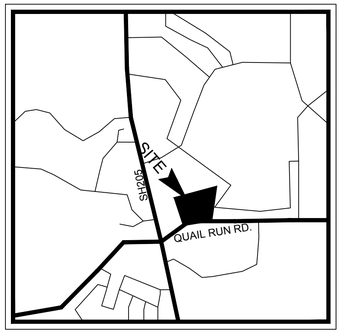




GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 10,00 SF
	BUILDING C- 10,000 SF
LOT COVERAGE	5.2 %
FLOOR TO AREA RATIO	0.05 : 1
BUILDING HEIGHT	1 STORY

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (15,000 SF) 1/ 250 SF	60 SAPCES
DRIVE-THRU RESTAURANT (5,000 SF) 1/ 100 SF	50 SPACES
TOTAL:	110 SPACES
ADA PARKING	5 SPACES
PARKIG PROVIDED	162 SPACES (6 ADA)

CONSTRUCTION SCHEDULE	
1	PROP. FULL DEPTH SAWCUT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	PROP. CURB & GUTTER
4	PROP. PEDESTRIAN RAMP
5	PROP. HANDICAP SYMBOL
6	PROP. PAVEMENT STRIPING
7	PROP. SIDEWALK

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer DREW DONOSKY
P.E. No. 125651 Date 1/13/2022

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	1/13/2022

SHEET

SP-1

File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 1/13/2022 1:32 PM
LOCATION: Z:_PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 1/13/2022 1:32 PM

Rockwall CAD

Property Search Results > 11325 CITY OF ROCKWALL for Year 2021

Tax Year: 2021

Property

Account

Property ID:	11325	Legal Description:	ABS A0131, S KING, TRACT 5, 11.723 ACRES
Geographic ID:	0131-0000-0005-00-0R	Zoning:	A
Type:	Real	Agent Code:	
Property Use Code:	D2		
Property Use Description:	D2		

Location

Address:	QUAIL RUN RD TX	Mapsco:	
Neighborhood:	EXEMPT PROPERTY	Map ID:	2-2
Neighborhood CD:	N-EXEMPT		

Owner

Name:	CITY OF ROCKWALL	Owner ID:	11146
Mailing Address:	00000	% Ownership:	100.0000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$293,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$293,080	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$293,080	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$293,080	

Taxing Jurisdiction

Owner:	CITY OF ROCKWALL
% Ownership:	100.0000000000%
Total Value:	$293,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax

CAD	ROCKWALL CAD	0.000000	$293,080		$0	$0.00
CRW	CITY OF ROCKWALL	0.350000	$293,080		$0	$0.00
GRW	ROCKWALL COUNTY	0.313100	$293,080		$0	$0.00
SRW	ROCKWALL ISD	1.273600	$293,080		$0	$0.00
	Total Tax Rate:	1.936700				
				Taxes w/Current Exemptions:		$0.00
				Taxes w/o Exemptions:		$5,676.08

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	C1	VACANT LT/TR NON WF	11.7230	510653.88	0.00	0.00	$293,080	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$0	$293,080	0	293,080	$0	$293,080
2020	$0	$298,940	0	298,940	$0	$298,940
2019	$0	$293,080	0	293,080	$0	$293,080
2018	$0	$293,080	0	293,080	$0	$293,080
2017	$0	$293,080	0	293,080	$0	$293,080
2016	$0	$263,770	0	263,770	$0	$263,770
2015	$0	$263,770	0	263,770	$0	$263,770
2014	$0	$263,770	0	263,770	$0	$263,770
2013	$0	$263,770	0	263,770	$0	$263,770
2012	$0	$263,770	0	263,770	$0	$263,770
2011	$0	$263,770	0	263,770	$0	$263,770
2010	$0	$263,770	0	263,770	$0	$263,770
2009	$0	$263,770	1,230	1,230	$0	$1,230
2008	$0	$263,770	1,230	1,230	$0	$1,230

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/31/2019	WD	WARRANTY DEED	ARKOMA DEVELOPMENT LLC	CITY OF ROCKWALL	2019	000023397	
2	12/12/2005	WD	WARRANTY DEED	ARKOMA REALTY LTD	ARKOMA DEVELOPMENT LLC	4247	95	0
3	10/1/2001	WD	WARRANTY DEED	COLLINS WM T	ARKOMA REALTY LTD	2279	273	0

Tax Due

Property Tax Information as of 01/13/2022

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2021	ROCKWALL COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2021	ROCKWALL ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2021 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2020	CITY OF ROCKWALL	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2020	ROCKWALL COUNTY	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2020	ROCKWALL ISD	$0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	2020 TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	CITY OF ROCKWALL TOTAL:		**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2019	CITY OF ROCKWALL	$293,080	$1136.86	$1136.86	$0.00	$0.00	$0.00	$0.00
2019	ROCKWALL COUNTY	$293,080	$952.51	$952.51	$0.00	$0.00	$0.00	$0.00
2019	ROCKWALL ISD	$293,080	$3956.58	$3956.58	$0.00	$0.00	$0.00	$0.00
	2019 TOTAL:		**$6045.95**	**$6045.95**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2018	CITY OF ROCKWALL	$293,080	$1178.48	$1178.48	$0.00	$0.00	$0.00	$0.00
2018	ROCKWALL COUNTY	$293,080	$962.48	$962.48	$0.00	$0.00	$0.00	$0.00
2018	ROCKWALL ISD	$293,080	$4191.04	$4191.04	$0.00	$0.00	$0.00	$0.00
	2018 TOTAL:		**$6332.00**	**$6332.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2017	CITY OF ROCKWALL	$293,080	$1241.49	$1241.49	$0.00	$0.00	$0.00	$0.00
2017	ROCKWALL COUNTY	$293,080	$1025.19	$1025.19	$0.00	$0.00	$0.00	$0.00
2017	ROCKWALL ISD	$293,080	$4220.35	$4220.35	$0.00	$0.00	$0.00	$0.00
	2017 TOTAL:		**$6487.03**	**$6487.03**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2016	CITY OF ROCKWALL	$263,770	$1198.31	$1198.31	$0.00	$0.00	$0.00	$0.00
2016	ROCKWALL COUNTY	$263,770	$991.51	$991.51	$0.00	$0.00	$0.00	$0.00
2016	ROCKWALL ISD	$263,770	$3864.23	$3864.23	$0.00	$0.00	$0.00	$0.00
	2016 TOTAL:		**$6054.05**	**$6054.05**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2015	CITY OF ROCKWALL	$263,770	$1280.08	$1280.08	$0.00	$0.00	$0.00	$0.00
2015	ROCKWALL COUNTY	$263,770	$1044.27	$1044.27	$0.00	$0.00	$0.00	$0.00
2015	ROCKWALL ISD	$263,770	$3798.29	$3798.29	$0.00	$0.00	$0.00	$0.00
	2015 TOTAL:		**$6122.64**	**$6122.64**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2014	CITY OF ROCKWALL	$263,770	$1306.98	$1306.98	$0.00	$0.00	$0.00	$0.00
2014	ROCKWALL COUNTY	$263,770	$1044.27	$1044.27	$0.00	$0.00	$0.00	$0.00
2014	ROCKWALL ISD	$263,770	$3798.29	$3798.29	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$6149.54**	**$6149.54**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	CITY OF ROCKWALL	$263,770	$1325.45	$1325.45	$0.00	$0.00	$0.00	$0.00
2013	ROCKWALL COUNTY	$263,770	$1044.26	$1044.26	$0.00	$0.00	$0.00	$0.00
2013	ROCKWALL ISD	$263,770	$3851.04	$3851.04	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$6220.75**	**$6220.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	CITY OF ROCKWALL	$263,770	$1325.44	$1325.44	$0.00	$0.00	$0.00	$0.00
2012	ROCKWALL COUNTY	$263,770	$1019.21	$1019.21	$0.00	$0.00	$0.00	$0.00
2012	ROCKWALL ISD	$263,770	$3877.42	$3877.42	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$6222.07**	**$6222.07**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	CITY OF ROCKWALL	$263,770	$1327.02	$1327.02	$0.00	$0.00	$0.00	$0.00
2011	ROCKWALL ISD	$263,770	$3877.42	$3877.42	$0.00	$0.00	$0.00	$0.00

2011	ROCKWALL COUNTY	$263,770	$1019.21	$1019.21	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$6223.65**	**$6223.65**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	ROCKWALL COUNTY	$263,770	$1019.21	$1019.21	$0.00	$0.00	$0.00	$0.00
2010	CITY OF ROCKWALL	$263,770	$1327.02	$1327.02	$0.00	$0.00	$0.00	$0.00
2010	ROCKWALL ISD	$263,770	$3877.42	$3877.42	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$6223.65**	**$6223.65**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	CITY OF ROCKWALL	$291,844	$1592.16	$1592.16	$0.00	$0.00	$0.00	$0.00
2009	ROCKWALL ISD	$291,844	$4652.12	$4652.12	$0.00	$0.00	$0.00	$0.00
2009	CITY OF ROCKWALL	$1,230	$6.19	$6.19	$0.00	$0.00	$0.00	$0.00
2009	ROCKWALL ISD	$1,230	$18.08	$18.08	$0.00	$0.00	$0.00	$0.00
2009	ROCKWALL COUNTY	$291,844	$1189.71	$1189.71	$0.00	$0.00	$0.00	$0.00
2009	ROCKWALL COUNTY	$1,230	$4.61	$4.61	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$7462.87**	**$7462.87**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2008	ROCKWALL COUNTY	$1,230	$4.61	$4.61	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL COUNTY	$291,844	$1266.31	$1266.31	$0.00	$0.00	$0.00	$0.00
2008	CITY OF ROCKWALL	$1,230	$6.19	$6.19	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL ISD	$1,230	$18.08	$18.08	$0.00	$0.00	$0.00	$0.00
2008	ROCKWALL ISD	$291,844	$4952.43	$4952.43	$0.00	$0.00	$0.00	$0.00
2008	CITY OF ROCKWALL	$291,844	$1694.94	$1694.94	$0.00	$0.00	$0.00	$0.00
	2008 TOTAL:		**$7942.56**	**$7942.56**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2007	CITY OF ROCKWALL	$256,675	$1528.91	$1528.91	$0.00	$0.00	$0.00	$0.00
2007	ROCKWALL ISD	$256,675	$4619.76	$4619.76	$0.00	$0.00	$0.00	$0.00
2007	CITY OF ROCKWALL	$1,230	$5.99	$5.99	$0.00	$0.00	$0.00	$0.00
2007	ROCKWALL ISD	$1,230	$18.08	$18.08	$0.00	$0.00	$0.00	$0.00
2007	ROCKWALL COUNTY	$256,675	$1102.35	$1102.35	$0.00	$0.00	$0.00	$0.00
2007	ROCKWALL COUNTY	$1,230	$4.30	$4.30	$0.00	$0.00	$0.00	$0.00
	2007 TOTAL:		**$7279.39**	**$7279.39**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2006	ROCKWALL COUNTY	$230,884	$1050.25	$1050.25	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL COUNTY	$1,230	$4.31	$4.31	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKWALL	$1,230	$5.23	$5.23	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL ISD	$1,230	$21.03	$21.03	$0.00	$0.00	$0.00	$0.00
2006	ROCKWALL ISD	$230,884	$5110.39	$5110.39	$0.00	$0.00	$0.00	$0.00
2006	CITY OF ROCKWALL	$230,884	$1270.13	$1270.13	$0.00	$0.00	$0.00	$0.00
	2006 TOTAL:		**$7461.34**	**$7461.34**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2005	CITY OF ROCKWALL	$167,580	$843.47	$843.47	$0.00	$0.00	$0.00	$0.00
2005	ROCKWALL ISD	$167,580	$4298.51	$4298.51	$0.00	$0.00	$0.00	$0.00
2005	CITY OF ROCKWALL	$1,100	$4.06	$4.06	$0.00	$0.00	$0.00	$0.00
2005	ROCKWALL ISD	$1,100	$20.68	$20.68	$0.00	$0.00	$0.00	$0.00
2005	ROCKWALL COUNTY	$167,580	$803.43	$803.43	$0.00	$0.00	$0.00	$0.00
2005	ROCKWALL COUNTY	$1,100	$3.86	$3.86	$0.00	$0.00	$0.00	$0.00
	2005 TOTAL:		**$5974.01**	**$5974.01**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2004	ROCKWALL COUNTY	$1,100	$3.86	$3.86	$0.00	$0.00	$0.00	$0.00
2004	ROCKWALL ISD	$1,100	$20.68	$20.68	$0.00	$0.00	$0.00	$0.00
2004	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
	2004 TOTAL:		**$28.50**	**$28.50**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2003	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
2003	ROCKWALL ISD	$1,100	$20.68	$20.68	$0.00	$0.00	$0.00	$0.00
2003	ROCKWALL COUNTY	$1,100	$3.89	$3.89	$0.00	$0.00	$0.00	$0.00

	2003 TOTAL:		**$28.53**	**$28.53**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2002	ROCKWALL COUNTY	$1,100	$3.89	$3.89	$0.00	$0.00	$0.00	$0.00
2002	ROCKWALL ISD	$1,100	$20.21	$20.21	$0.00	$0.00	$0.00	$0.00
2002	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
	2002 TOTAL:		**$28.06**	**$28.06**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2001	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
2001	ROCKWALL ISD	$1,100	$20.24	$20.24	$0.00	$0.00	$0.00	$0.00
2001	ROCKWALL COUNTY	$1,100	$3.89	$3.89	$0.00	$0.00	$0.00	$0.00
	2001 TOTAL:		**$28.09**	**$28.09**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2000	ROCKWALL COUNTY	$1,100	$3.89	$3.89	$0.00	$0.00	$0.00	$0.00
2000	ROCKWALL ISD	$1,100	$17.36	$17.36	$0.00	$0.00	$0.00	$0.00
2000	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
	2000 TOTAL:		**$25.21**	**$25.21**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1999	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
1999	ROCKWALL ISD	$1,100	$16.73	$16.73	$0.00	$0.00	$0.00	$0.00
1999	ROCKWALL COUNTY	$1,100	$3.89	$3.89	$0.00	$0.00	$0.00	$0.00
	1999 TOTAL:		**$24.58**	**$24.58**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
1998	ROCKWALL ISD	$1,100	$16.39	$16.39	$0.00	$0.00	$0.00	$0.00
1998	CITY OF ROCKWALL	$1,100	$3.96	$3.96	$0.00	$0.00	$0.00	$0.00
	1998 TOTAL:		**$20.35**	**$20.35**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	ARKOMA DEVELOPMENT LLC TOTAL:		**$98384.82**	**$98384.82**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
	GRAND TOTAL (ALL OWNERS):		**$98384.82**	**$98384.82**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (972) 771-2034

Website version: 1.2.2.33 Database last updated on: 1/12/2022 8:25 PM © N. Harris Computer Corporation

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO. 19-41*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) *RESTAURANTS, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN* ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Bowen Hendrix of DeWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant, with Less Than 2,000 SF, with Drive-Through or Drive-In* for the purpose of constructing two (2) restaurants on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [*SH-205*] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for two (2) *Restaurants, with Less Than 2,000 SF, with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the

DRAFT 04.15.2022

Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and to the requirements set forth in Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'C'* of this ordinance.

2) The development of the *Subject Property* shall conform to the landscape screening as depicted in *Exhibit 'C'* of this ordinance.

2.2 COMPLIANCE

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

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

DRAFT ORDINANCE 05.25.2022

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 7TH DAY OF MARCH, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 22, 2022*

2nd Reading: *March 7, 2022*

DRAFT ORDINANCE 01.25.2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a Concrete Monument found at the north corner of a right-of-way corner clip foe the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

THENCE with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

THENCE with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;
North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

THENCE with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

THENCE South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

THENCE with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

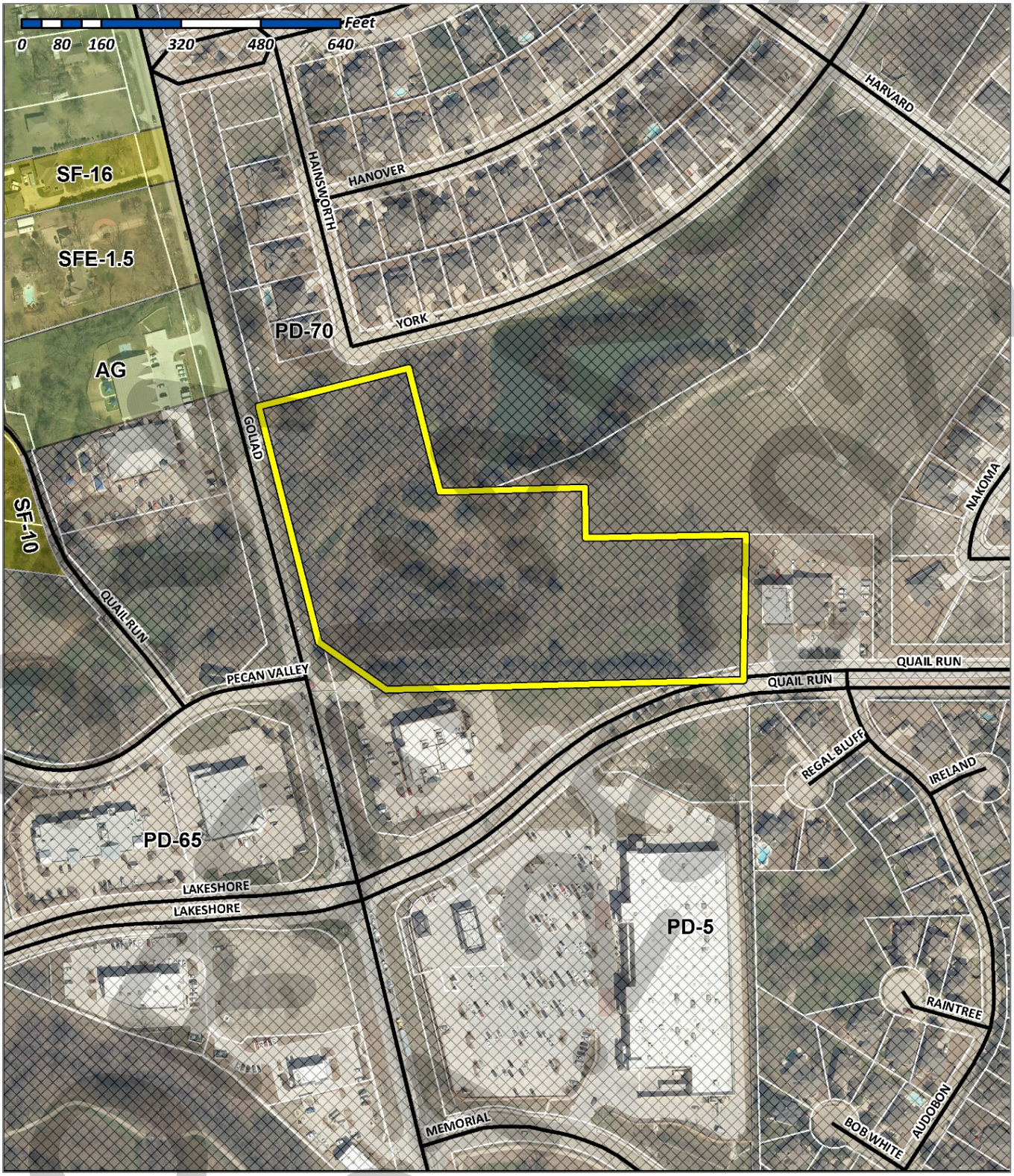
THENCE with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

THENCE departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the ***POINT OF BEGINNING*** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

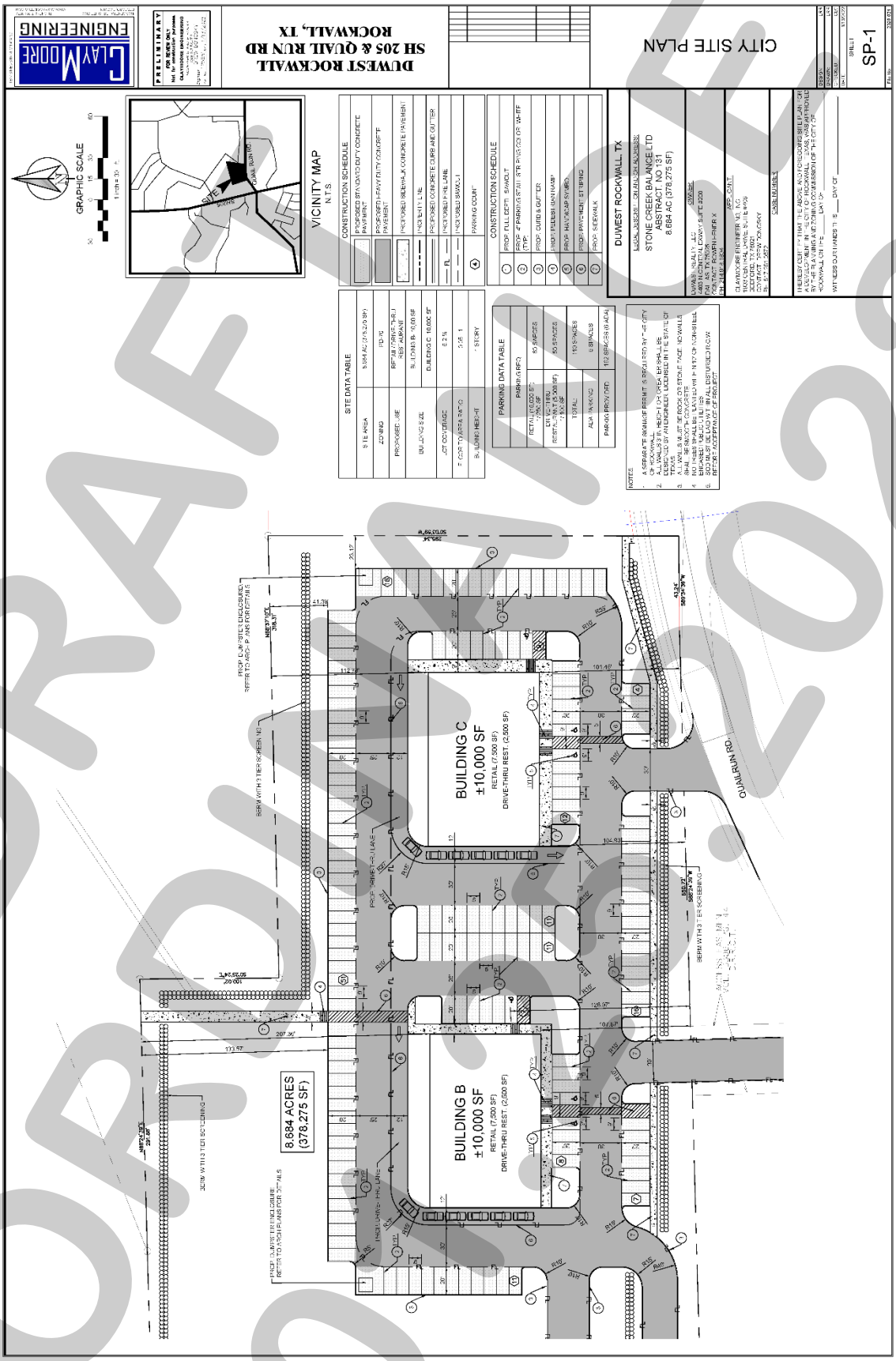
DRAFT ORDINANCE 01-25-2022

Exhibit 'B'
Location Map



DRAFT

Exhibit 'C':
Concept Plan



DRAFT ORDINANCE 2022

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-004	CASE MANAGER:	Henry Lee
PROJECT NAME:	Specific Use Permit (SUP) for a Guest Quarters at 704 Jackson Street	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	704 JACKSON ST	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2021-004; Specific Use Permit (SUP) a Guest Quarters/Secondary Living Unit at 704 Jackson 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 a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 704 Jackson Street.
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.
M.3 For reference, include the case number (Z2022-004) in the lower right-hand corner of all pages on future submittals.
I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.
I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

(1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(2) The area of such quarters shall not exceed 30% of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit will be 25-feet by 20-feet and have a building footprint of 500 SF. The total square footage of the structure will be 1,000 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 3,529 SF, which would allow a maximum Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit size of 1,058.70 SF. Based on this the proposed structure appears to be in conformance with the requirements for Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit.
I.7 The height of the proposed accessory structure is 24-feet, 7-inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.
I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

(1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
(2) The construction of a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on the Subject Property shall generally conform to the Building Elevations depicted in

Exhibit ‘C’ of the Specific Use Permit (SUP) ordinance.
(3) The Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
(4) The maximum height of the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
(5) The Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.9 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff’s suggestions.
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.11 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: - Need to show where the guest quarters will be located on site.
- Will this be using the existing water and sewer connections? If not, there will be additional impact fees charged.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Needs Review

01/19/2022: Need to show the location of the proposed structure on the property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☑ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 JACKSON ST

SUBDIVISION WADE EDITION LOT BLOCK

GENERAL LOCATION FANNIN & JACKSON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ? CURRENT USE SINGLE FAMILY RESIDENCE

PROPOSED ZONING PROPOSED USE

ACREAGE .74 ACRES 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	MIKE & MARY FRASIER	☐ APPLICANT	MIKE FRASIER
CONTACT PERSON	MIKE FRASIER	CONTACT PERSON	
ADDRESS	704 JACKSON ST	ADDRESS	SAME
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	
PHONE	214-728-6171	PHONE	214 728-6171
E-MAIL	MIKE@FRASIERROOFING.COM	E-MAIL	MIKE@FRASIERROOFING CO

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



City of Rockwall

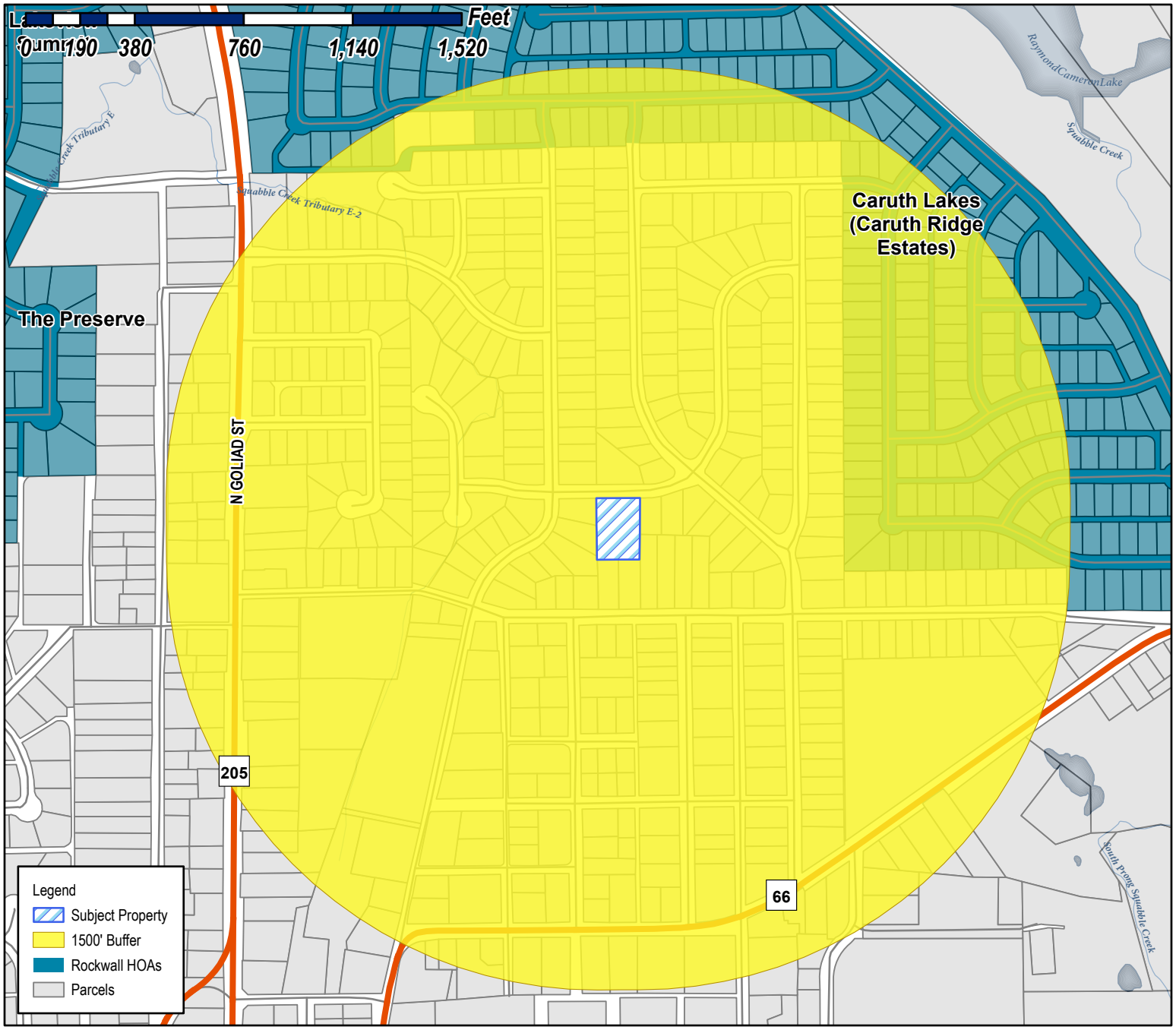
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

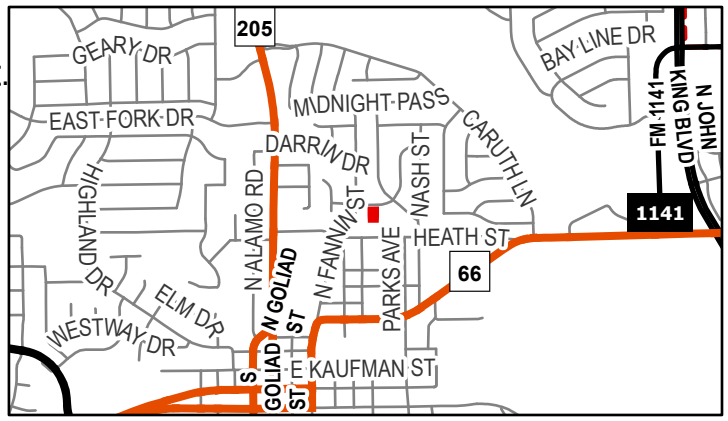
City of Rockwall

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

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Case Number: Z2022-004
Case Name: Specific Use Permit for 704 Jackson St.
Case Type: Zoning
Zoning: SF-7
Case Address: 704 Jackson St.



Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-004]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-004: SUP for a Guest Quarters/Secondary Living Unit
Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

Thank you,

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

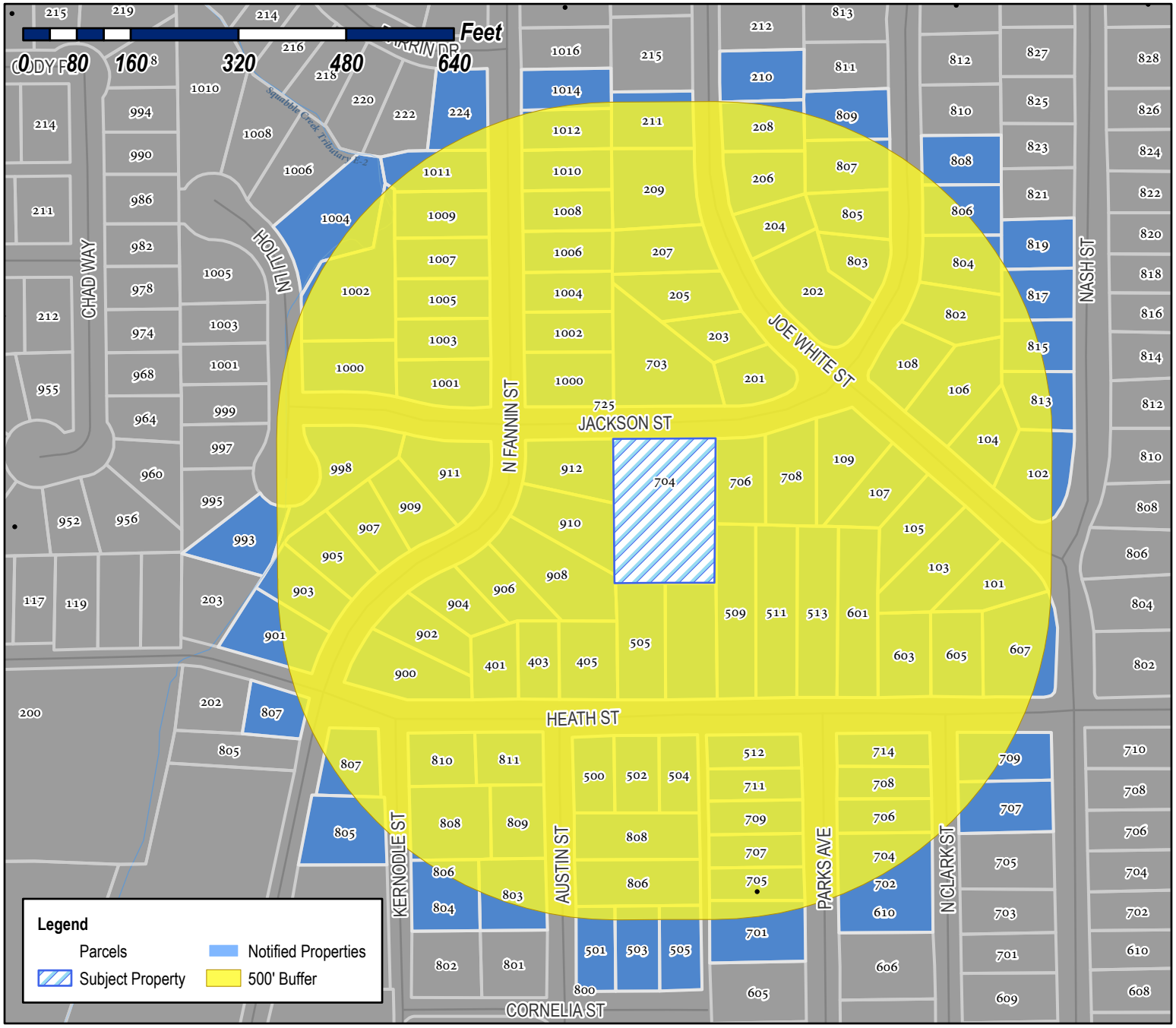
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

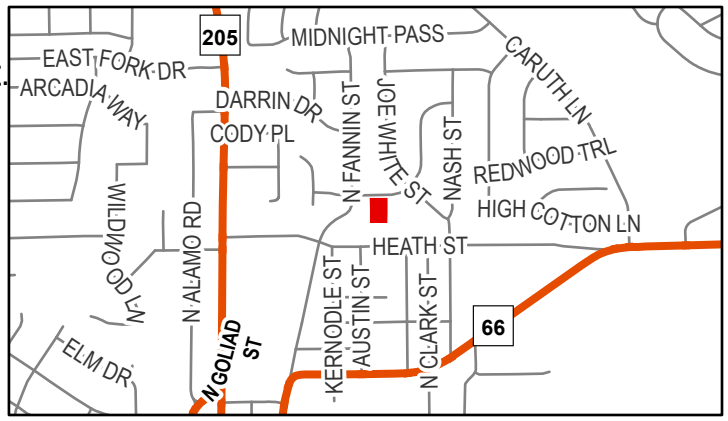
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2022-004
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Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

HUME LINDA L
911 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CLARK LARISSA
1004 HOLLI LN
ROCKWALL, TX 75087

HARRIS BENJAMIN AND
NICOLE BLAKE
1002 HOLLI LANE
ROCKWALL, TX 75087

SCHIMMEL JARROD J
1009 FANNIN ST
ROCKWALL, TX 75087

JERAY DENNIS M & PATRICIA E JERAY
TRUSTEES OF THE JERAY FAMILY LIV TRUST
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

SHERIDAN EDMUND & ALYSE
224 DARRIN DRIVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

GARNER ROY O & KAREN
1002 N FANNIN ST
ROCKWALL, TX 75087

J J M B INVESTMENT LP
PO BOX 460247
GARLAND, TX 75046

BELANGER CORKY
921 N ALAMO RD
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

CASTRO RENE & BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON
709 NASH STREET
ROCKWALL, TX 75087

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA
1004 N FANNIN ST
ROCKWALL, TX 75087

SOJOURN FARMS LLC SERIES A
1578 FM 1141
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI
10713 MEADOWBROOK BV
FORNEY, TX 75044

ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

BATES AURELIUS JERRY AND EDWINA
1005 N FANNIN STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

ISBELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

BROWN GARI K
807 JACKSON ST
ROCKWALL, TX 75087

ROLLINS SHEILA AND ERIC
805 JACKSON ST
ROCKWALL, TX 75087

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

MEINECKE JEFFREY AND ANGELA
714 PARKS AVE
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

PEOPLES JIMMIE DALE
109 JOE WHITE ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

KOLWINSKA GERALDINE D
708 PARKS AVE
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 RIDGE RD
STE A-66
ROCKWALL, TX 75032

TAYLOR JACOB DAVID AND
CAROLE ANNE TAYLOR
703 JACKSON STREET
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

ANGUISH ROBERT H ET UX
1550 CHAMPIONS DR
ROCKWALL, TX 75087

MACCORMACK BRENDA & JOHN
207 JOE WHITE ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

NIXON LINDA LOUISE
711 PARKS AVENUE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

STARK ROBERT S & TINA J
607 SAINT MARY ST
ROCKWALL, TX 75087

SPRINGER KATIE
1006 N FANNIN STREET
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE
1008 N FANNIN ST
ROCKWALL, TX 75087

SEAMAN WANDA L
1611 STONEYBROOK DR
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER AND
MICHAEL ANTHONY BOSMA AND LAURA L BOSMA
505 CORNELIA ST
ROCKWALL. TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

HANSON BRANDON R
703 PARKS AVE
ROCKWALL, TX 75087

BAUTISTA TEOBALDA SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

BRIGHTMEADOW LLC
ONE BRIGHT MEADOW RD
ROCKWALL, TX 75032

HALEY DAVID G ETUX
1001 N FANNIN ST
ROCKWALL, TX 75087

ROBINSON ROBERT L & JULIE C
1003 N FANNIN ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

STANDARD FAMILY TRUST
ROBERT A & SHIRLEY M STANDARD TRUSTEE
2750 S NOLINA PL
CHANDLER, AZ 85286

LOPEZ JOSE DEJESUS
8727 FOREST HILL BLVD
DALLAS, TX 75218

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

PEDDIE VIRGINIA A
106 JOE WHITE STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

TERMINI ANDREW AND BARBIE
210 JOE WHITE ST
ROCKWALL, TX 75087

CANWANT2 PROPERTIES LLC
956 CHAD WAY
ROCKWALL, TX 75087

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G
602 N VICTORIA RD LOT 172
DONNA, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L
2 MANOR COURT
HEATH, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75087

BAF 3 LLC
5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

JOSEY CHRIS
C/O BROOKE PADACHY
121 QUEENS DR
POTTSBORO, TX 75076

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY
#110
RICHARDSON, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

SOLIS JOE & FLORA
1000 HOLLI LN
ROCKWALL, TX 75087

JONES MATTHEW AND MYA
204 JOE WHITE STREET
ROCKWALL, TX 75087

KINDRED ROBERT M
P.O. BOX 261638
PLANO, TX 75026

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

ZYLKA PROPERTIES LLC
M/R
<Null>, TX 0

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

HELMS MIKEL B
206 JOE WHITE STREET
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

PARK STUFF LLC
2301 LAFAYETTE DR
HEATH, TX 75032

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson Street

Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of a *Specific Use Permit (SUP)* for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-004: SUP for a Guest Quarters/Secondary Living Unit for 704 Jackson 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.

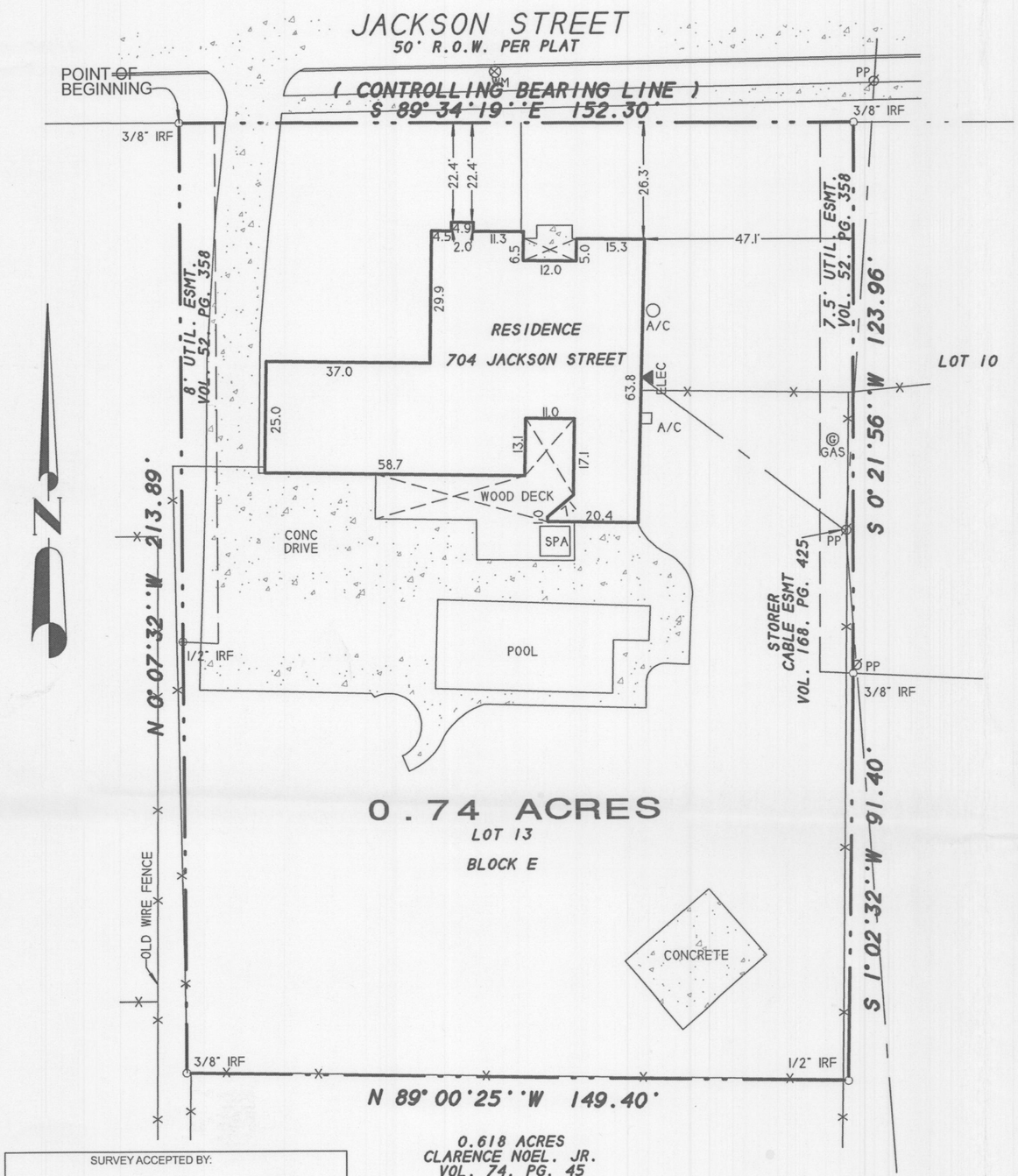
Name:

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

PLAT OF SURVEY



SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

DESCRIPTION

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Replat thereof recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 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 PLAT.

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 REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FRASIER, at 704 Jackson 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 12th day of February, 2016.

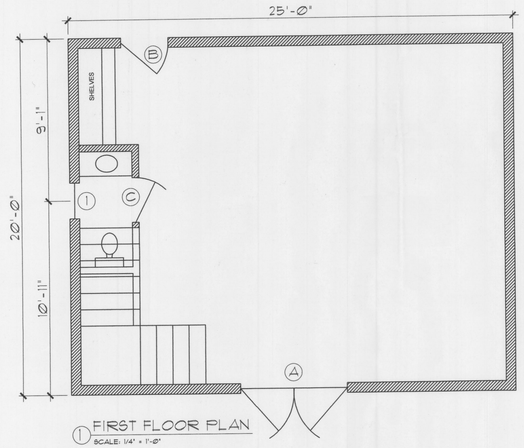
Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

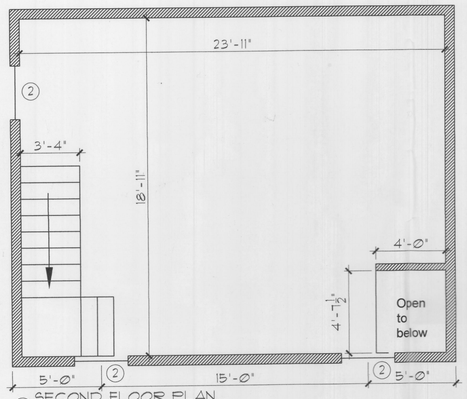
SYMBOL LEGEND					
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE	
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)	
FENCE	EASEMENT LINE			A/C AIR COND. UNIT	PROPANE TANK
	PROPERTY LINES				

SURVEY DATE	FEBRUARY 12. 2016
SCALE	1" = 30'
FILE #	20001339-F
CLIENT	FRASIER
GF #	NONE

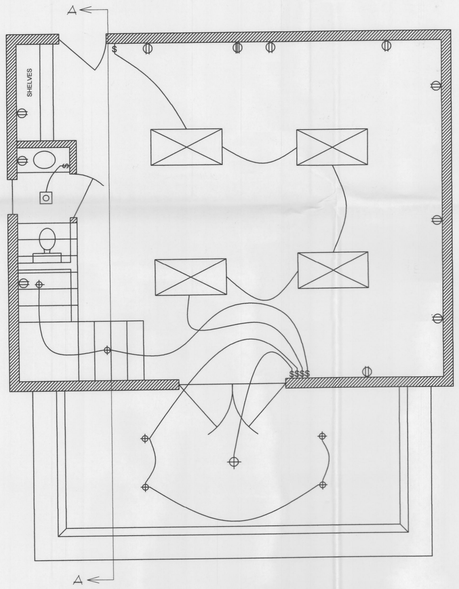
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



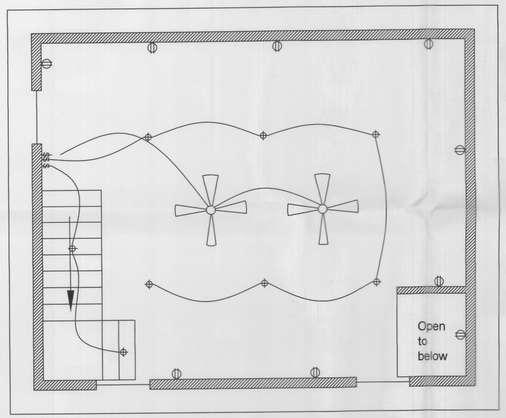
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



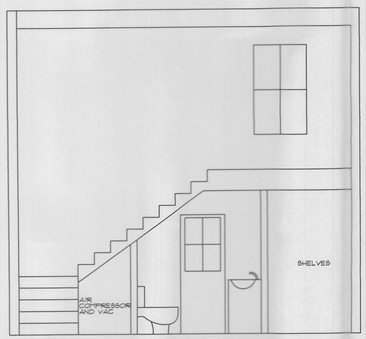
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 FIRST FLOOR - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



4 SECOND FLOOR - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



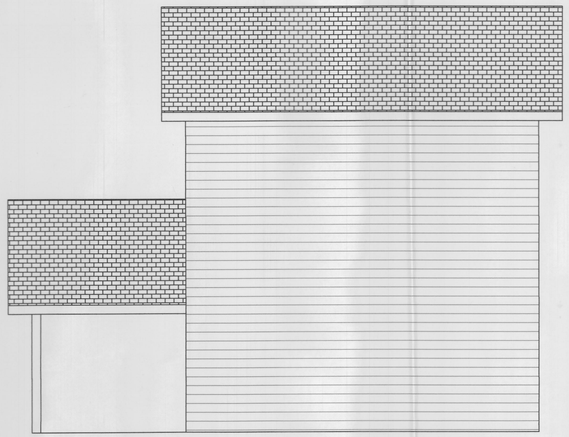
5 INTERIOR ELEVATION A-A
SCALE: 1/4" = 1'-0"



6 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



7 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



8 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW & DOOR SCHEDULE

A	2-3068 - FRONT DOOR UNIT
B	2868 - EXTERIOR
C	2668 - INTERIOR
1	2030 SH @ 6'-8" HH
2	3050 SH @ 6'-8" HH

ELECTRICAL LEGEND

$	SWITCH
	110 OUTLET
	220 OUTLET
	FAN
	CEILING FIXTURE
	FLUORESCENT
	EXHAUST FAN W/LIGHT

SHOP PLANS
FRASIER RESIDENCE
104 JACKSON ST.
ROCKWALL, TEXAS 75087

TITLE: PLANS / ELEVATIONS

SCALE: AS SHOWN

SHANNON NEWSOM
MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DATE: 09/03/20

REVISION DATE:

SHEET: A1

JOB NO. 15820CAD

Boise Cascade
Engineered Wood Products

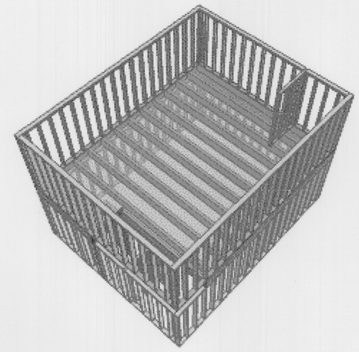
OLDHAM LUMBER CO.
The Finest From The Forest Since 1921

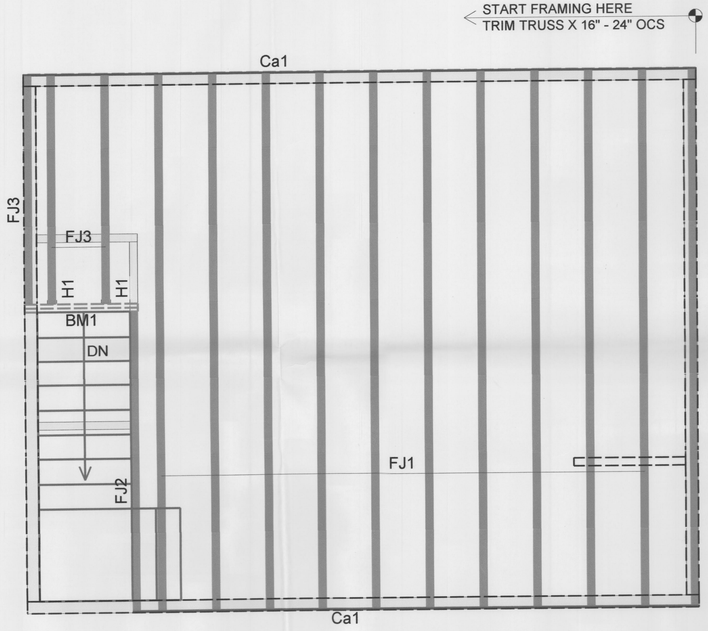
DESIGN LOADS
LIVE LOAD: 40PSF
DEAD LOAD: 10PSF

FLOOR DESIGNED TO
MEET OR EXCEED L/480

FOR QUESTIONS AND SUPPORT CALL:
AT BOISE CASCADE EWP DEPT
1-800-966-3334

Revisions:	BY:





Products				
PlotID	Net Qty	Product	Length	Plies
FJ1	11	16" Trim-Truss - Trim-able	20' 0"	1
FJ2	1	16" Trim-Truss - Trim-able	12' 0"	1
FJ3	3	16" Trim-Truss - Trim-able	10' 0"	1
BM1	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	5' 0"	2
Ca1	4	1" x 16" BC RIM BOARD OSB	12' 0"	1

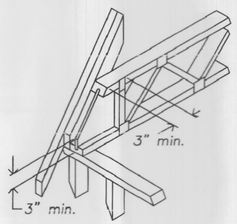
Accessories				
PlotID	Net Qty	Product	Length	Plies
	15	3/4" 4x8 OSB		1

Connector Summary				
PlotID	Qty	Manuf	Product	Flange
H1	2	Simpson	MIT416	None

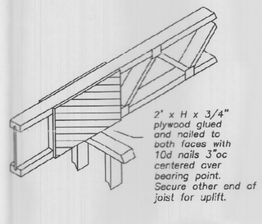
NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD.

SALES PRESENTATION DRAWING
No structural or dimensional check has been made of this design drawings of the building, therefore purchaser is to check and approve all dimensions, quantities, loads, and details carefully. This drawing has not been check by Boise Engineering.

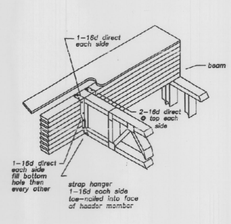
OLDHAM
FRASIER
TJ
BOISE CASCADE - BMD
DALLAS, TEXAS



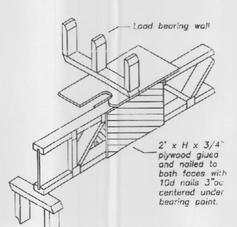
RAFTER CUT



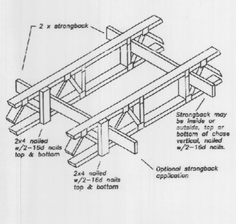
CANTILEVER JOIST



HANGERED/ JOIST TO BEAM



POINT LOAD APPLICATION



STRONGBACK APPLICATION

BC FRAMER

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

Date: 9/29/2020

By: DC

File #: 9165-20

DWG:

Sheet: 1/1

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* TO ALLOW THE CONSTRUCTION OF A *GUEST QUARTERS* ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow the construction of *Guest Quarters* on a 0.74-acre parcel of land being described as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow for the construction of a *Guest Quarters* 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 futur*e -- and

DRAFT 04.26.2022

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* and conformance to these operational conditions are required:

(1) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of this ordinance.

(2) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(3) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.

(4) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.

(5) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

DRAFT ORDINANCE 03-23-2022

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 7TH DAY OF MARCH, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 22, 2022*

2nd Reading: *March 7, 2022*

DRAFT ORDINANCE 01.25.2022

Exhibit 'A'
Location Map and Legal Description

Address: *704 Jackson Street*
Legal Description: *Lot 13, Block E, Wade Addition*



DRAFT 05.12.2022

Exhibit 'B':
Site Plan and Survey

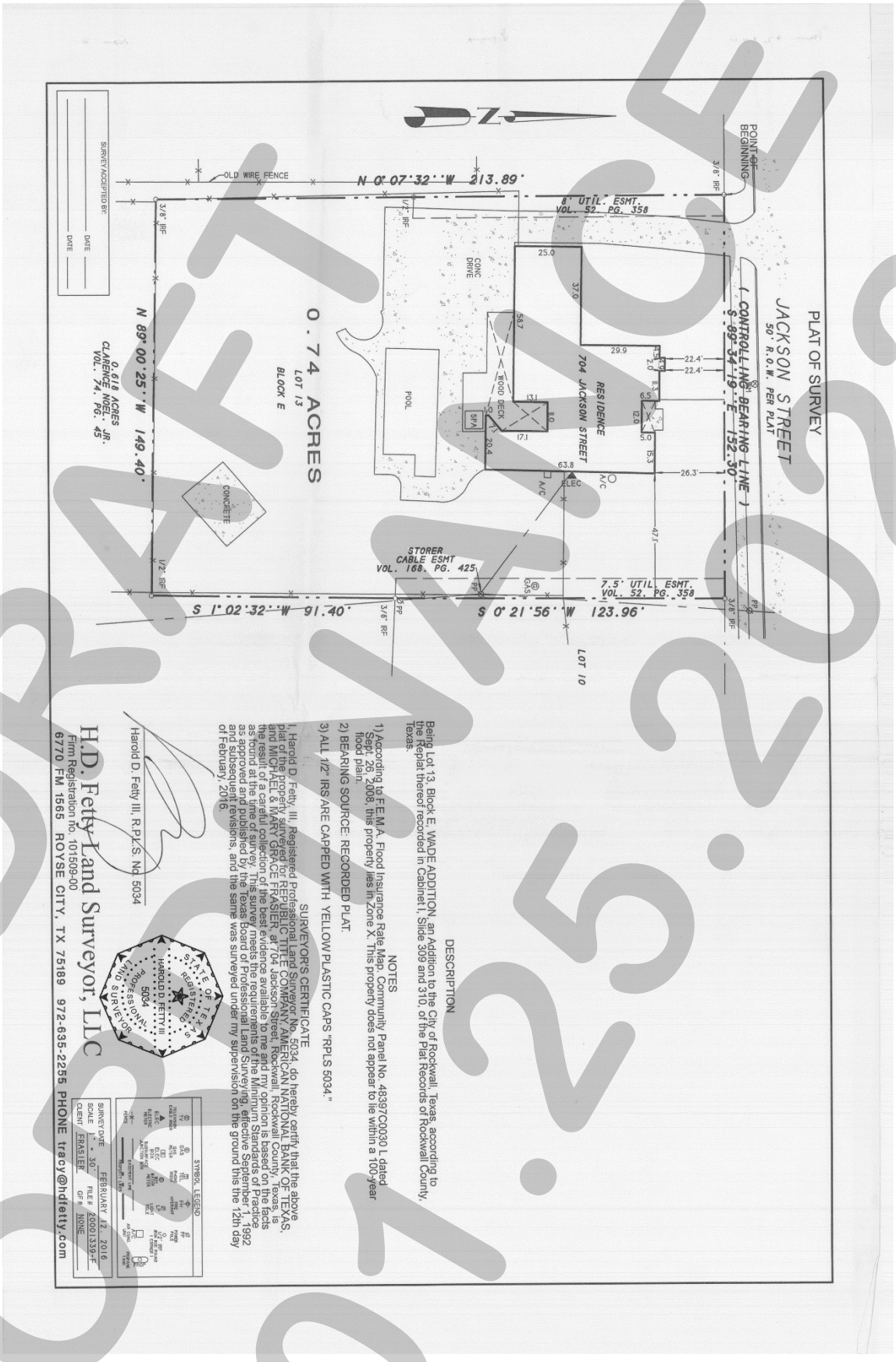
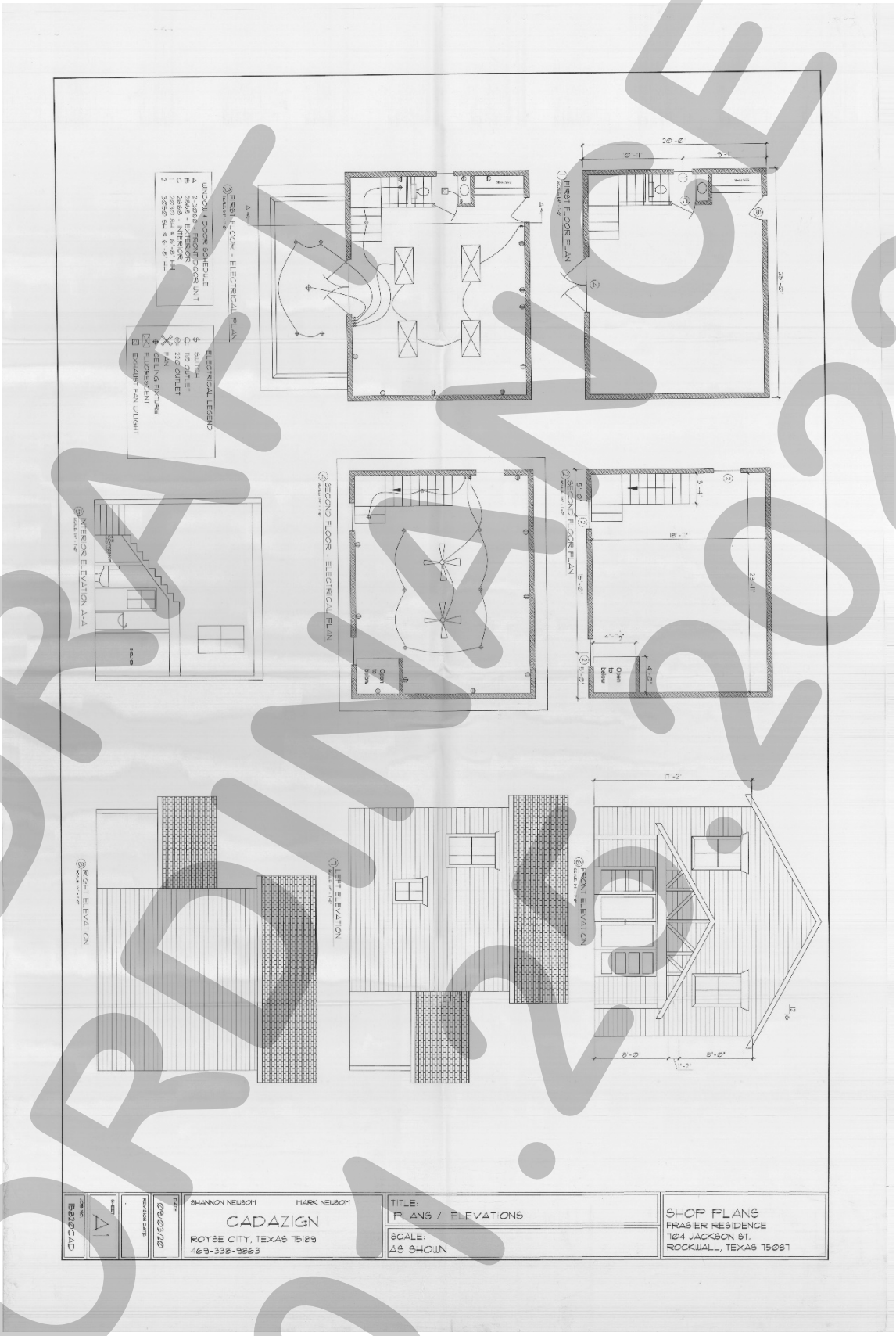


Exhibit 'C':
Building Elevations



DRAFT ORIGINAL 2022

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	Z2022-005	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Specific Use Permit (SUP) for 503 S. Clark Street	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	503 S CLARK ST	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/20/2022	Approved w/ Comments

01/20/2022: Z2022-005; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark 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 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 503 S. Clark Street.
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.
M.3 For reference, include the case number (Z2022-005) in the lower right-hand corner of all pages on future submittals.
I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located adjacent to Mill Co., Harris, and B. F. Boydston Additions all of which consist of five (5) or more lots, are 90% or more developed, and have been in existence for more than ten (10) years.
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 all of the requirements for Residential Infill Adjacent to an Established Subdivision, and the zoning requirements for a property in a Single-Family 7 (SF-7) District.
M.7 Please review the attached Draft Ordinance prior to the January 25, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 1, 2022. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
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 February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 25, 2022.
I.9 The projected City Council meeting dates for this case will be February 22, 2022 (1st Reading) and March 7, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: - Need to show flood plain
- Need to show erosion hazard setback
- Need to show sanitary sewer easement with 10" sewer line. No Structures in easement
- Building permit will require a grading plan that shows the property corner elevations, finish pad elevation and any other grading necessary for the site.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	503 S. Clark St. Rockwall, TX 75087			
SUBDIVISION		LOT		BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	LOTS [CURRENT]		LOTS [PROPOSED]

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

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

☐ OWNER		☑ APPLICANT	Perry Bowen Homes, LLC
CONTACT PERSON		CONTACT PERSON	Perry Bowen
ADDRESS		ADDRESS	230 Myers Rd
CITY, STATE & ZIP		CITY, STATE & ZIP	Heath, TX 75032
PHONE		PHONE	972-771-0986
E-MAIL		E-MAIL	mdhp1260@gmail.com Pbowenhomes@sbcglobal.net

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* January *2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

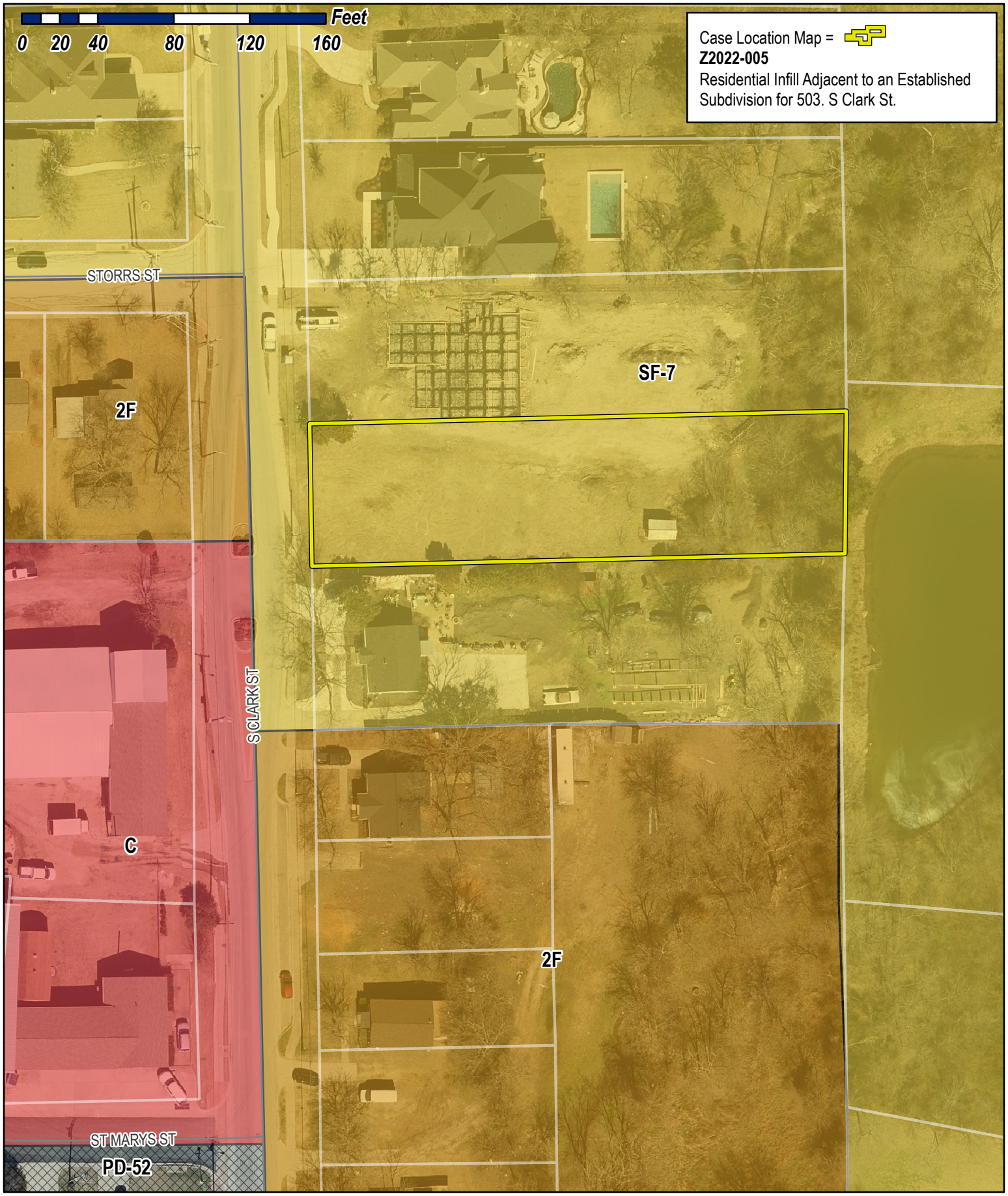
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF January, 2022

OWNER'S SIGNATURE Perry Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Michelle Dawn Pearson

MICHELLE DAWN PEARSON
Notary ID #1137718
My Commission Expires
January 21, 2024

MY COMMISSION EXPIRES 1-21-24



City of Rockwall

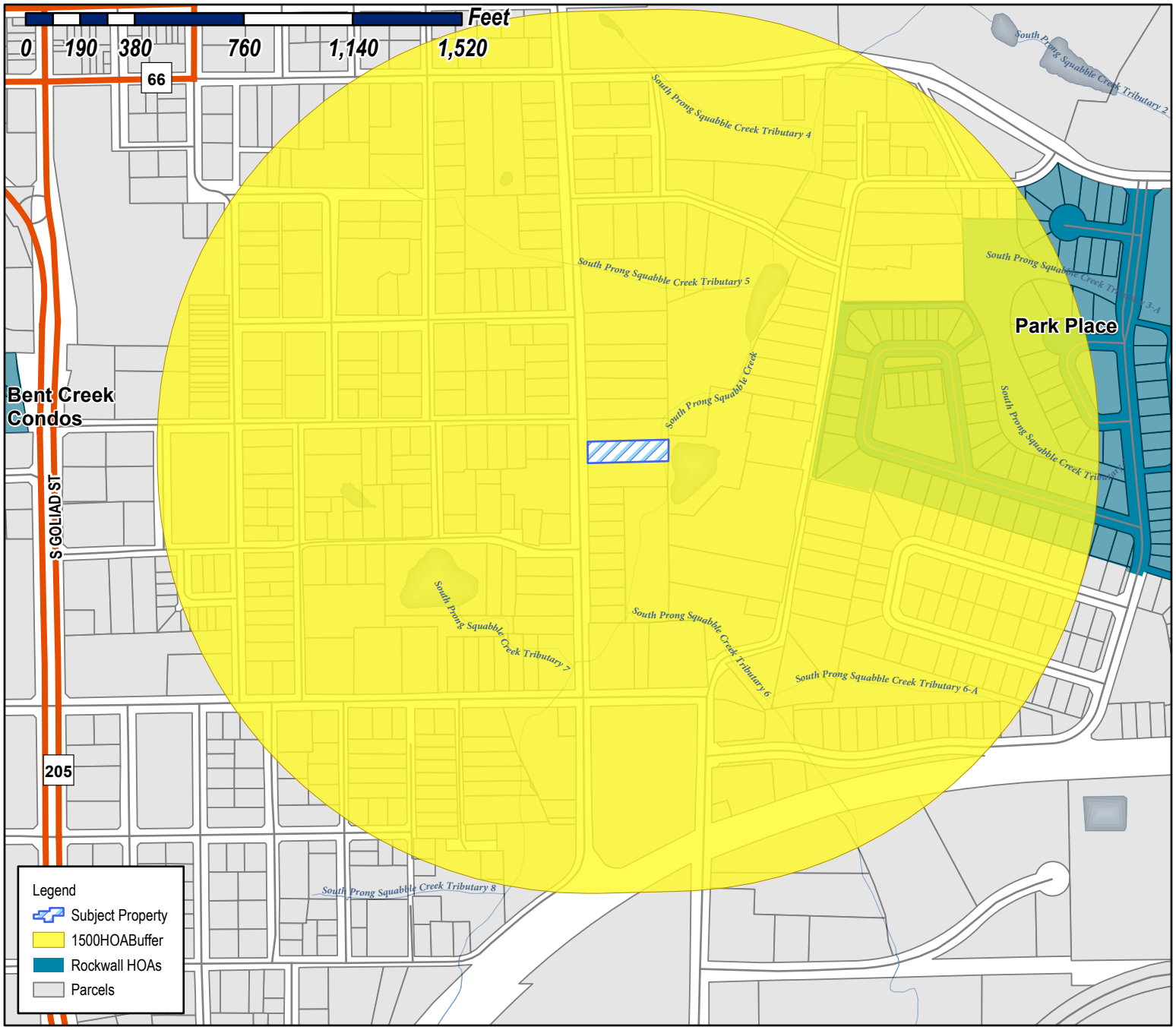
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

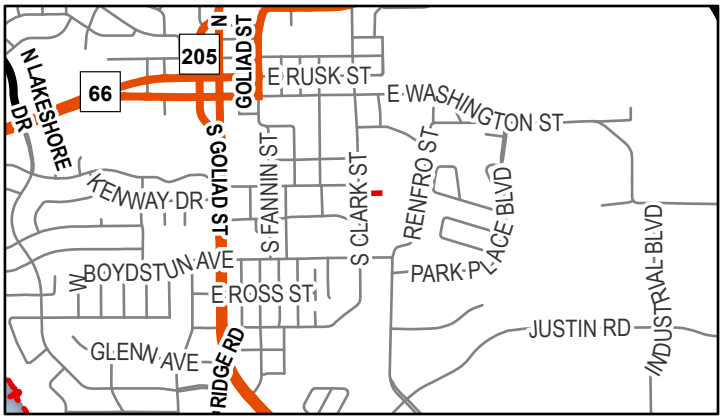
City of Rockwall

Planning & Zoning Department
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Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.



Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Miller, Ryan
Sent: Thursday, January 20, 2022 12:01 PM
To: Miller, Ryan; Lee, Henry; Gamez, Angelica
Subject: Neighborhood Notification Program [Z2022-005]
Attachments: HOA Map (01.14.2022).pdf; Public Notice (01.14.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 21, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision
Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

Thank you,

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

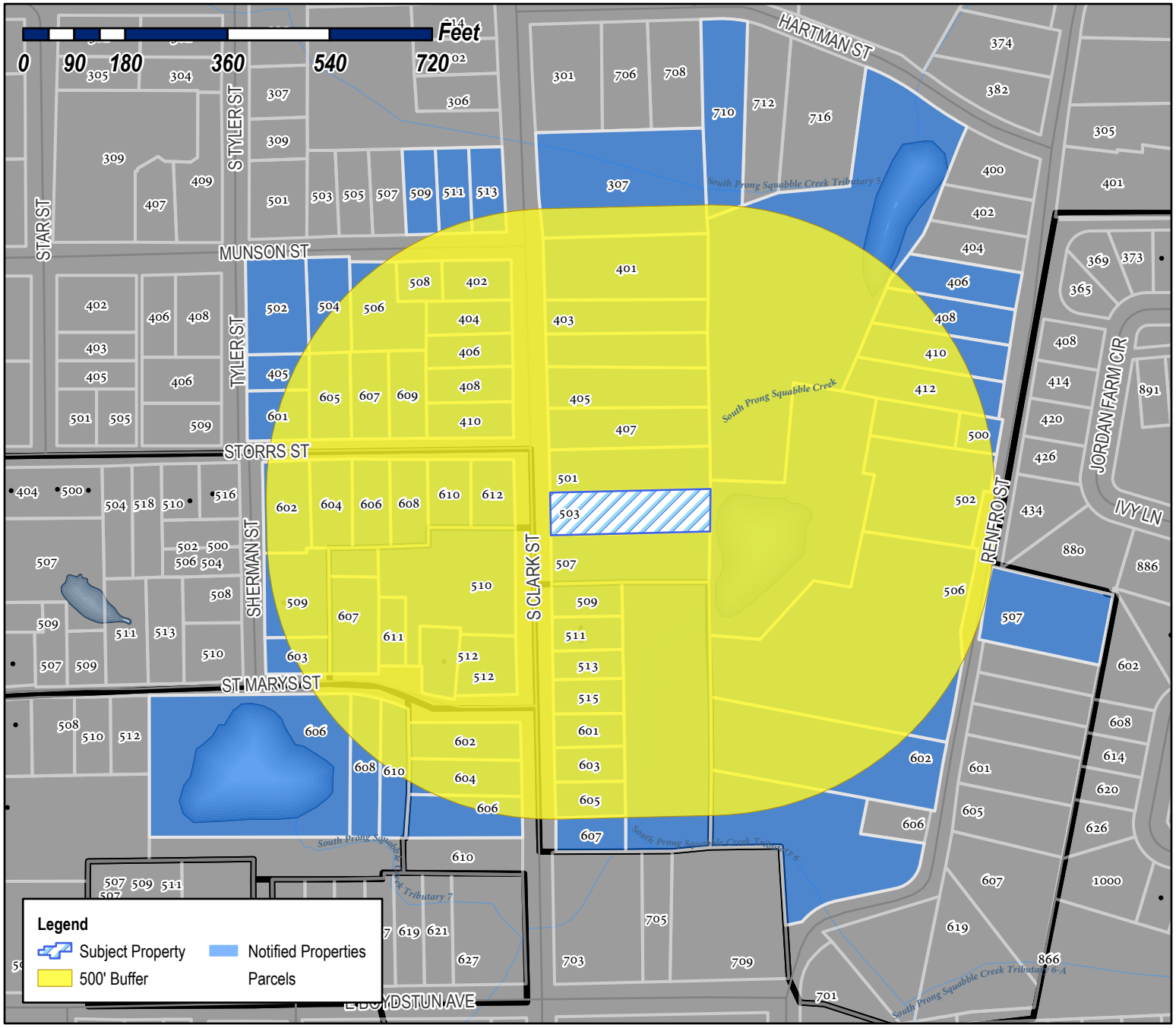
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

This email was scanned by Bitdefender

City of Rockwall

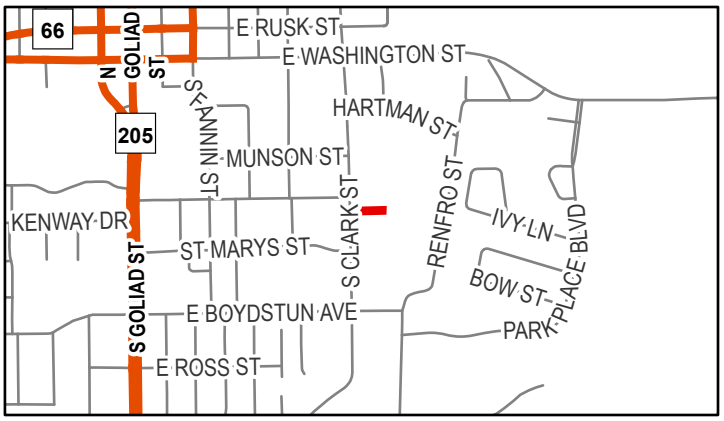
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-005
Case Name: SUP for Residential Infill Adjacent to an Established Subdivision
Case Type: Zoning
Zoning: SF-7
Case Address: 503 S. Clark St.

Date Saved: 1/14/2022
For Questions on this Case Call (972) 771-7745



GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
880 SHORES BLVD
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 75042

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES 602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

COWAN PHYLLIS
3299 ROCHELLE RD
ROCKWALL, TX 75032

CGRH IMPROVEMENTS LLC
206 LAKEHILL DR
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

HOLLAND TRENTON A AND
ROD HOLLAND
502 MUNSON STREET
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

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ROCKWALL. TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL. TX 75087

CASTRO DEVELOPMENT LLC
16424 FALLKIRK DRIVE
DALLAS, TX 75248

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS
7836 YAMINI DR

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

CLARK STREET VENTURES LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN
607 S CLARK STREET
ROCKWALL, TX 75087

BRYAN KYLE AND
HALEY BROOKE BOWEN
4800 NORTHWAY DR #12A
DALLAS, TX 75206

GARTH GARY AND CYNTHIA
7501 NORFOLK AVE
LUBBOCK, TX 79423

PUBLIC NOTICE

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

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

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

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for 503 S. Clark Street

Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 15, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 22, 2022 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Tuesday, February 22, 2022 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-005: SUP for Residential Infill Adjacent to an Established Subdivision for S. 503 Clark Street

Please place a check mark on the appropriate line below:

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

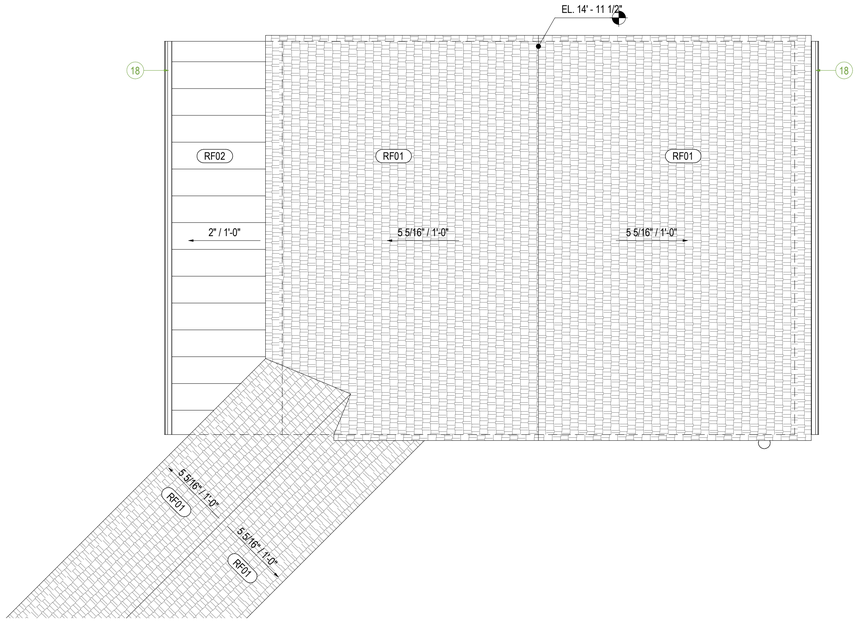
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

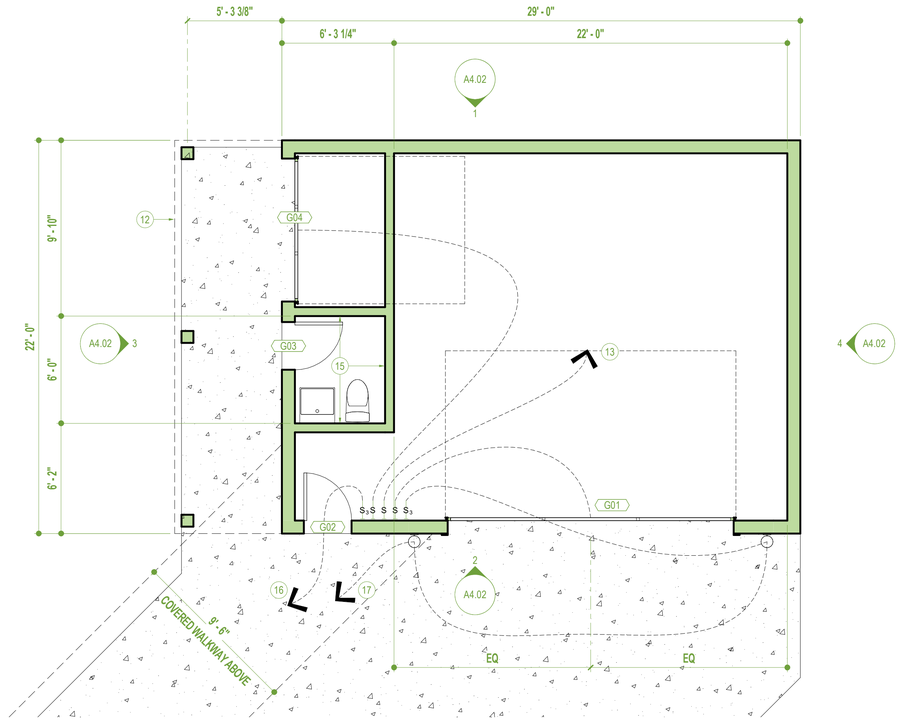
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



3 GARAGE ROOF

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



2 GARAGE PLAN

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



1 SITE PLAN

SCALE: 1" = 10'-0"

sheet notes

01 20'-0" BUILD LINE
02 MAILBOX (MASONRY)
03 BRICK PAVED WALKWAY
04 PROPERTY LINE
05 5'-0" WATER LINE EASEMENT
06 10'-0" UTILITY EASEMENT
07 6'-0" SIDE YARD SETBACK
08 BRICK PATIO
09 AC UNITS
10 LINE OF OVERHANG ABOVE
11 LINE OF COVERED WALKWAY ABOVE
12 LINE OF CANOPY ABOVE
13 GENERAL GARAGE LIGHTING
15 INSULATE ALL GARAGE INTERIOR WALLS
16 TO WALKWAY LIGHTING
17 3-WAY SWITCH BACK TO HOUSE
18 GUTTER

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
SITE PLAN

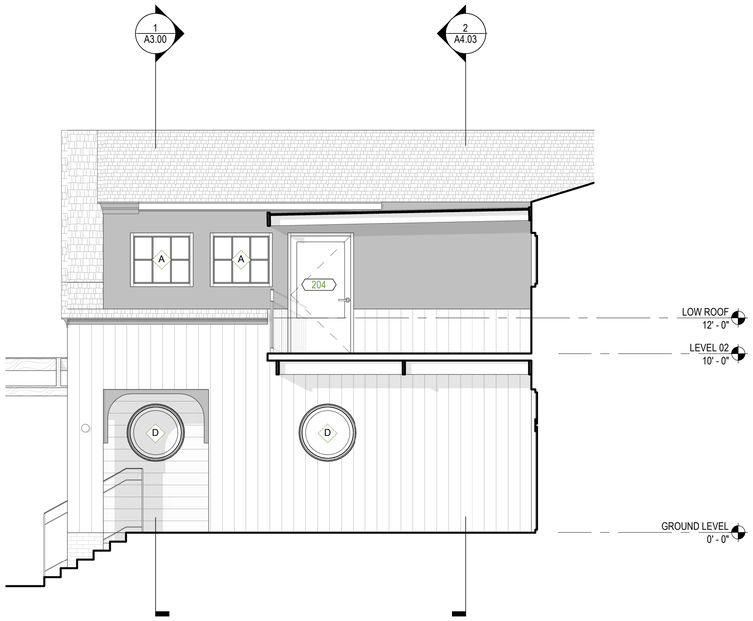
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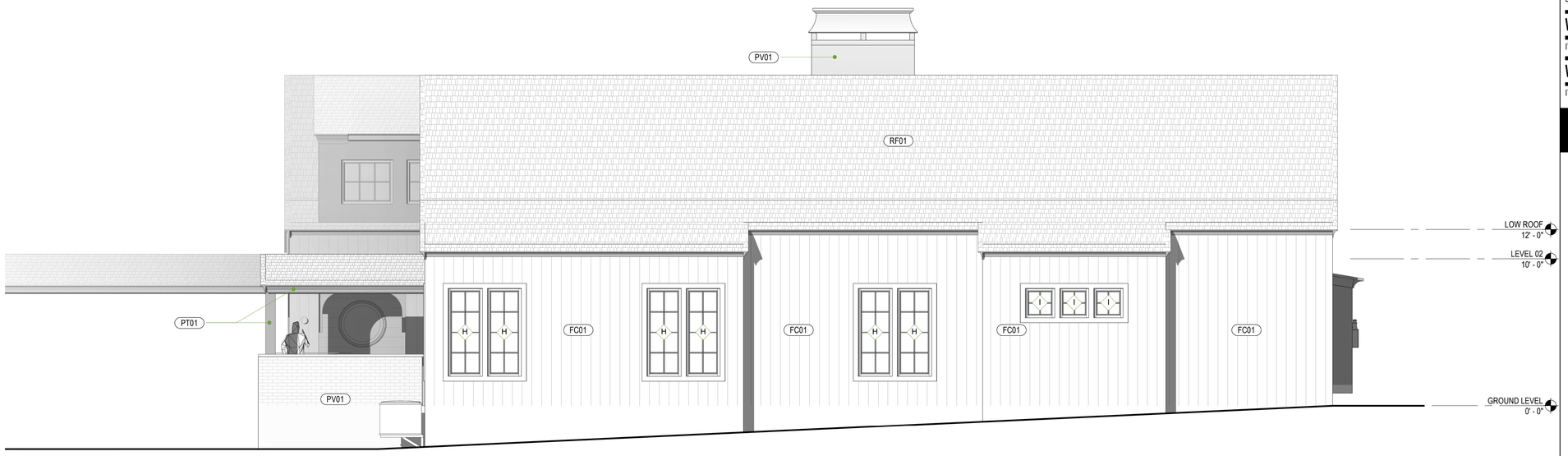
3 ELEVATION @ BACK PATIO

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



1 EAST ELEVATION

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



2 NORTH ELEVATION

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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
	1/22/21	

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JOB NO	STATUS
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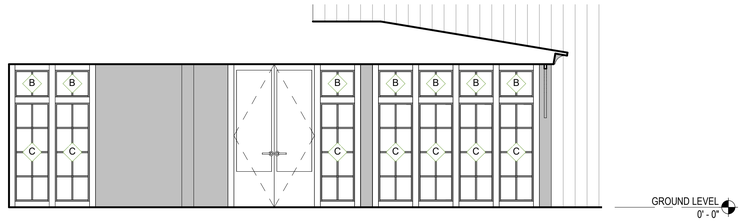
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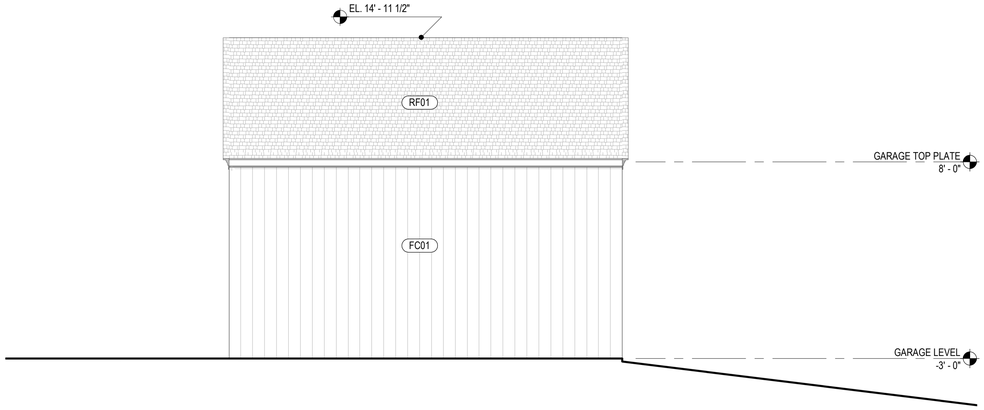
7 ELEVATION @ BACK PORCH
SCALE: 1/4" = 1'-0"



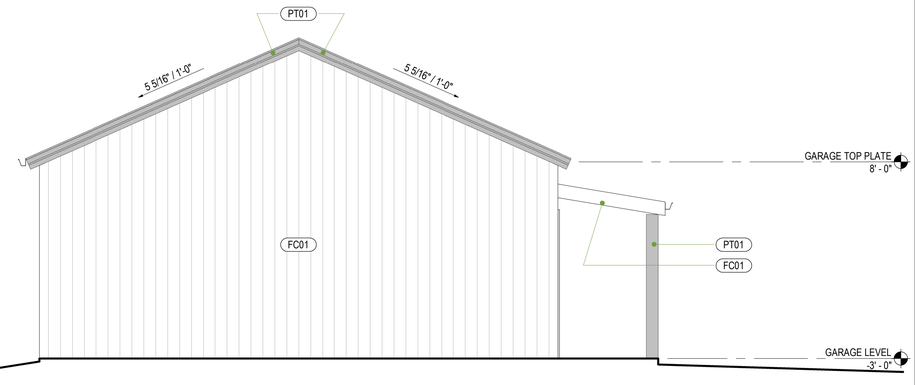
6 ELEVATION @ TERRACE
SCALE: 1/4" = 1'-0"



5 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



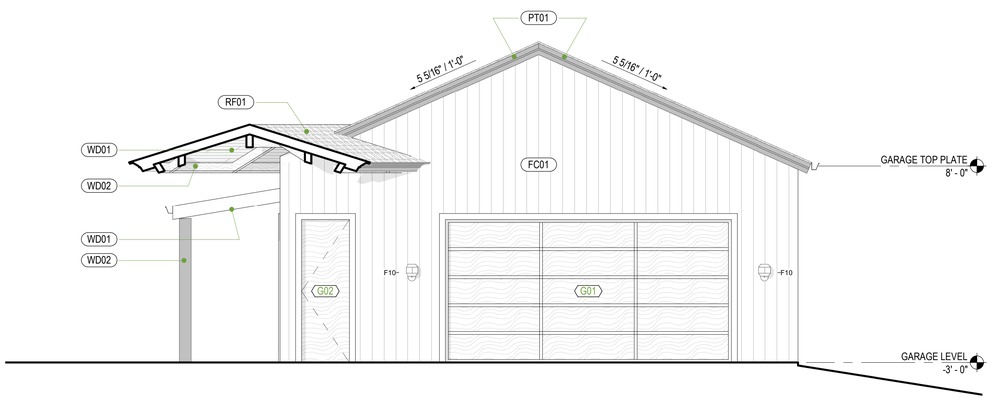
4 SOUTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



1 NORTHEAST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



3 NORTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION @ GARAGE
SCALE: 1/4" = 1'-0"

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

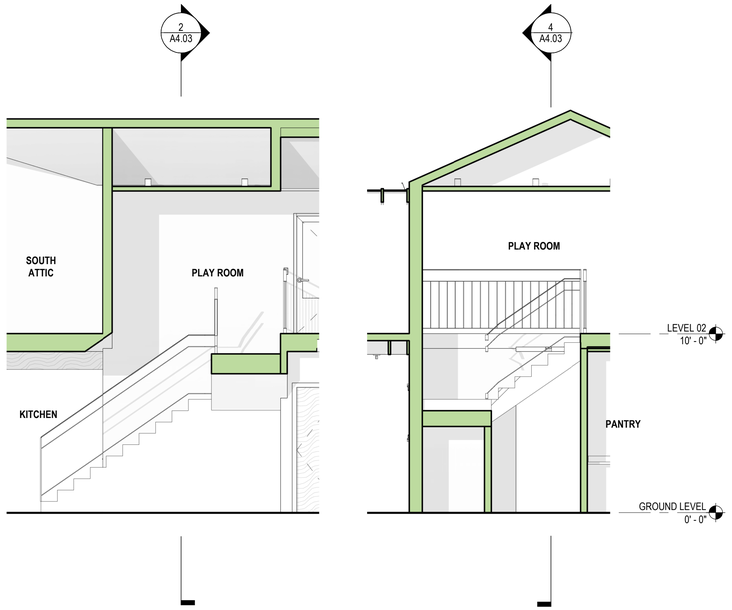
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JCB	JCB

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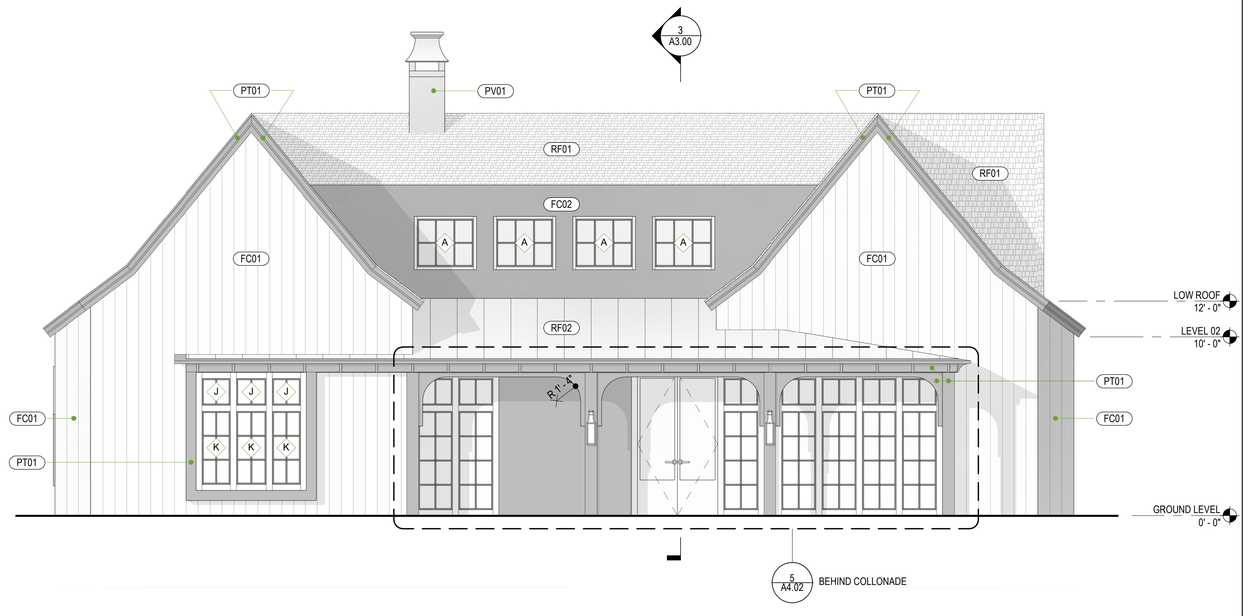
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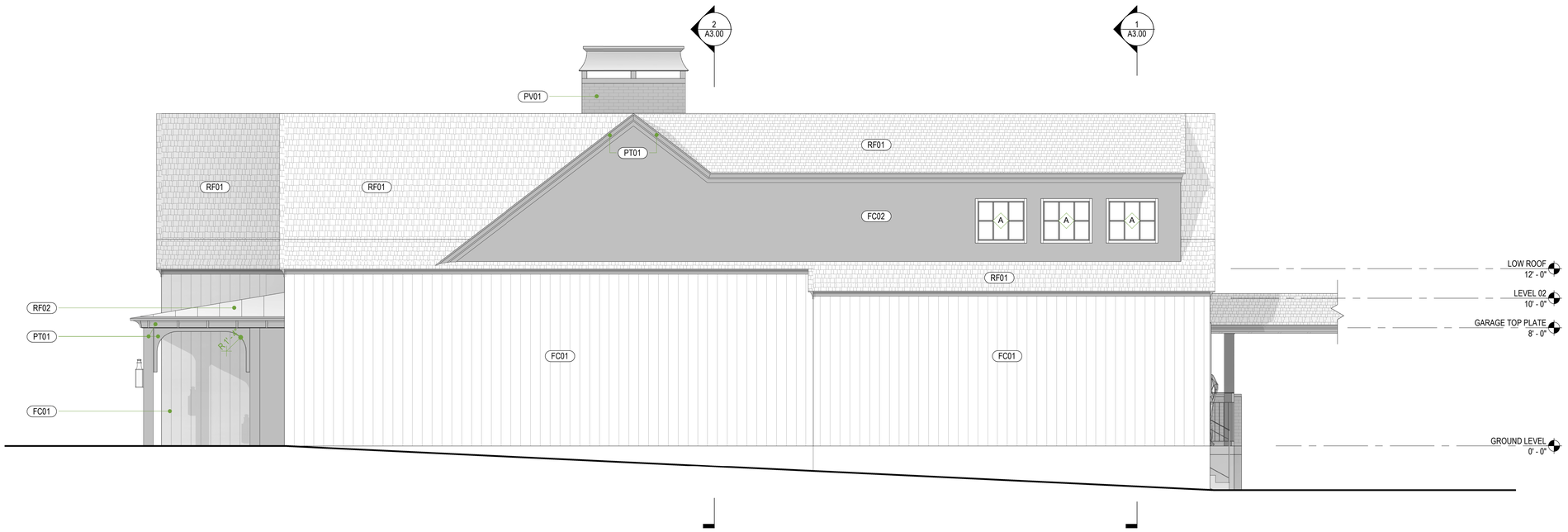


4 STAIR SECTION B
SCALE: 1/4" = 1'-0"

2 STAIR SECTION A
SCALE: 1/4" = 1'-0"



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



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

sheet notes

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

PV01 PAVERS
SPECIES & GRADE: BRICK PAVERS

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: TBD

PT02 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: WHITE (TBD)

FC01 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
MANUFACTURER: JAMES HARDIE OR SIMILAR
TYPE: 8" TONGUE AND GROOVE PLANTS
COLOR: PT02
FINISH: PAINT
LOCATION: RE: ELEVATIONS
NOTES: VERTICAL OREINTATION

FC02 FIBER CEMENT PANELLING
ITEM: FIBER CEMENT
TYPE: TBD
COLOR: PT03
FINISH: PAINT
LOCATION: RE: ELEVATIONS

WD01 WOOD
ITEM: WOOD PLANS SOFFIT

WD02 WOOD
ITEM: STAINED TIMBER STRUCTURE

general notes

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
EXTERIOR ELEVATIONS

REV	DATE	NOTES
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JOB NO	STATUS
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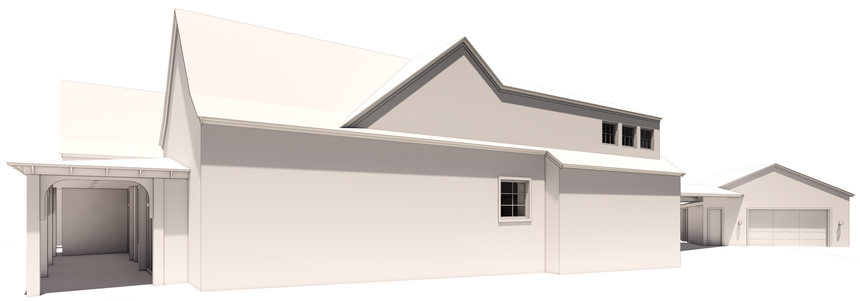
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1 WEST ELEVATION VIEW
SCALE: 12" = 1'-0"



5 ENTRANCE VIEW
SCALE: 12" = 1'-0"



4 SOUTH ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

REV	DATE	NOTES
	1/22/21	

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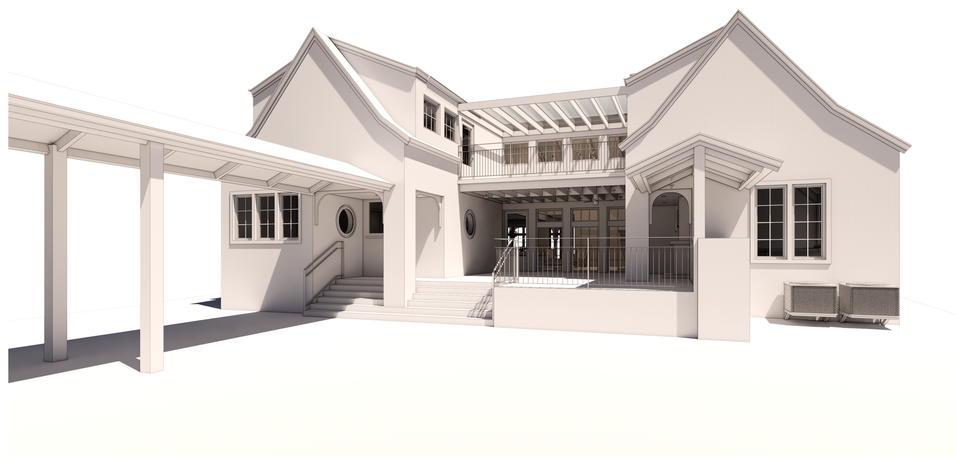
4 PLAY ROOM VIEW
SCALE: 12" = 1'-0"



1 NORTH ELEVATION VIEW
SCALE: 12" = 1'-0"



2 BACK PATIO VIEW
SCALE: 12" = 1'-0"



3 EAST ELEVATION VIEW
SCALE: 12" = 1'-0"

sheet notes

general notes

RENDERINGS ARE SHOWN FOR THE PURPOSES OF 3-DIMENSIONAL CLARITY AND SCALE. MATERIALS ARE NOT AN ACCURATE REFLECTION OF THE DESIGN INTENT. IF THESE PERSPECTIVES CONFLICT WITH INFORMATION FOUND IN THE REST OF THE DRAWINGS, DEFAULT TO THE REST OF THE DRAWINGS FOR MORE ACCURATE INFORMATION.

CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET



PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
PERSPECTIVES

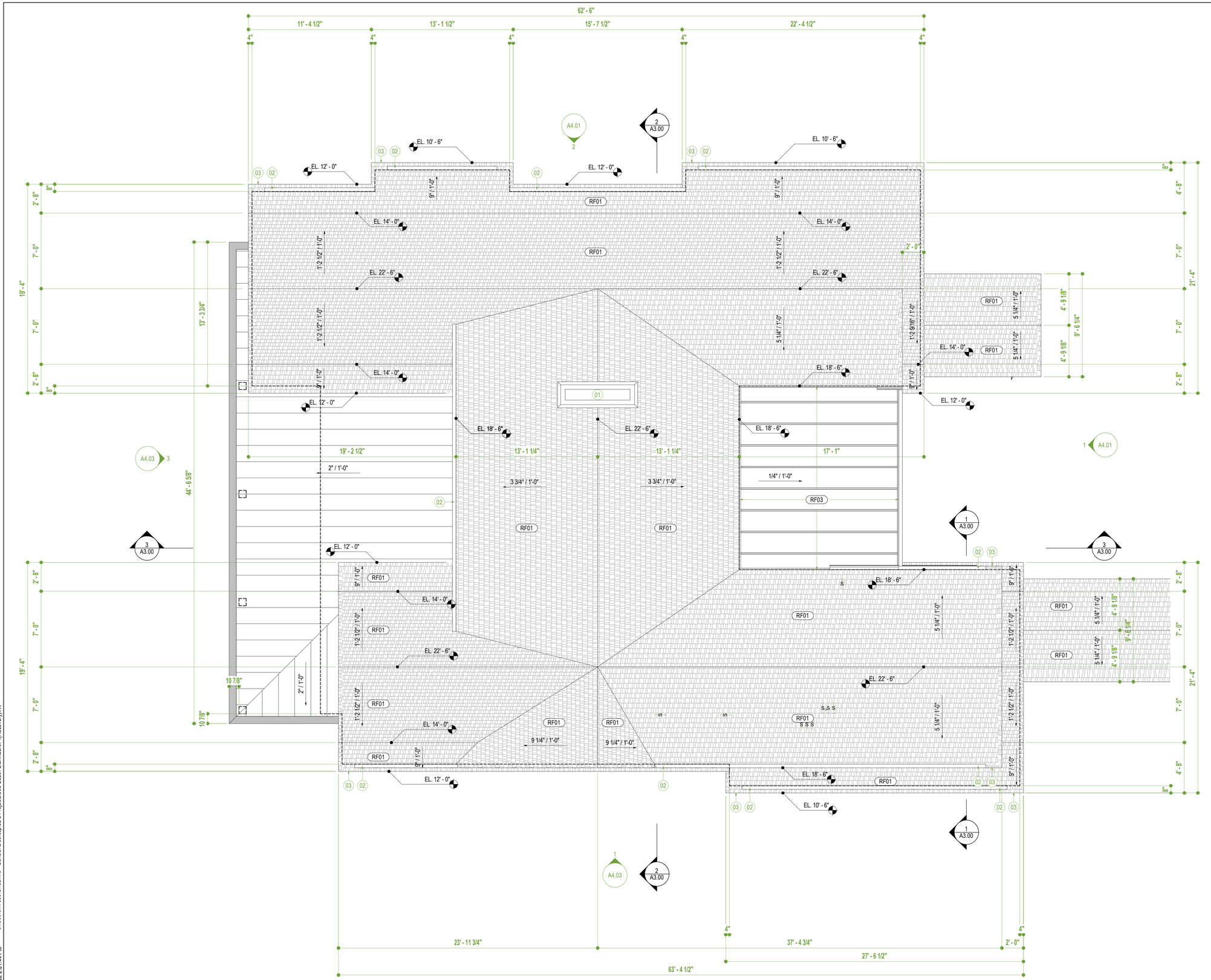
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JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A4.11

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sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 INTEGRAL GUTTER
03 HOLD GUTTER BACK 18" FROM OUTSIDE CORNERS. ALLOW EAVE CORNICE TO WRAP BACK TO GUTTER.

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 ROOFING
ITEM: STANDING SEAM METAL ROOF

RF03 ROOFING
ITEM: POLYCARBONATE ROOFING

general notes

GUTTERS & DOWNSPOUTS STYLE & LOCATIONS AS PER OWNER BUILDER AGREEMENT



CLIENT
503 S. CLARK STREET

CLIENT ADDRESS
503 S. CLARK STREET

PROJECT
GARTH RESIDENCE

PROJECT ADDRESS
503 S. CLARK STREET

DRAWING TITLE
ROOF PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

JOB NO	STATUS
001	PRICING

DRAWING NO A1.03

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CITY OF ROCKWALL

HOUSIN ANALYSIS FOR CASE NO. Z2022-005

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402 S Clark Street	Single-Family Home	1987	1,090	216	Brick
403 S Clark Street	Single-Family Home	1966	720	*N/A*	Siding
404 S Clark Street	Single-Family Home	1983	1,097	*N/A*	Brick
405 S Clark Street	Single-Family Home	2006	1,682	*N/A*	Brick
406 S Clark Street	Single-Family Home	1990	1,348	144	Brick
408 S Clark Street	Single-Family Home	2006	2,049	*N/A*	Brick
410 S Clark Street	Single-Family Home	1989	1,112	*N/A*	Siding
501 S Clark Street	Single-Family Home	2021	4,394	*N/A*	HardiBoard
503 S Clark Street	Accessory Building	1975	*N/A*	600	Metal
507 S Clark Street	Single-Family Home	1975	884	670	Brick
509 S Clark Street	Single-Family Home	1945	768	240	Siding
510 S Clark Street	Commercial	1970	*N/A*	*N/A*	Metal
511 S Clark Street	Single-Family Home	1940	951	*N/A*	Siding
512 S Clark Street	Commercial	1960	*N/A*	*N/A*	Siding
513 S Clark Street	Single-Family Home	1966	744	*N/A*	Siding
601 S Clark Street	Single-Family Home	1945	789	*N/A*	Siding
604 Storrs Street	Single-Family Home	1990	1,262	48	Siding
605 Storrs Street	Single-Family Home	1980	1,554	370	Siding
606 Storrs Street	Single-Family Home	1990	929	*N/A*	Siding
607 Storrs Street	Single-Family Home	1993	1,170	*N/A*	Siding
608 Storrs Street	Single-Family Home	1950	735	196	Siding
609 Storrs Street	Single-Family Home	1990	1,168	*N/A*	Siding
610 Storrs Street	Single-Family Home	1985	1,130	100	Siding
612 Storrs Street	Single-Family Home	1960	696	320	Siding
	AVERAGES:	1978	1,251	290	



402 S. CLARK STREET



403 S. CLARK STREET



404 S. CLARK STREET



405 S. CLARK STREET



406 S. CLARK STREET



408 S. CLARK STREET



410 S. CLARK STREET



501 S. CLARK STREET



503 S. CLARK STREET



507 S. CLARK STREET



509 S. CLARK STREET



510 S. CLARK STREET



511 S. CLARK STREET



512 S. CLARK STREET



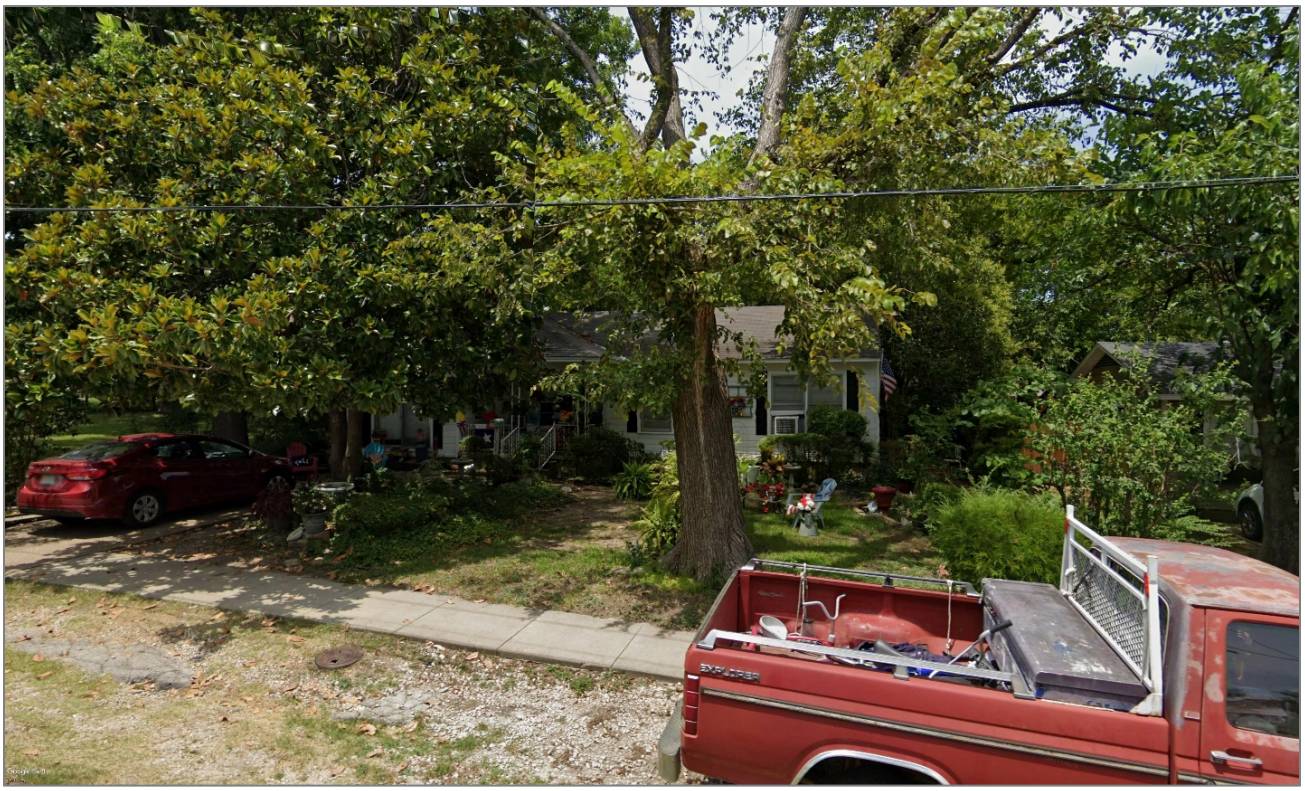
513 S. CLARK STREET



601 S. CLARK STREET



604 STORRS STREET



605 STORRS STREET



606 STORRS STREET



607 STORRS STREET



608 STORRS STREET



609 STORRS STREET



610 STORRS STREET



612 STORRS STREET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.49-acre parcel of land being described as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill 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

DRAFT 01.26.2022

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

2.1 OPERATIONAL CONDITIONS

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

(1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

(2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

(3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

DRAFT ORDINANCE 04.25.2022

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.

_____
Kevin Fowler, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 22, 2022*

2nd Reading: *March 7, 2022*

DRAFT ORDINANCE 01.25.2022

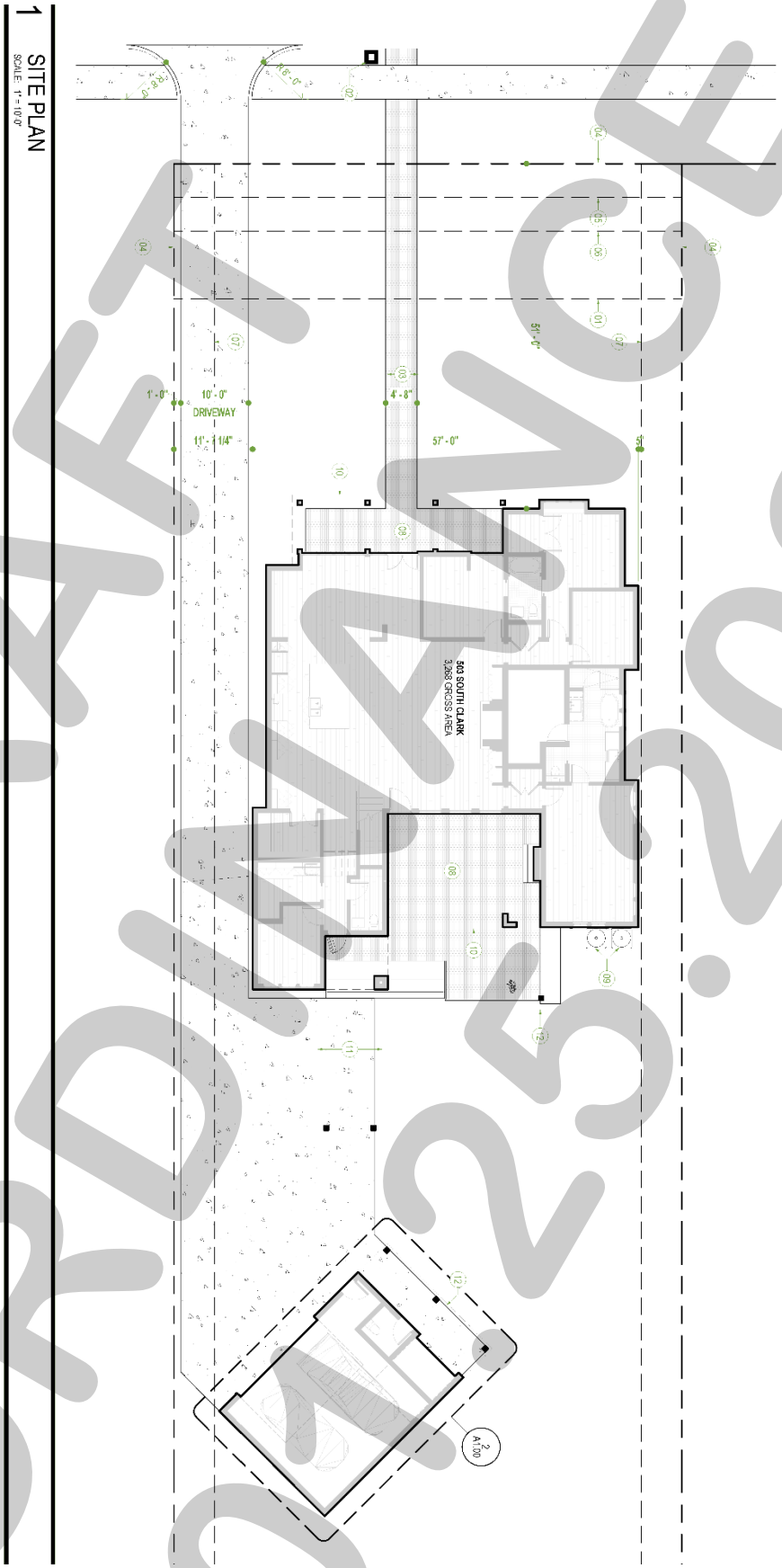
Exhibit 'A'
Location Map and Legal Description

Address: *503 S. Clark Street*
Legal Description: *Lot 2, Block A, Haley & Kyle Addition*



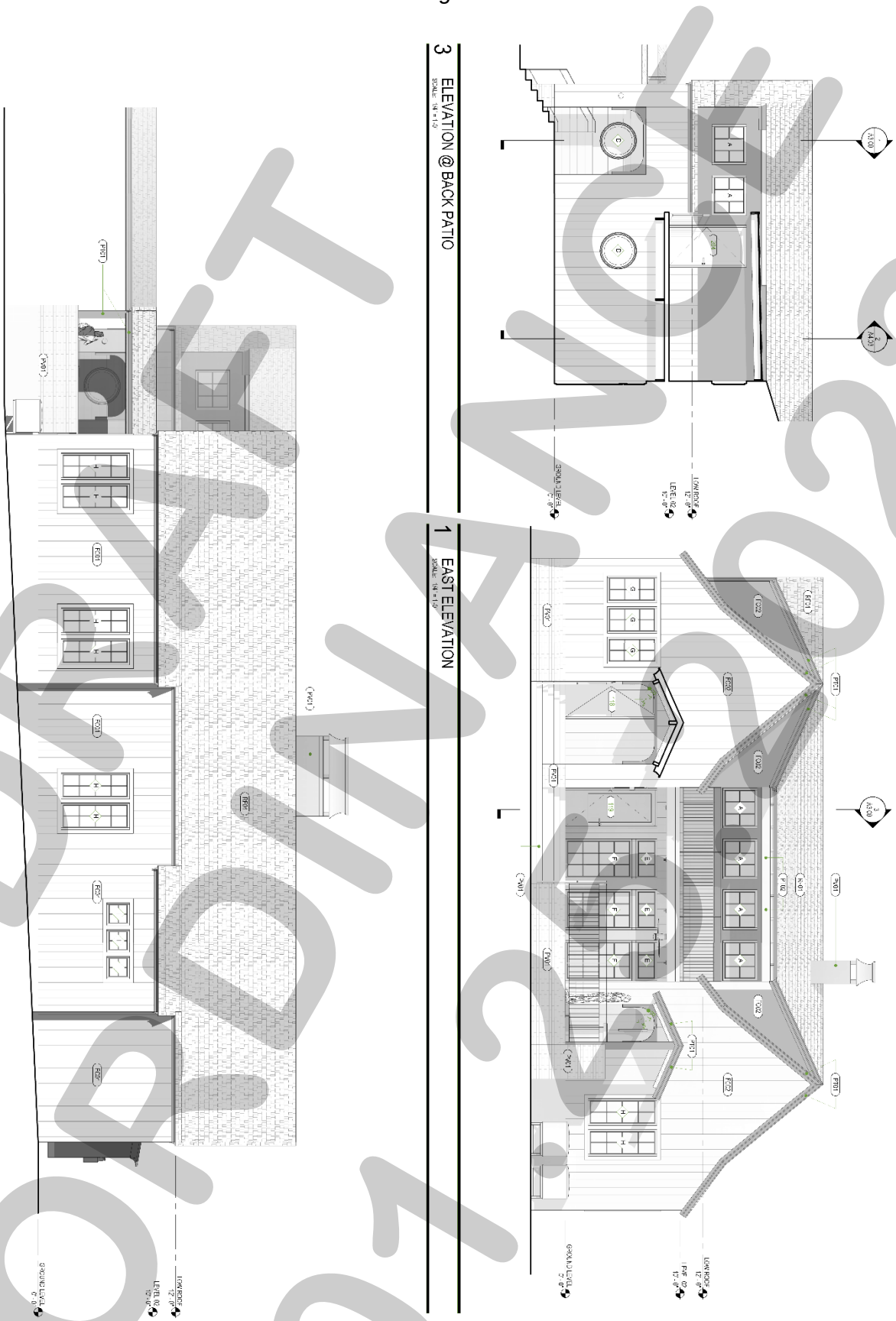
DRAFT 01.25.2022

Exhibit 'B':
Residential Plot Plan



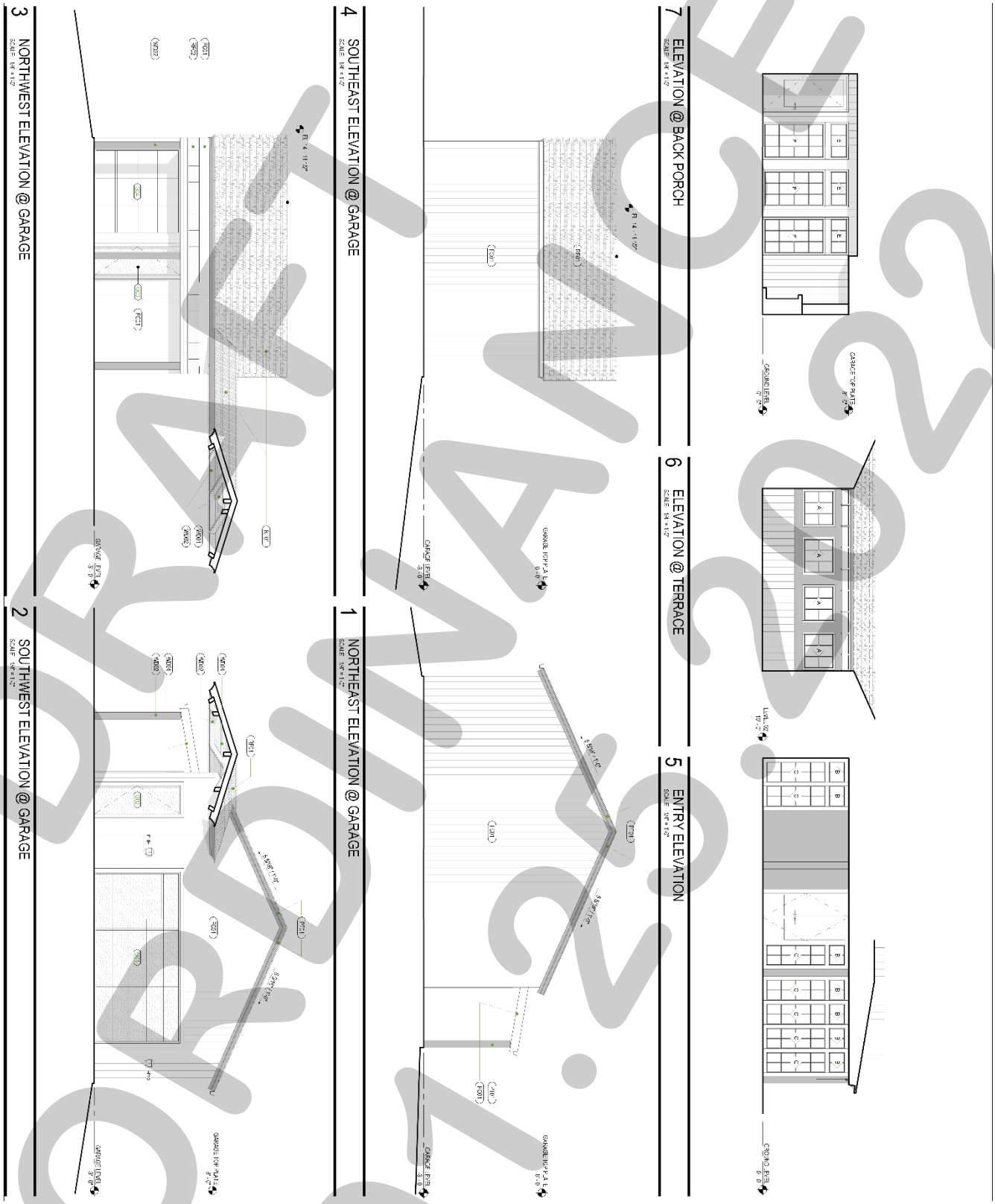
DRAFT ORDINANCE 2025.2022

Exhibit 'C':
Building Elevations



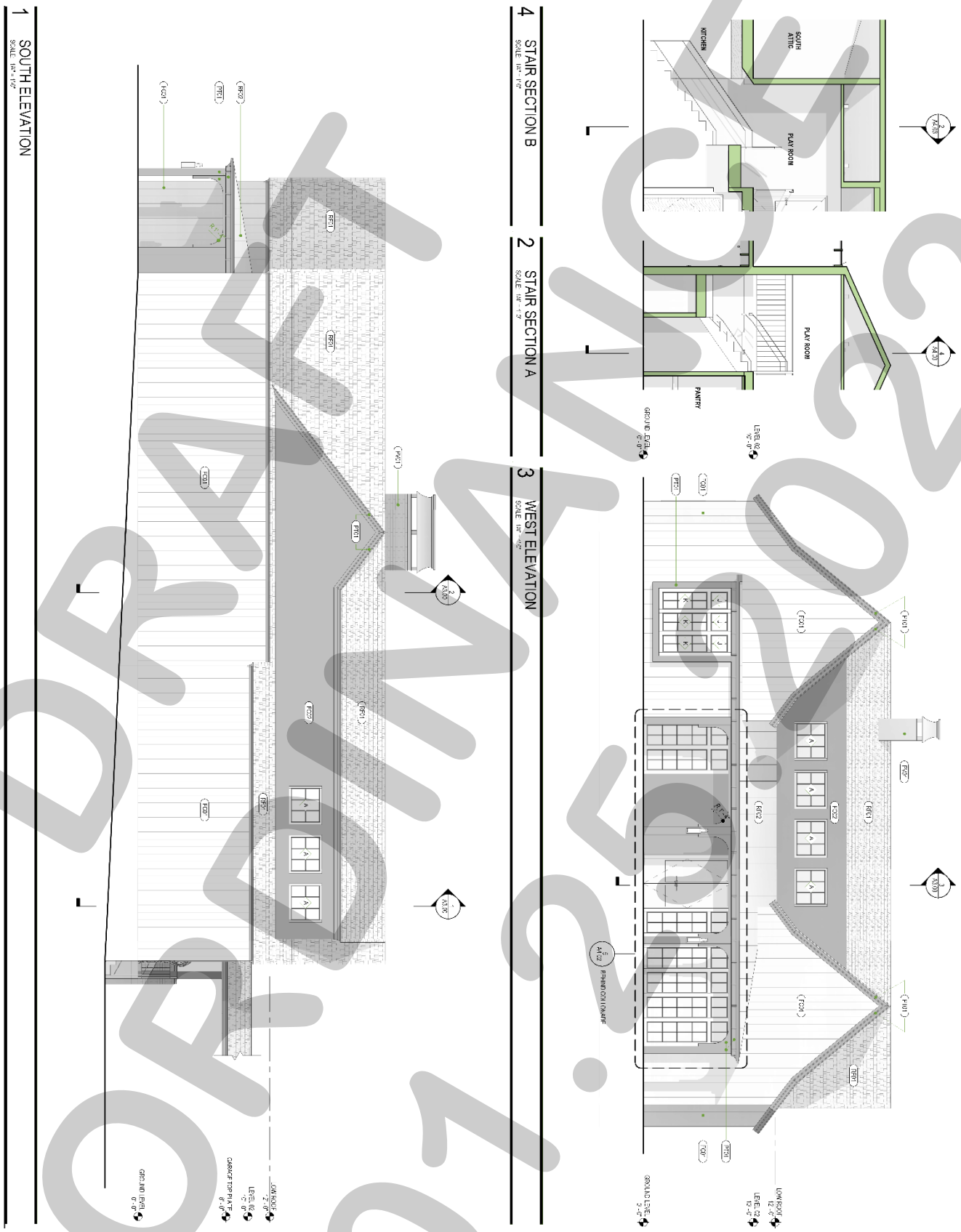
DRAFT
01-26-2022

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
01.25.2022

Exhibit 'C':
Building Elevations



DRAFT
01.25.2022

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	P2022-003	CASE MANAGER:	Henry Lee
PROJECT NAME:	Final Plat for the Nelson Lake Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	FM 1141 & E FM 552	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/19/2022	Approved w/ Comments

01/19/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval approval of a Final Plat for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552.

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 (P2022-003) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 90 (PD-90), and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 There are 8 open space lots, please correct the Title Block to correct this. Also, the lot line going from the southeast corner of Lot 31, Block J appears to continue south to North Country Lane; this would create two different open space lots. Please remove this continued lot line as that is one contiguous open space lot.

M.6 Please provide the square footage for each lot ghosted below the lot number.

M.7 Remove the specific lot and block call outs on note 5.

M.8 No notary is required for the Surveyor; their seal will suffice.

M.9 This Final Plat does not match the Preliminary Plat. It would appear that Lot 36, Block J should have a sewer easement. This easement is also shown on the Landscape and Hardscape Plans. Please correct either the final plat or the landscape and hardscape plans to reflect the correct layout.

M.10 Provide the acreage of open space provided and quantify how much open space is in the floodplain. I need to verify the open space requirement is met.

M.11 Please split the plat into 4 pages (i.e. not 2 pages per page) as our systems have a hard time loading them.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meetings for this case will be held on January 25, 2022 and February 15, 2022. The Parks Board meeting for this case will be held on February 1, 2022.

1.13 The projected City Council Meeting date for this case will be February 22, 2022.

1.14 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	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: - Open Space lots have overlapping text. Hard to read.
- Revise each visibility easement to be a permanent ROW clip.
- Need minimum finished floor elevations for all lots adjacent to the floodplain.
- Cul-de-sacs must have a radius of 57.5' minimum.
- This segment of line should be line type for S.S.E. not solid if this is a continuation of Lot 43, Blk J
- Include Lot 17, Blk A, Lot 19, Blk B, Lot 28, Blk C, Lot 29, Blk D, Lot 22, Blk, F, Lot 43, Blk J, and Lot 44, Blk J into note 5.
- Include "and Light poles" in the decorative sign note.
- Label 10' UE along Chatsworth.
- Revise note 6 on the last page to say, "The detention and drainage systems are to be repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

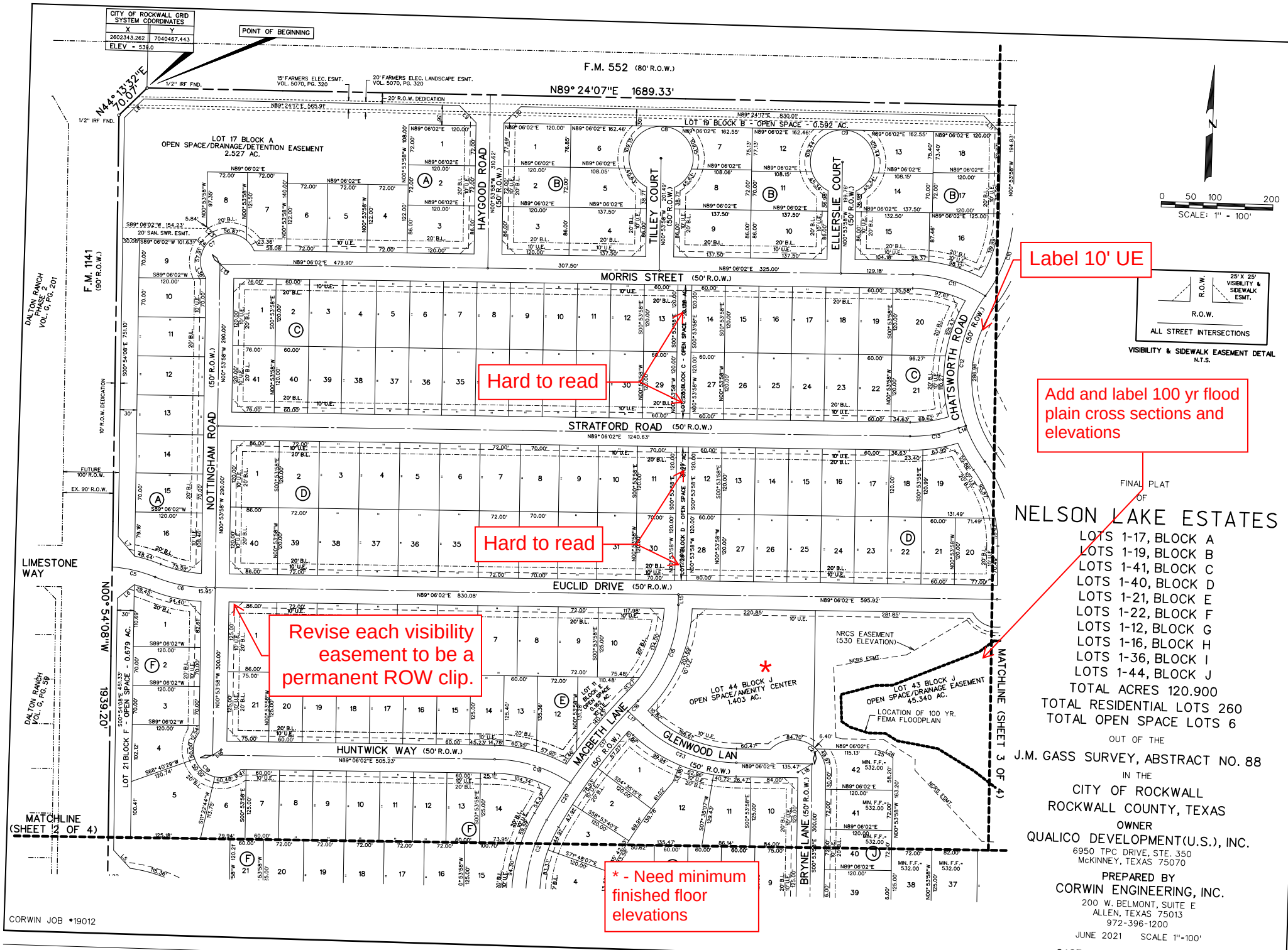
No Comments

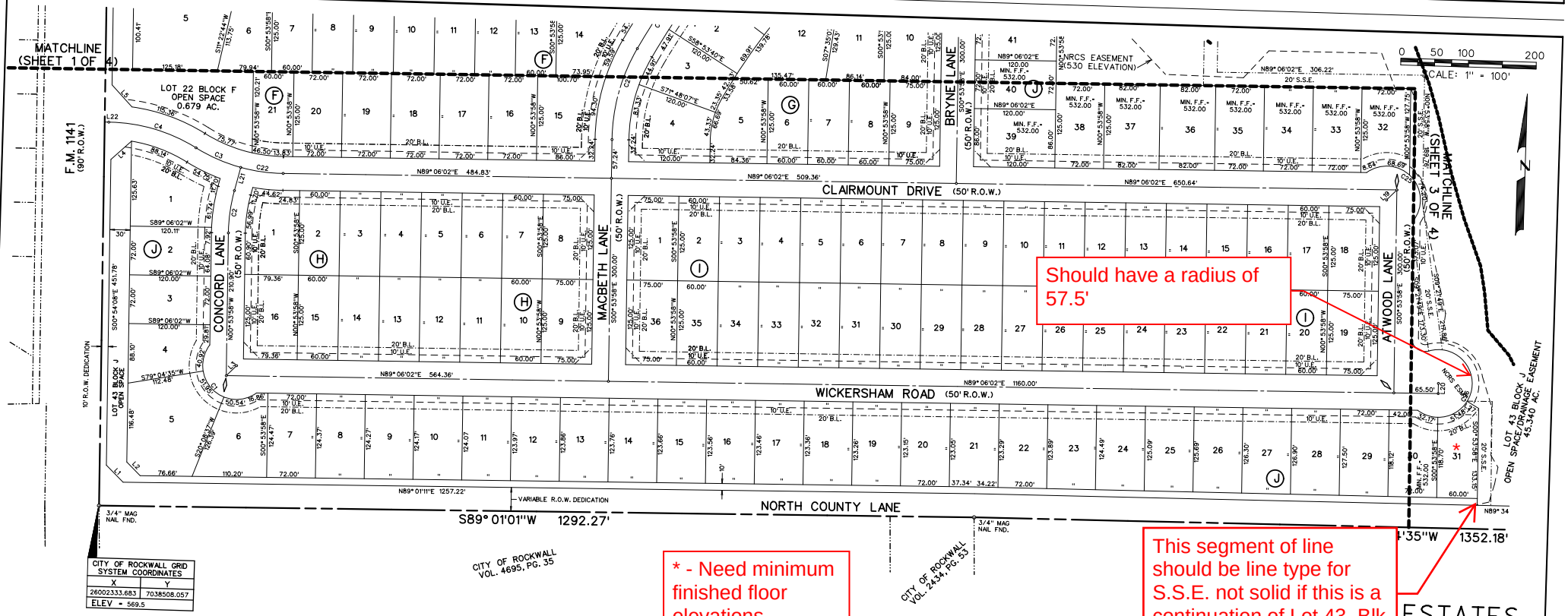
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: No comments

01/18/2022: SP2022-001 / P2022-003 (Site Plan / Final Plat)
Park District 26
Cash In Lieu of Land: $1,048.00 x 260 lots = $272,480.00

Pro Rata Equipment Fee: $992.00 x 260 lots = $257,920.00T
Total per lot x lots = $2,040.00 x 260 lots = $530,400.00


CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2602343.262
Y 7040467.443
ELEV = 539.0
POINT OF BEGINNING
N44° 13' 32"E 70.07'
1/2" IRF FND.
F.M. 552 (80' R.O.W.)
N89° 24'07"E 1689.33'
15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320
20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320
20' R.O.W. DEDICATION
LOT 17 BLOCK A OPEN SPACE/DRAINAGE/DETENTION EASEMENT 2.527 AC.
LOT 19 BLOCK B - OPEN SPACE - 0.592 AC.
HAYGOOD ROAD
TILLEY COURT
ELLERSLIE COURT
F.M. 1141 (90' R.O.W.)
DALTON RANCH PHASE 2 VOL. C, PG. 201
MORRIS STREET (50' R.O.W.)
CHATSWORTH ROAD (50' R.O.W.)
STRATFORD ROAD (50' R.O.W.)
NOTTINGHAM ROAD (50' R.O.W.)
BLOCK C - OPEN SPACE - 0.638 AC.
BLOCK D - OPEN SPACE - 0.869 AC.
FUTURE 100' R.O.W.
EX. 90' R.O.W.
10' R.O.W. DEDICATION
LIMESTONE WAY
EUCLID DRIVE (50' R.O.W.)
HUNTWICK WAY (50' R.O.W.)
MACBETH LANE (50' R.O.W.)
GLENWOOD LANE (50' R.O.W.)
BRYNE LANE (50' R.O.W.)
LOT 21 BLOCK F - OPEN SPACE - 0.679 AC.
LOT 44 BLOCK J OPEN SPACE/AMENITY CENTER 1.403 AC.
LOT 43 BLOCK J OPEN SPACE/DRAINAGE EASEMENT 45.340 AC.
NRCS EASEMENT (530 ELEVATION)
LOCATION OF 100 YR. FEMA FLOODPLAIN
N00° 54'08"W 1939.20'
DALTON RANCH VOL. C, PG. 59
MATCHLINE (SHEET 2 OF 4)
MATCHLINE (SHEET 3 OF 4)
Label 10' UE
25' X 25' VISIBILITY & SIDEWALK ESMT.
R.O.W.
ALL STREET INTERSECTIONS
VISIBILITY & SIDEWALK EASEMENT DETAIL N.T.S.
Hard to read
Hard to read
Add and label 100 yr flood plain cross sections and elevations
Revise each visibility easement to be a permanent ROW clip.
* - Need minimum finished floor elevations
0 50 100 200
SCALE: 1" = 100'
FINAL PLAT
OF
NELSON LAKE ESTATES
LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JUNE 2021 SCALE 1"=100'
CASE NO. P2021-XXX
SHEET 1 OF 4
CORWIN JOB #19012

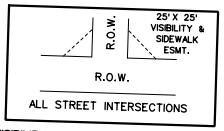


Should have a radius of 57.5'

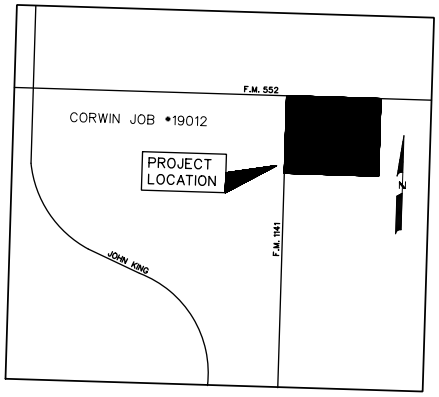
This segment of line should be line type for S.S.E. not solid if this is a continuation of Lot 43, Blk J

* - Need minimum finished floor elevations

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES
1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

Lot 17, Blk A
Lot 19, Blk B
Lot 28, Blk C
Lot 29, Blk D
Lot 22, Blk F
Lot 43, Blk J
Lot 44, Blk J

and light poles

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" W	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°53'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	S58°52'35"W
9.	51°32'35"	57.50'	309.56'	50.00'	S58°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'46"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	S58°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°26'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N50°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'54"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

57.5'

ESTATES

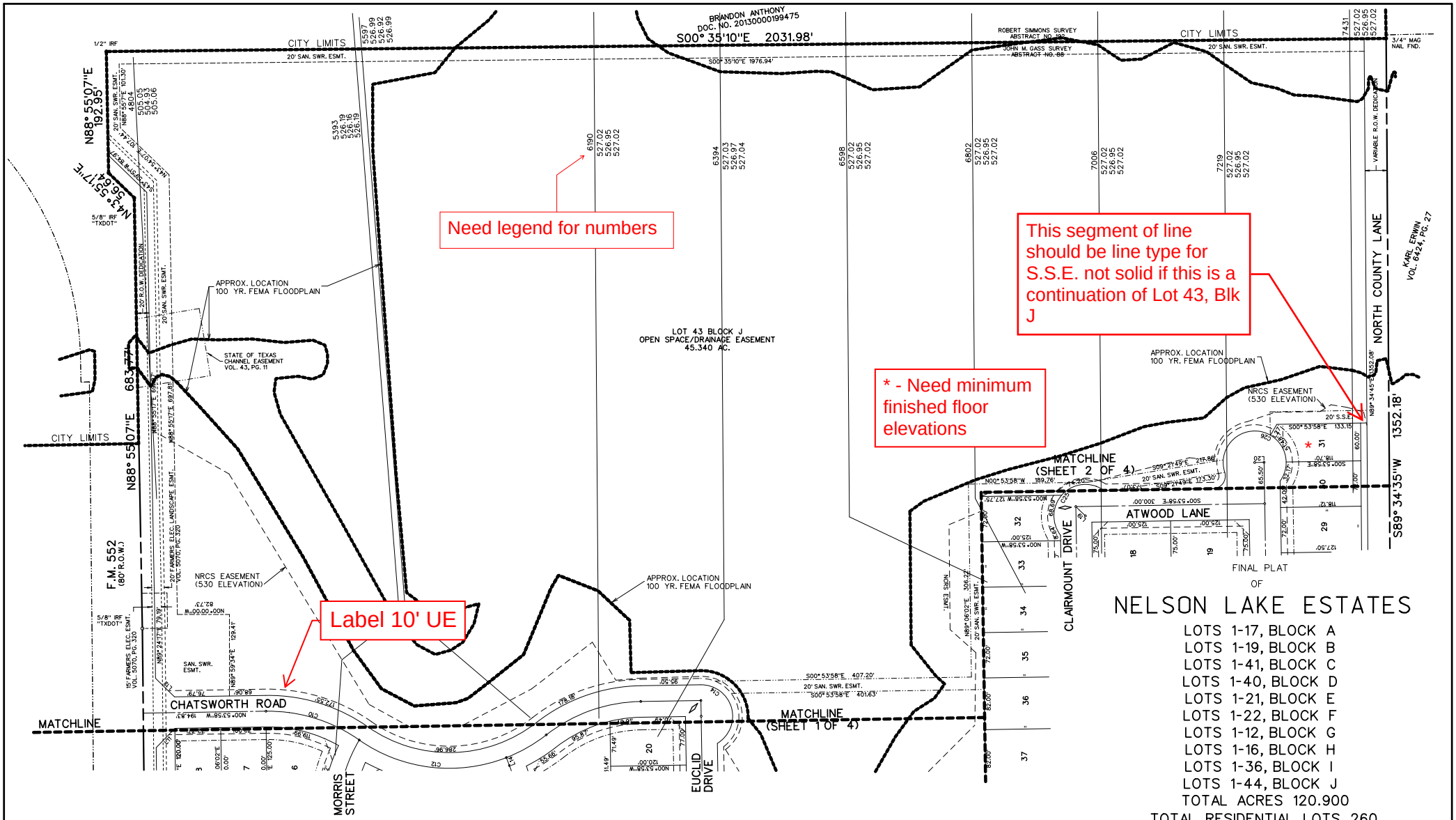
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE
J.M. GASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

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

JUNE 2021 SCALE 1"=100'



FINAL PLAT

OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
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6950 TPC DRIVE, STE. 350
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JUNE 2021 SCALE 1"=100'

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

CASE NO. P2021-XXX

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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

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.

The detention and drainage systems are to owned by the HOA/subdivision

6. The ~~detention drainage system is to~~ be maintained, repaired and ~~owned by the subdivision~~. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. 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 exactions made herein.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

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

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
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TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

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

JUNE 2021

CASE NO. P2021-XXX

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☒ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]	LOTS [PROPOSED] 260

☒ ***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	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vicks, Qualico Dev. [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 $ 2718.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* JANUARY *, 20*22*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

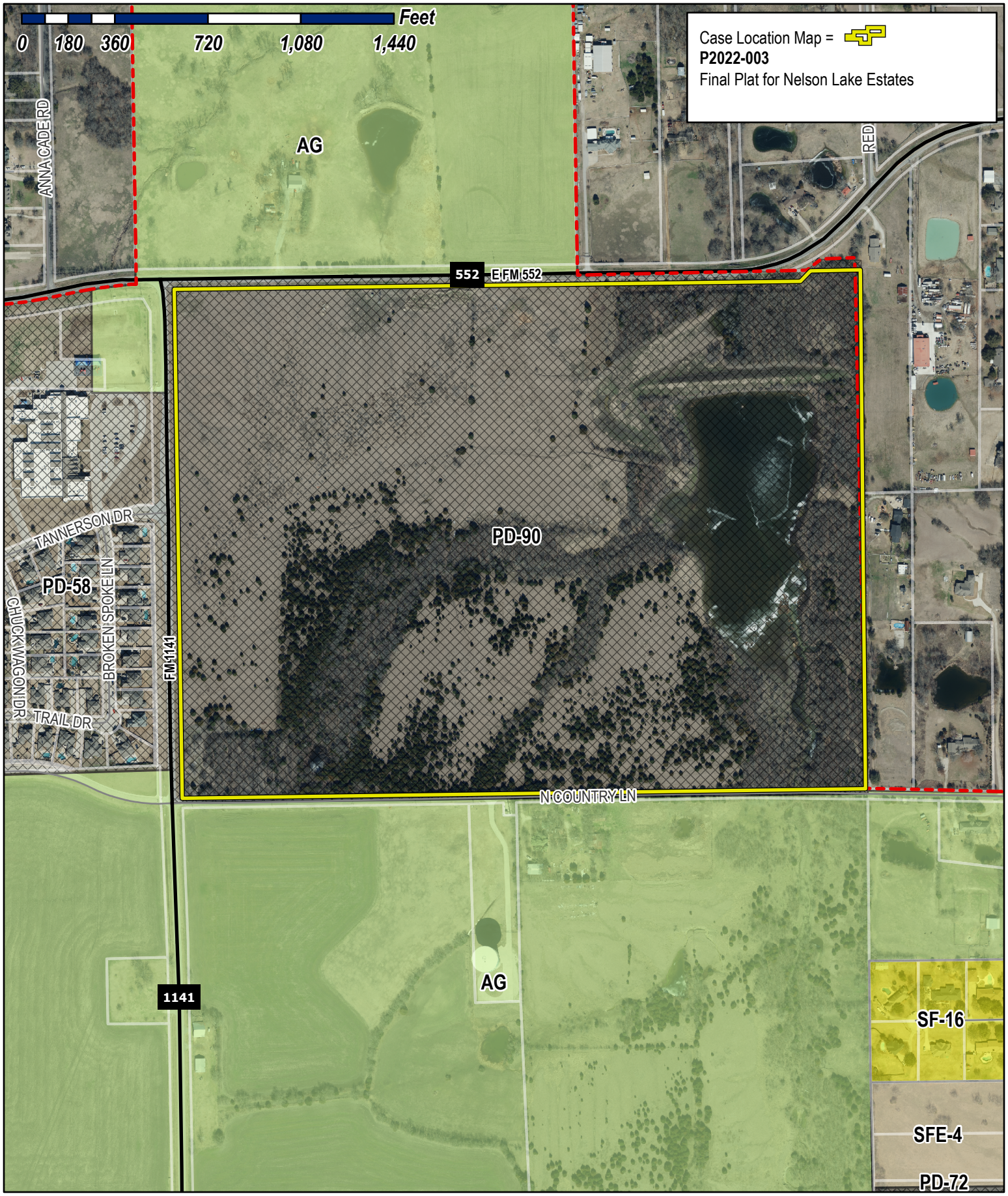
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* January *, 20*22

OWNER'S SIGNATURE John Vicks, Asst. Secretary

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

ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23



City of Rockwall

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

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

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2602343.262	7040467.443

ELEV = 539.0

POINT OF BEGINNING

N44° 13'32"E 70.07'

1/2" IRF FND.

F.M. 552 (80' R.O.W.)

15' FARMERS ELEC. ESMT. VOL. 5070, PG. 320

20' FARMERS ELEC. LANDSCAPE ESMT. VOL. 5070, PG. 320

20' R.O.W. DEDICATION

N89° 24'07"E 1689.33'

N89° 24'17"E 565.91'

N89° 24'17"E 830.01'

LOT 19 BLOCK B - OPEN SPACE - 0.592 AC.

LOT 17 BLOCK A
OPEN SPACE/DRAINAGE/DETENTION EASEMENT
2.527 AC.

HAYGOOD ROAD

TILLEY COURT (50' R.O.W.)

ELLERSLIE COURT (50' R.O.W.)

F.M. 1141 (90' R.O.W.)

DALTON RANCH PHASE 2 VOL. G, PG. 201

S89° 06'02"W 154.23'

20' SAN. SWR. ESMT.

S89° 06'02"W 101.63'

N89° 06'02"E 479.90'

307.50'

N89° 06'02"E 325.00'

MORRIS STREET (50' R.O.W.)

CHATSWORTH ROAD (50' R.O.W.)

STRATFORD ROAD (50' R.O.W.)

N89° 06'02"E 1240.63'

10' R.O.W. DEDICATION

S00° 54'08"E 751.10'

FUTURE 100' R.O.W.

EX. 90' R.O.W.

NOTTINGHAM ROAD (50' R.O.W.)

LIMESTONE WAY

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

N89° 06'02"E 830.08'

N89° 06'02"E 595.92'

N00° 54'08"W 1939.20'

MATCHLINE (SHEET 2 OF 4)

MATCHLINE (SHEET 3 OF 4)

LOT 21 BLOCK F - OPEN SPACE - 0.679 AC.

HUNTWICK WAY (50' R.O.W.)

N89° 06'02"E 505.23'

MACBETH LANE (50' R.O.W.)

GLENWOOD LANE (50' R.O.W.)

N89° 06'02"E 135.47'

BRYNE LANE (50' R.O.W.)

LOT 44 BLOCK J
OPEN SPACE/AMENITY CENTER
1.403 AC.

LOT 43 BLOCK J
OPEN SPACE/DRAINAGE EASEMENT
45.340 AC.

NRCS EASEMENT (530 ELEVATION)

NCRS ESMT.

LOCATION OF 100 YR. FEMA FLOODPLAIN

LOT 11 BLOCK E OPEN SPACE 0.160 AC.

LOT 29 BLOCK C - OPEN SPACE - 0.138 AC.

LOT 23 BLOCK D - OPEN SPACE - 0.189 AC.

N

0 50 100 200

SCALE: 1" = 100'

R.O.W. 25' X 25' VISIBILITY & SIDEWALK ESMT.

R.O.W.

ALL STREET INTERSECTIONS

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
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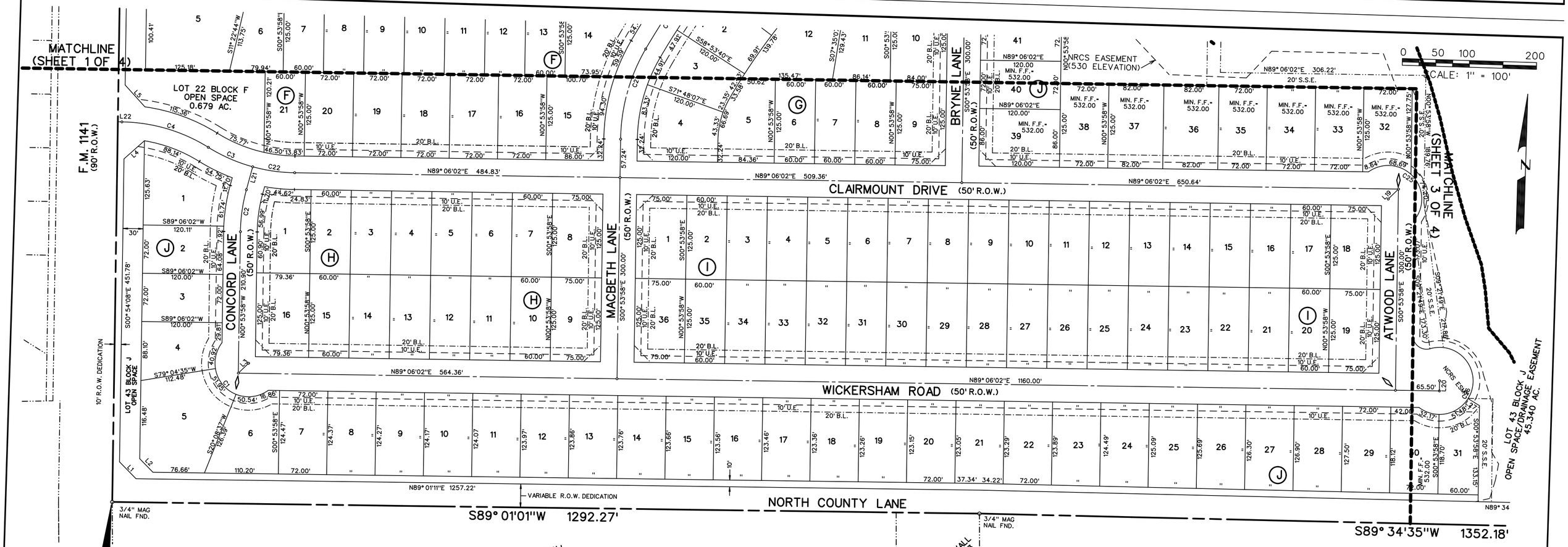
OWNER
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PREPARED BY
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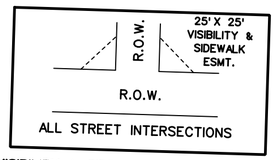
JUNE 2021 SCALE 1"=100'

CASE NO. P2021-XXX

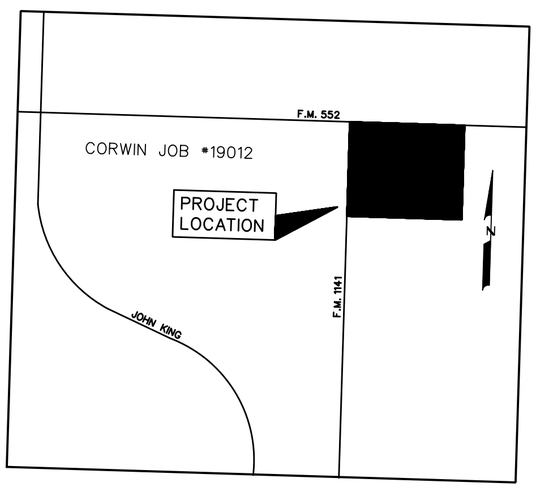
CORWIN JOB #19012



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
26002333.683	7038508.057
ELEV = 569.5	



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 120.9004 acre tract, as recorded in Deed No. 20210000016544 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangancy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   V.A.M.S. - Visibility, Maintenence & Sidewalk Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 17 Block A, Lot 19 Block B, Lot 30 Block C, Lot 28 Block D, Lot 11 Block E, Lot 21 Block F & Lots 40,43 Block J)
6. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45°56'24" W	35.33'
2.	N 45°56'24" W	28.26'
3.	S 44°06'02" W	21.21'
4.	N 46°38'04" E	40.70'
5.	N 43°58'38" W	43.96'
6.	N 49°29'27" E	39.00'
7.	N 41°55'10" W	45.79'
8.	N 44°13'41" E	47.89'
9.	N 45°44'51" W	42.77'
10.	N 44°15'09" E	42.31'
11.	N 45°44'51" W	42.54'
12.	N 44°24'18" E	42.20'
13.	N 48°50'26" W	19.41'
14.	N 68°44'54" E	13.54'
15.	N 00°53'58" W	18.26'
16.	N 55°24'37" E	18.03'
17.	N 48°28'24" W	36.17'
18.	S 58°08'12" W	29.15'
19.	S 44°06'02" W	21.21'
20.	N 00°53'58" W	15.00'
21.	N 13°36'47" E	35.57'
22.	N 89°05'52" E	6.01'
23.	N 47°31'47" W	25.53'
24.	N 47°31'47" W	20.42'
25.	N 76°42'06" W	9.19'
26.	N 59°47'41" W	20.86'
27.	N 59°53'49" W	20.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	163°44'23"	50.00'	142.89'	98.99'	N45°53'58"W
2.	14°30'46"	250.00'	63.32'	63.15'	N06°21'25"E
3.	16°37'25"	250.00'	72.53'	72.28'	S68°04'30"E
4.	31°08'20"	250.00'	135.87'	134.20'	S75°19'58"E
5.	18°12'28"	250.00'	79.45'	79.11'	S78°26'54"E
6.	21°33'19"	250.00'	94.05'	93.50'	S80°07'19"E
7.	166°42'30"	50.00'	168.68'	99.33'	S58°52'35"W
8.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
9.	51°32'35"	57.50'	309.56'	50.00'	N89°06'02"E
10.	36°07'52"	250.00'	157.65'	155.05'	S17°09'58"W
11.	31°23'48"	250.00'	136.99'	135.29'	S75°12'04"E
12.	56°07'18"	250.00'	244.88'	235.20'	S06°48'33"W
13.	20°21'08"	250.00'	88.80'	88.34'	S78°55'28"W
14.	149°59'58"	50.00'	130.90'	96.59'	S74°06'03"W
15.	43°48'04"	250.00'	191.12'	186.50'	N21°00'04"E
16.	01°22'30"	1075.00'	25.80'	25.80'	N42°12'51"E
17.	08°48'31"	1075.00'	165.27'	165.11'	N37°07'20"E
18.	32°56'43"	250.00'	143.75'	141.78'	S74°25'37"E
19.	172°25'34"	50.00'	150.48'	99.78'	S50°15'04"E
20.	04°13'35"	1075.00'	79.30'	79.30'	N30°36'17"E
21.	29°23'28"	275.00'	141.07'	139.52'	N13°47'46"E
22.	14°30'45"	250.00'	63.33'	63.15'	S83°38'35"E
23.	42°25'34"	250.00'	185.12'	180.92'	S69°41'11"E
24.	136°23'50"	58.00'	138.07'	107.70'	S69°05'53"E
25.	163°44'23"	50.00'	142.89'	98.99'	S45°53'58"E
26.	126°06'03"	50.00'	204.12'	89.14'	S09°01'15"W

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6

OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

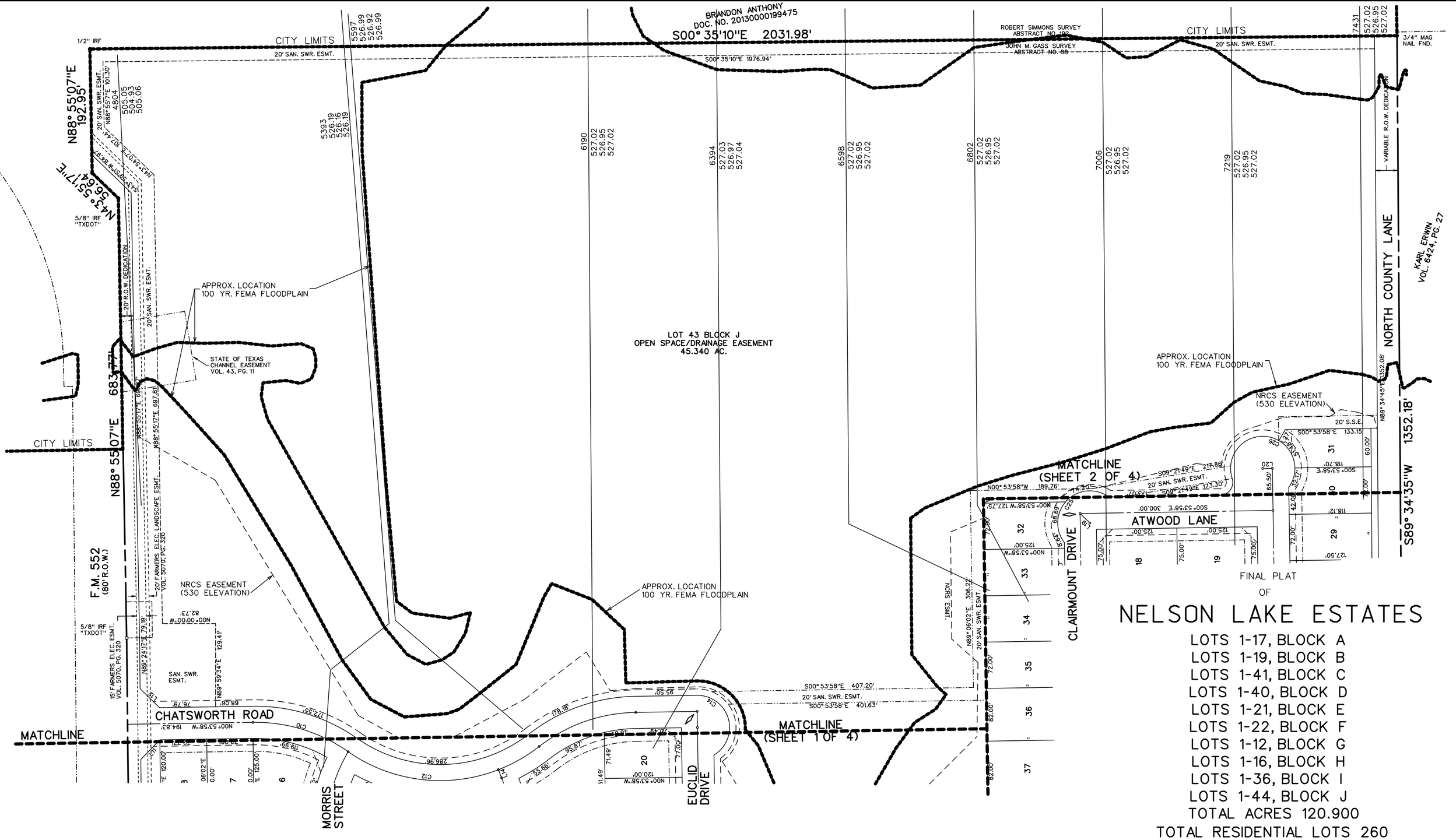
OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

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

JUNE 2021 SCALE 1"=100'



0 50 100 200

SCALE: 1" = 100'

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

FINAL PLAT
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
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ROCKWALL COUNTY, TEXAS

OWNER
QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

JUNE 2021 SCALE 1"=100'

CASE NO. P2021-XXX

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the NELSON LAKES ESTATES, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the NELSON LAKES ESTATES, subdivision have been notified and signed this plat.

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

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. The detention drainage system is to be maintained, repaired and owend by the subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. 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 exactions made herein.

QUALICO DEVELOPMENT (U.S.), INC.
a Delaware Corporation

_____
John Vick

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN VICK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2022.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

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

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.M. Glass Survey, Abstract No. 88 in the City of Rockwall, Rockwall County, Texas, being all of a 120.9004 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly northwest corner of said 120.9004 acre tract and being in the south line of F.M. 552 (Variable R.O.W.);

THENCE, North 89° 24'07" East, along the north line of said 120.9004 acre tract and being in the south line of said F.M. 552, for a distance of 1,689.33 feet, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 88° 55'07" East, continuing along said lines, for a distance of 683.77 feet, to a 1/2 inch iron rod found, to a 5/8 inch iron rod found with a cap stamped "TXDOT";

THENCE, North 43° 55'17" East, continuing along said lines, for a distance of 56.64 feet, 1/2 inch iron rod found;

THENCE, North 88° 55'07" East, departing the south line of said F.M. 552 and continuing along the north line of said 120.9004 acre tract, for a distance of 192.95 feet, to a 1/2 inch iron rod found at the northeast corner of said 120.9004 acre tract;

THENCE, South 00° 35'10" East, along the east line of said 120.9004 acre tract, for a distance of 2,031.98 feet, to a 3/4 inch mag nail found at the southeast corner of said 120.9004 acre tract, being in North County Lane (Variable R.O.W.);

THENCE, South 89° 34'35" West, along the south line of said 120.9004 acre tract and with said North County Lane, for a distance of 1,352.18 feet, to a 3/4 inch mag nail found;

THENCE, South 89° 01'01" West, continuing along said lines, for a distance of 1,292.27 feet, to a 3/4 inch mag nail found at the southwest corner of said 120.9004 acre tract being in the east line of F.M. 1411 (90' R.O.W.);

THENCE, North 00° 54'08" West, along the west line of said 120.9004 acre tract and the east line of said F.M. 1141, for a distance of 1,939.20 feet, to the POINT OF BEGINNING and containing 120.900 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of_____, 2022.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

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

WITNESS MY HAND AND SEAL OF OFFICE, this the_____day of _____, 2022.

_____
Notary Public in and for the State of Texas

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2022.

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

WITNESS OUR HANDS, this_____day of_____, 2022.

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

FINAL PLAT
OF
NELSON LAKE ESTATES
LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
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TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
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OUT OF THE

J.M. GASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

PREPARED BY

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

JUNE 2021

CASE NO. P2021-XXX SHEET 4 OF 4

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	MIS2022-001	CASE MANAGER:	Henry Lee
PROJECT NAME:	Tree Mitigation Plan for 1775 Airport Road	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1775 AIRPORT RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a Miscellaneous Case for a Tree Mitigation Plan for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: - Need to show what is being removed
- Need to show the correct flood plain
- If there are trees in the flood plain that are approved to be removed, no equipment will be allowed in the flood plain. Hand equipment only

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: What is the variance request that I assume pertains to the tree mitigation requirements?

01/18/2022: Grade 1 being dead and Grade 10 being a specimen tree. Grades 1 – 3 recommend removal for a variety of reasons and Grade 4 and up are trees that can be saved and mitigated. I have calculated the required mitigation removing all trees graded 1 -3.

Eastern red Cedar (Juniperus virginana) caliper inches 732” / 2 = 366” x $100.00 to be mitigated at $36,600.00
Cedar Elm (Ulmus crassifolia) caliper inches 61” x $100.00 to be mitigated at $6,100.00

Total mitigation required for this project: $42,700.00

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/20/2022	Approved w/ Comments

01/20/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Treescape Plan and an Alternative Tree Mitigation Settlement Agreement for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road east of the intersection of Airport Road and John King 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 The following standards are the City of Rockwall tree mitigation requirements:
(a) Primary Protected Trees. Primary protected trees measuring four inches through 25-inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
(b) Secondary Protected Trees. Hackberry and cedar trees measuring 11-inches through 25-inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (½) of the inches being removed).
(c) Featured Trees. Featured trees (i.e. all trees greater than 25-inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
(d) Non-Protected Tree. No mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11- inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees
“Tree preservation credits may be purchased at a rate of $200.00 per inch for up to 20% of the total replacement inches.” However, City Council “may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.”

M.4 In this case the applicant has indicated to staff that they are requesting an Alternative Tree Mitigation Settlement Agreement. I need a letter describing what is being proposed for the Tree Mitigation Settlement Agreement.

M.5 As part of this case I need “a letter from the applicant or property owner indicating the reason for the removal of any protected or feature trees.” (Subsection 03.03, of Article 09 of the UDC)

I.6 Please note the scheduled meeting for this case, which will go to action at the Planning and Zoning Work Session and City Council:
1) Planning & Zoning meetings will be held on January 25, 2022 and February 15, 2022 at 6pm in the council chambers at City Hall.
2) City Council meeting will be held on February 22, 2022 at 6pm in the council chambers at City Hall.

I.7 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City’s Council Chambers, and are scheduled to begin at 6:00 p.m.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1775 AIRPORT ROAD

SUBDIVISION — LOT — BLOCK

GENERAL LOCATION IMMEDIATELY EAST OF ROCKWALL AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING — CURRENT USE

PROPOSED ZONING TECHNOLOGY, HANGARS — PROPOSED USE AIRCRAFT HANGARS

ACREAGE 6.6 APPROX. — 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	ADD REAL ESTATE	☒ APPLICANT	FOXTROT 46 DEVELOPMENT
CONTACT PERSON	NEIL GANDY	CONTACT PERSON	CLARK STAGGS
ADDRESS	4700 GOLDEN TRIANGLE BLVD.	ADDRESS	1601 SEASCAPE CT. ROCKWALL
CITY, STATE & ZIP	FT. WORTH, TX 76244	CITY, STATE & ZIP	75087
PHONE	972.832.7370	PHONE	972.772.0858
E-MAIL	N_GANDY@YAHOO.COM	E-MAIL	scs@joimail.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14TH DAY OF JANUARY, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

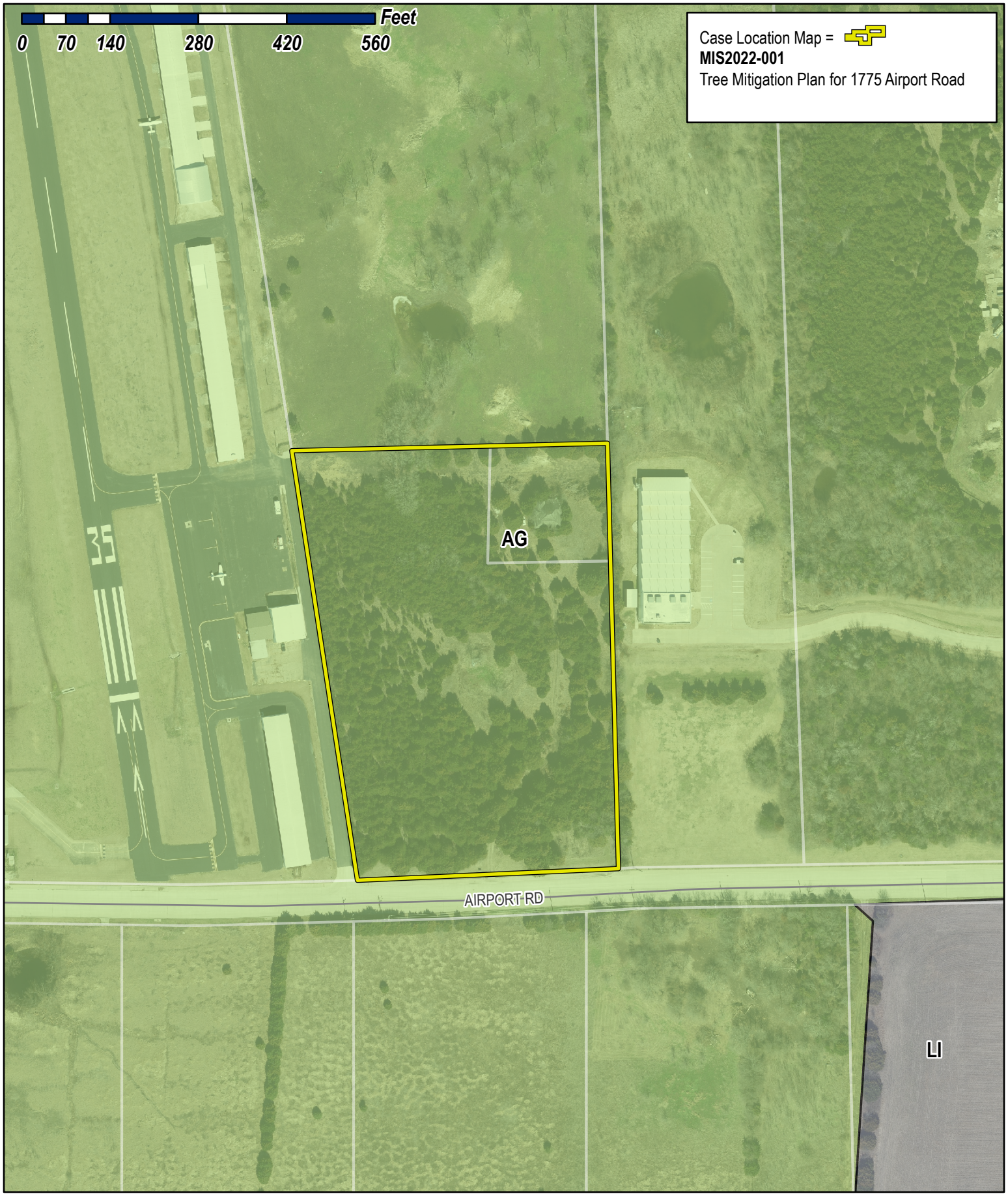
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF JANUARY 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristin Carpenter

KRISTIN CARPENTER
My Notary ID # 129963253
Expires February 1, 2023

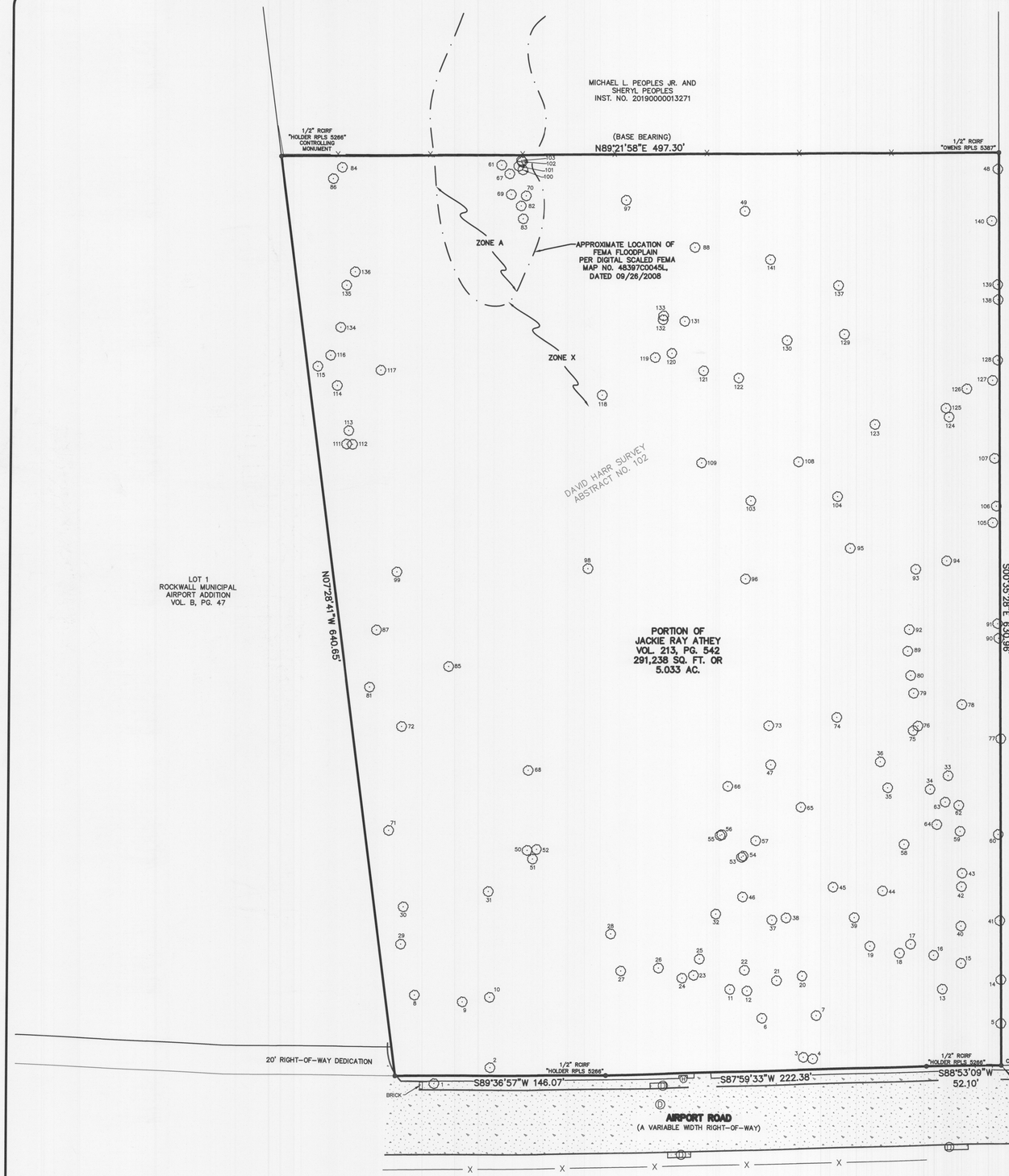
MY COMMISSION EXPIRES



City of Rockwall

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

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



TREES:			TREES:		
1	12"	CEDAR	91	17"	BOID D'ARC CLUSTER
2	12"	CEDAR	92	20"	CEDAR CLUSTER
3	11"	CEDAR CLUSTER	93	13"	CEDAR
4	13"	CEDAR CLUSTER	94	16"	CEDAR CLUSTER
5	13"	BOIS D'ARC CLUSTER	95	14.5"	CEDAR CLUSTER
6	12"	CEDAR CLUSTER	96	11"	CEDAR
7	11"	CEDAR CLUSTER	97	20"	CEDAR
8	12"	CEDAR	98	12"	CEDAR CLUSTER
9	12"	CEDAR	99	12"	CEDAR
10	12"	CEDAR	100	7.5"	ELM
11	11"	CEDAR CLUSTER	101	6"	ELM
12	16"	CEDAR CLUSTER	102	9"	ELM
13	13"	CEDAR	103	11"	CEDAR CLUSTER
14	11"	CEDAR CLUSTER	104	13.5"	CEDAR CLUSTER
15	17"	CEDAR CLUSTER	105	22"	CEDAR CLUSTER
16	11"	CEDAR	106	13"	CEDAR
17	13"	CEDAR CLUSTER	107	16"	CEDAR
18	11"	CEDAR CLUSTER	108	17"	CEDAR CLUSTER
19	12.5"	CEDAR CLUSTER	109	11"	CEDAR CLUSTER
20	11.5"	CEDAR CLUSTER	110	12"	ELM
21	12.5"	CEDAR CLUSTER	111	11"	CEDAR
22	11"	CEDAR	112	11"	CEDAR
23	12"	CEDAR	113	11"	CEDAR
24	12"	CEDAR	114	11"	CEDAR
25	13"	CEDAR	115	11"	CEDAR
26	12"	CEDAR CLUSTER	116	11"	CEDAR
27	12"	CEDAR	117	12"	CEDAR
28	18"	CEDAR CLUSTER	118	13"	CEDAR CLUSTER
29	11"	CEDAR	119	18"	CEDAR CLUSTER
30	11"	CEDAR	120	12"	CEDAR
31	12"	CEDAR	121	14"	CEDAR CLUSTER
32	23"	CEDAR CLUSTER	122	12"	CEDAR
33	16"	CEDAR	123	11"	CEDAR CLUSTER
34	11"	CEDAR	124	14"	CEDAR
35	16"	CEDAR	125	33"	CEDAR CLUSTER
36	14"	CEDAR	126	30"	CEDAR CLUSTER
37	13"	CEDAR CLUSTER	127	30"	CEDAR CLUSTER
38	12"	CEDAR CLUSTER	128	20"	BOIS D'ARC CLUSTER
39	23"	CEDAR	129	19"	CEDAR CLUSTER
40	13"	CEDAR	130	18"	CEDAR CLUSTER
41	18"	CEDAR CLUSTER	131	24"	CEDAR CLUSTER
42	15"	CEDAR CLUSTER	132	11"	CEDAR
43	17"	CEDAR CLUSTER	133	11"	CEDAR
44	11"	CEDAR	134	11"	CEDAR
45	13"	CEDAR CLUSTER	135	12"	CEDAR
46	12"	CEDAR	136	11"	CEDAR
47	15"	CEDAR	137	11"	CEDAR
48	18"	CEDAR CLUSTER	138	14"	CEDAR
49	18"	CEDAR CLUSTER	139	12"	CEDAR
50	12"	CEDAR	140	11"	CEDAR
51	12"	CEDAR	141	18"	CEDAR CLUSTER
52	12"	CEDAR			
53	13"	CEDAR			
54	12"	CEDAR			
55	11"	CEDAR			
56	12"	CEDAR			
57	12"	CEDAR			
58	12"	CEDAR CLUSTER			
59	17"	CEDAR CLUSTER			
60	24"	CEDAR CLUSTER			
61	8"	ELM			
62	12"	CEDAR CLUSTER			
63	12"	CEDAR			
64	11"	CEDAR			
65	30"	CEDAR CLUSTER			
66	18"	CEDAR CLUSTER			
67	15.5"	ELM			
68	11"	CEDAR			
69	9"	ELM			
70	10"	ELM			
71	11"	CEDAR			
72	12"	CEDAR			
73	21"	CEDAR CLUSTER			
74	12"	CEDAR			
75	18"	CEDAR CLUSTER			
76	11.5"	CEDAR			
77	12"	BOIS D'ARC			
78	24"	CEDAR			
79	14.5"	CEDAR CLUSTER			
80	14.5"	CEDAR CLUSTER			
81	12"	CEDAR			
82	12"	ELM			
83	15"	ELM			
84	12"	CEDAR			
85	12"	CEDAR			
86	13"	CEDAR CLUSTER			
87	12"	CEDAR			
88	24"	CEDAR CLUSTER			
89	11.5"	CEDAR CLUSTER			
90	14"	BOID D'ARC CLUSTER			

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:
South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;
South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples JR., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER

MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)
PRIMARY PROTECTED TREES = 104 INCHES
SECONDARY PROTECTED TREES = 963.5 INCHES
TOTAL: 1067.5 INCHES

NOTES:

1. IRF – Iron Rod Found
2. Basis of Bearing – Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples JR., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PRELIMINARY, THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY
PURPOSE
10/20/2021

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

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

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

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TREE SURVEY

AIRPORT ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815
DATE: 10/19/2021
FIELD DATE: 10/05/2021
SCALE: 1" = 40'
FIELD: J.D.H.
DRAWN: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC
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COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

FOXTROT 46
Airport Hangar Development Project
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

HOLCOMB TREE SERVICE, INC.
P.O. BOX 570547
DALLAS, TX 75357

PHONE: 214-327-9311
FAX: 214-327-9038

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

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TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT

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TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOISD'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

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TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	SP2022-001	CASE MANAGER:	Henry Lee
PROJECT NAME:	Site Plan for the Nelson Lake Subdivision	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	FM-1141 and FM-552	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a Site Plan for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/20/2022	Needs Review

01/20/2022: 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 Phase 3 of the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552.

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 (SP2022-001) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the requirements stipulated by Planned Development District 90 (PD-90), and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Treescape Plan and all sheets of the Screening/Buffering Plans. (Subsection 03.04.A, of Article 11)

M.6 Please clarify the symbol for the Southern Live Oak, Sheet 1 and Sheet 15 have different symbols. Also, the symbol on Sheet 15 is the same as the Eastern Red Cedar.

M.7 Counting the trees on site, the plans meet the PD Ordinance requirements and the Landscape Buffer requirements. However, the mitigation balance does not equal zero when counting the canopy trees on site. I calculated a total of 4,666-inches of trees being planted; this would leave a mitigation balance of 472.3-inches. Please find a way to correct this mitigation balance.

M.8 The trees that cut north from North Country Lane split Lots 30 and 31, Block J; the trees should be along the east property line of Lot 31, Block J.

M.9 On the Site Plan there are 2 Lot 39, Block J and no Lot 44 Block J. Please make the necessary corrections to make the Site Plan and Final Plat consistent.

M.10 Please indicate the total open space as well as the open space in the floodplain on the Site Plan.

M.11 Within the Hardscape Plan provide an exhibit for a Wood Fence, that demonstrates they will have a decorative top rail or cap.

M.12 Provide staff with a Fence Location Exhibit. It should be similar to what is shown on Sheet 1 of the Landscape Plan, however the types of fence shall be color coded and each residential lots side and rear yard allowed fence type should be indicated.

M.13 The proposed amenity center on the hardscape plans depicts a pavilion with restroom facilities. A more substantive amenity center will be required; elevations for each side of the amenity center must be provided as well.

M.14 The current subdivision entry points have the required landscaping per the landscape buffer requirements, however to meet the requirements of the PD Ordinance, each subdivision entry point will require landscaping enhancements. Also, per the PD Ordinance the permanent subdivision signage must provide subdivision identity. Staff recommends changing the primary and secondary entry signage to a more substantive product that provides an individual identity for the subdivision, in order to meet the PD Ordinance.

I.15 Please note that failure to address all comments provided by staff by 3:00 PM on February 1, 2022 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.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning & Zoning Meeting.

I.17 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on January 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on February 15, 2022.

I.18 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - ALL SHEETS; Label all street names, Show the water lines, Show tree separation from utility lines, Move all fences to be outside of easements, and Need to label all match lines.
M - The open space between Lots 37 and 38 on Clairmont is not shown on the plat.
M - Show and Label the 12" water line and fire hydrants along FM 552. Trees to be 10' from 12" line.
M - Move all retaining walls outside of the 10' utility easements.
M - Update the landscape plans to include lot 31 on the southside of Wickersham.

The following items are informational.
General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
M - Must include a 10' Utility easement along all street frontage.

I - Retaining walls 3' and over must be engineered.
I - All retaining walls must be rock or stone face. No smooth concrete walls.
I - Must include a 10' utility easement along all street frontage.

Drainage Items:
I - Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study. Review fees apply.
I - Must conduct a flood study to delineate all localized 100year fully developed floodplain for all creeks/streams and draws.
I - Flood Study and LOMR required for removal of FEMA Floodplain and creek on property.
I - Detention Pond and Outfall must be above the floodplain elevation where adjacent.
I - If using the NRCS pond for detention then need permission for from NRCS to use as detention and any work in easement. No rise in water surface elevation allowed in floodplain.
I - Must have a wetlands/WOTUS determination for the existing pond on site.
I - Must have a flood study to change the limits of Nelson Lake or the floodplain. Review fees apply.
I - Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
I - 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.

Water and Wastewater Items:
I - Must have 8" sewer line minimum through the property and tie to the existing 15" sanitary sewer on the west side of FM 1141.
I - Must have 10" sewer line easement along Nelson Creek per master plan.
I - Proposed improvements required to the Stoney Hallow Lift station per infrastructure Study dated 11-12-2020 reference summary of findings and recommendations per memo.I
I - Proposed onsite Lift station will require Lift Station Study/Report. Review fees apply. All Lift Station and Force Main items shall conform to Section 5.4 of Standards of Design and Construction.
M - Look into moving the proposed Lift Station to Lot 42 off Street D. Access Drive for Lift Station to be off Street D not off FM 552. This is where the most down stream point in the wastewater basin for this subdivision and this location will allow for future connect to proposed interceptors called out in the Cities Wastewater Master Plan. Lot 42 can get moved next to lot 31 on Street K.
I - Will need permission from NRCS for any Lift Station site encroachment into existing NRCS easement.
I - Must pay the sewer pro-rata of no less than $350/acre for Stoney Hollow upgrades. The infrastructure study will determine the cost.
I - Review fees apply for the proposed lift station.
M - Must loop 8" water line on site. No dead-end lines allowed. Loop and connect waterline at Street O and N intersection into existing waterline in North Country Lane.
M - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.
I - For wastewater creek crossing. No Aerial Crossings or Inverted Siphons allowed.
M - Must dedicate 20' permanent sanitary sewer easement for future Master Plan 10" sewer and 15' temporary easement for construction along Nelson Creek. And have 20' sanitary sewer easement from future 10" main to proposed lift station site for future decommissioning.
M- Stub sanitary sewer to North Country Lane right-of-way

Roadway Paving Items:
M - Required 10' utility easement required along all street frontage.
I - All streets to be concrete. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
I - Alleys to be 20' ROW, 12' wide paving.
I - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
M - Must verify there is 85' of dedicated ROW for FM 1141. You must dedicate 42.5' from the CL.
I - Must verify TXDOT ROW for FM 552 with approved construction plans.
I - TxDOT TIA required. Review fees apply.
Streets Intersecting FM 552 and 1141 shall have 30'x30' ROW clips
M - All easement clips at internal intersecting ROWs to also be a Sidewalk Easement.
M - Get rid of eyebrow on Street I and P. Curve Streets, Min. 250' Radius. Must 90 at intersections.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved w/ Comments

01/14/2022: Add Eulcid Dr street name and change Street 'I' label to Macbeth Ln.

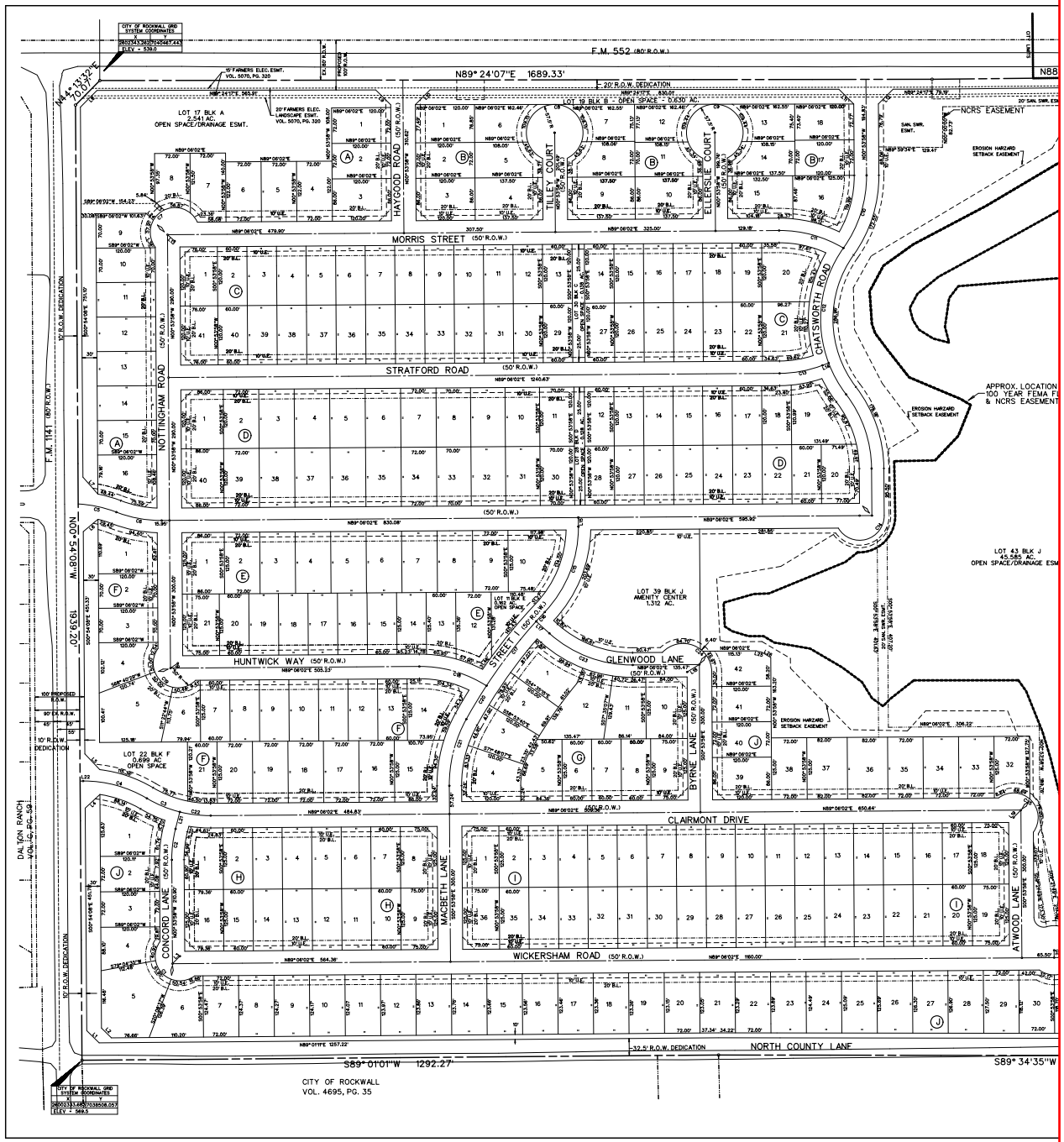
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: SP2022-001 / P2022-003 (Site Plan / Final Plat)
Park District 26
Cash In Lieu of Land: $1,048.00 x 260 lots = $272,480.00
Pro Rata Equipment Fee: $992.00 x 260 lots = $257,920.00T
Total per lot x lots = $2,040.00 x 260 lots = $530,400.00

Please provide tree mitigation plans
01/18/2022: Please disregard the tree mitigation plan comment as it was already provided earlier.



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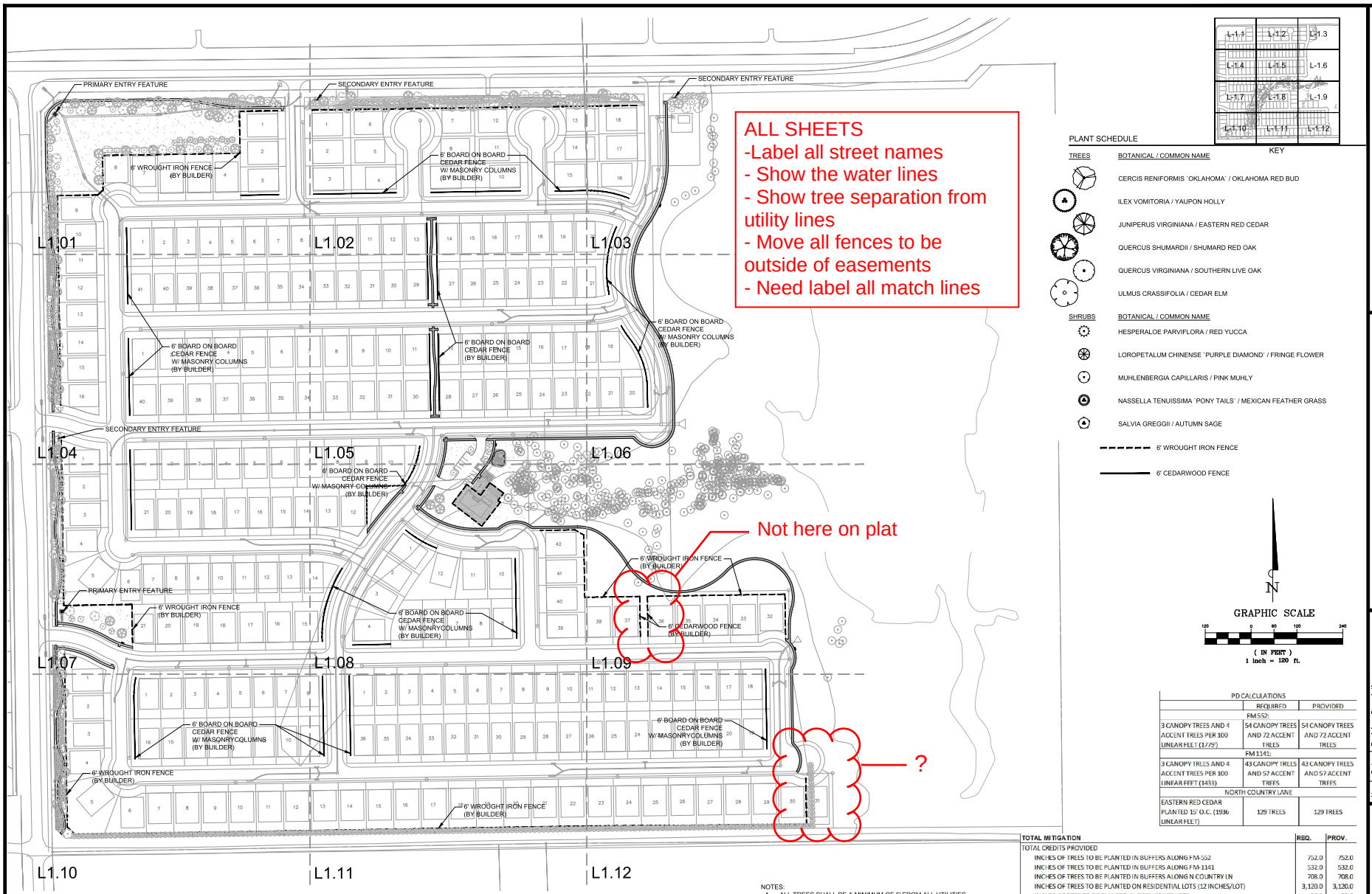
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M - "Open spaces to be maintained by the property owner/HOA" add note to preliminary plat.



ALL SHEETS
-Label all street names
- Show the water lines
- Show tree separation from utility lines
- Move all fences to be outside of easements
- Need label all match lines

KEY

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE
	6' WROUGHT IRON FENCE
	6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS	REQUIRED	PROVIDED
FM552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (179')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	5,138.3	5,139.0

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

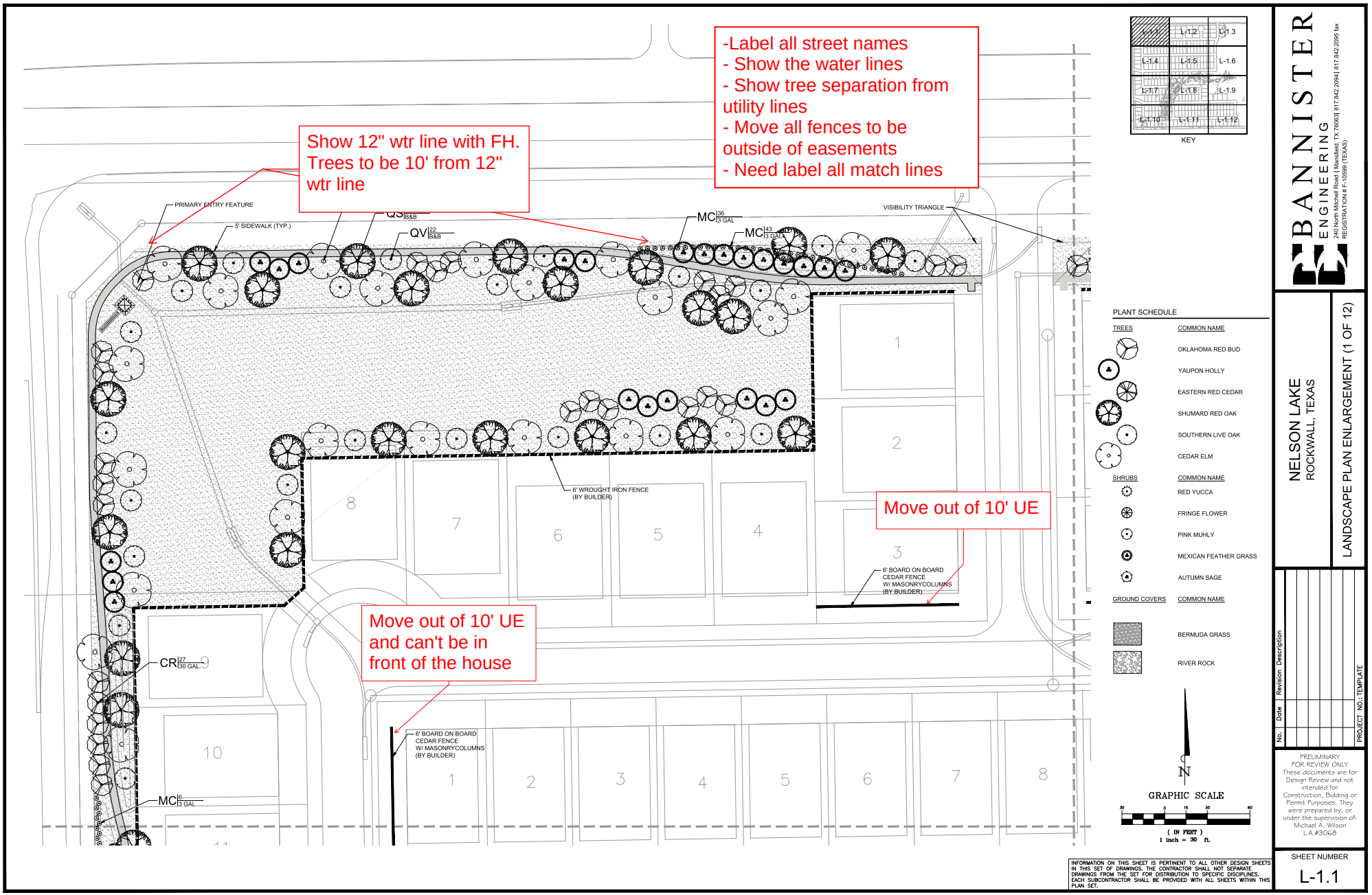
OVERALL LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
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SHEET NUMBER
L-1.0



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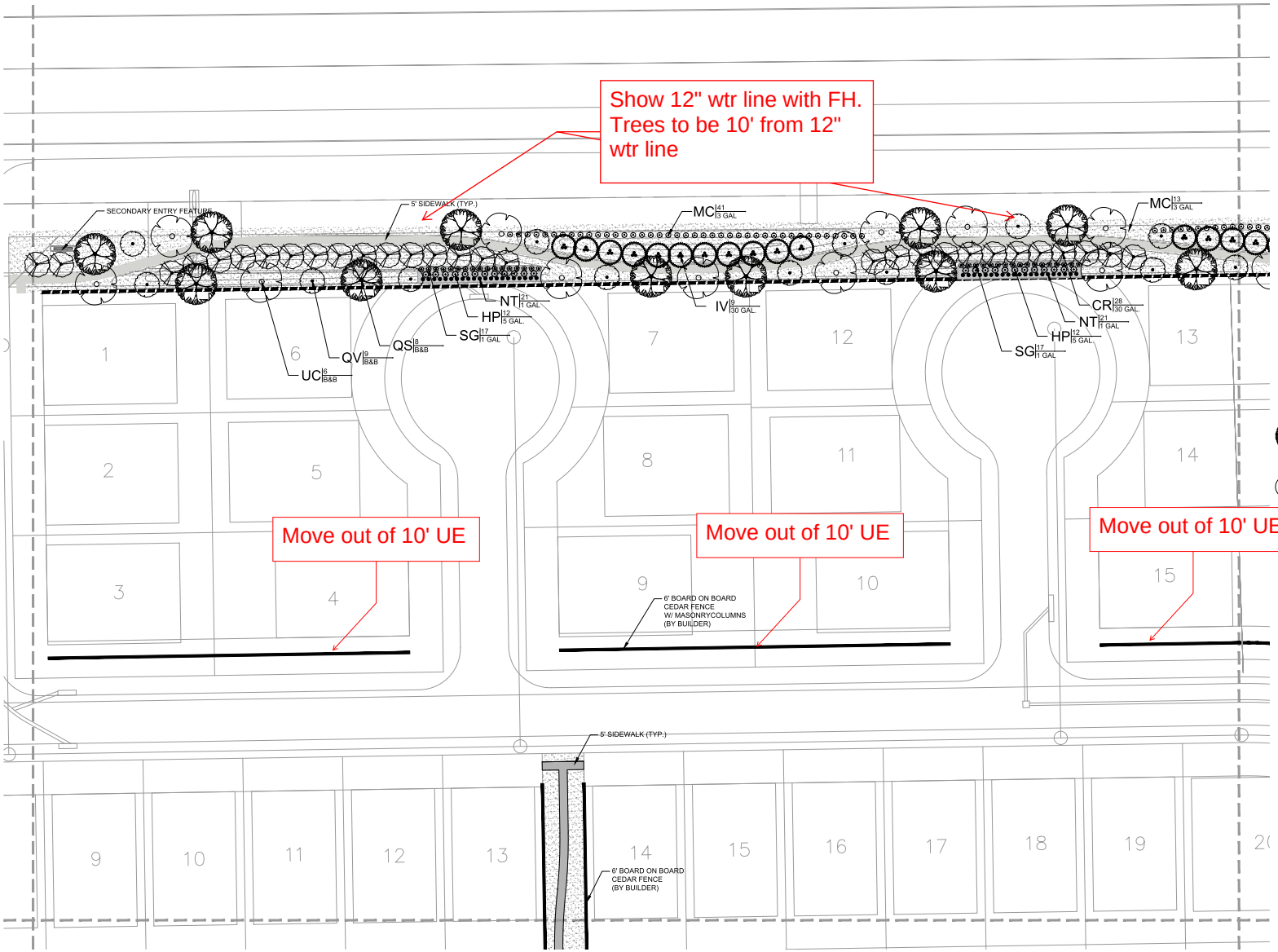
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

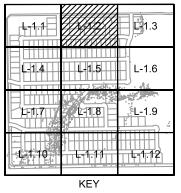
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L.A.#3068

SHEET NUMBER
L-1.1





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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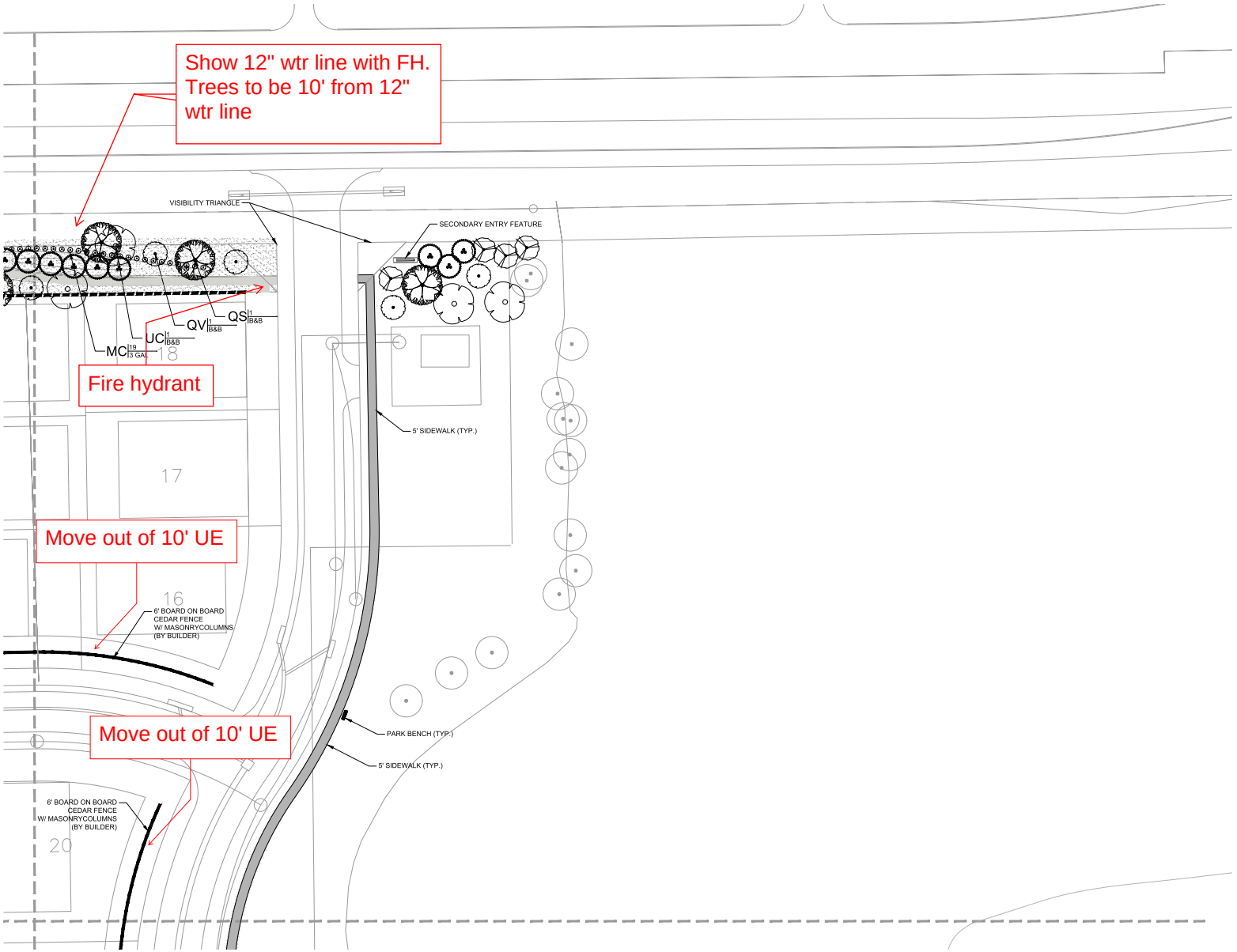
LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

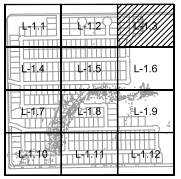
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SHEET NUMBER
L-1.2





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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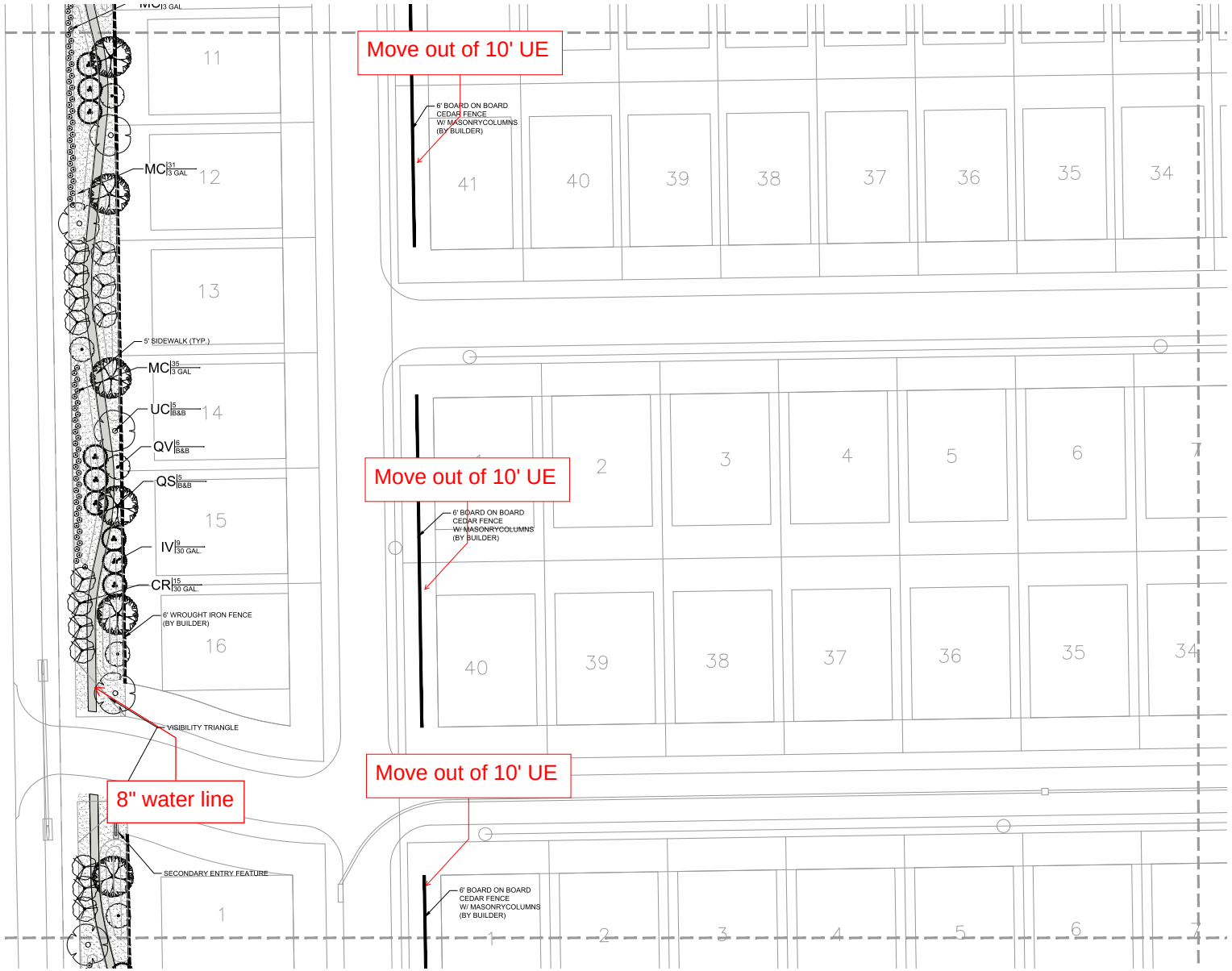
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

No.	Date	Revision Description

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L-1.1 L-1.2 L-1.3
L-1.4 L-1.5 L-1.6
L-1.7 L-1.8 L-1.9
L-1.10 L-1.11 L-1.12

KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
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	CEDAR ELM
SHRUBS	**COMMON NAME**
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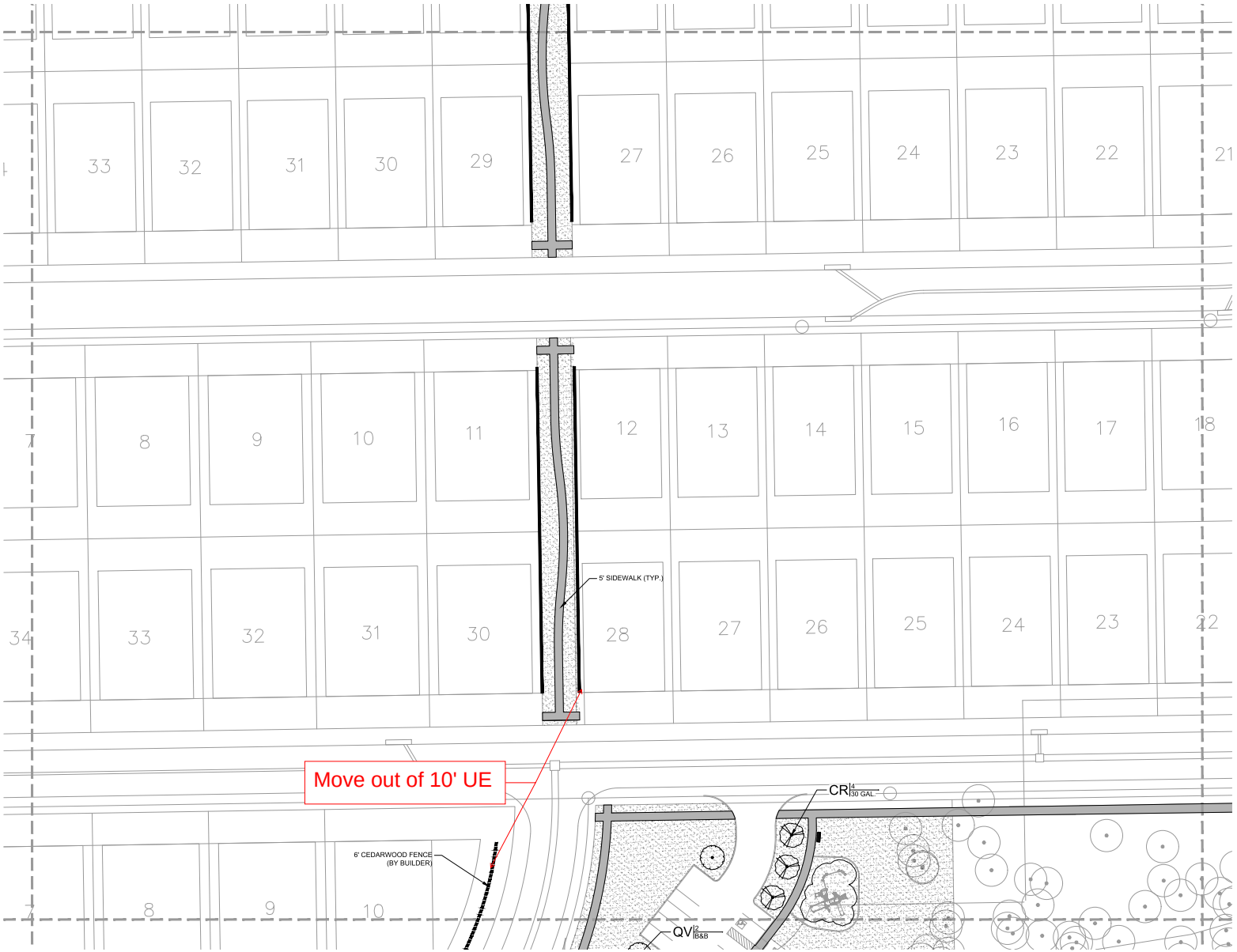
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

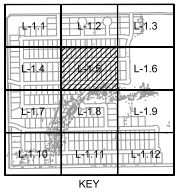
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SHEET NUMBER
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KEY

PLANT SCHEDULE

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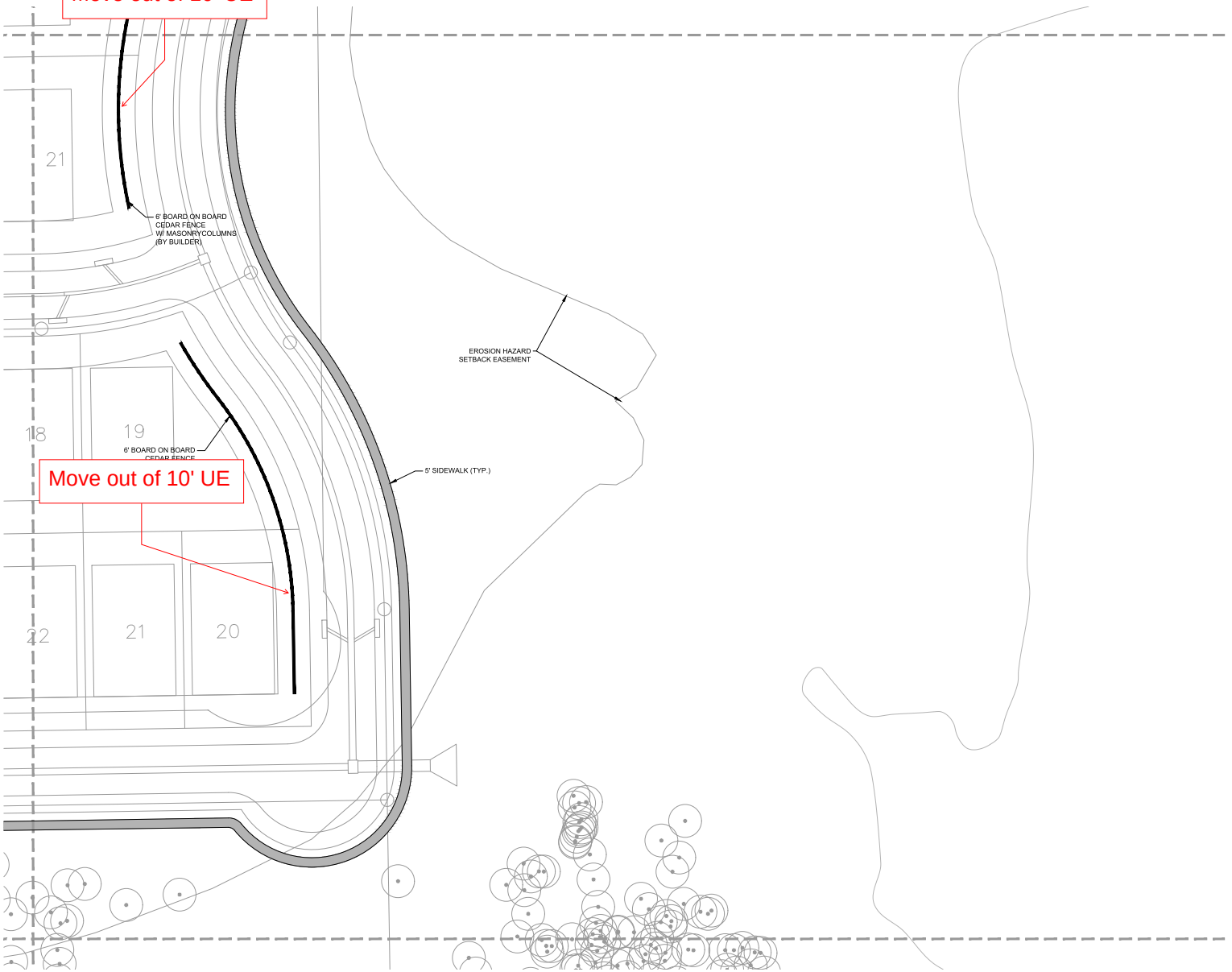
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

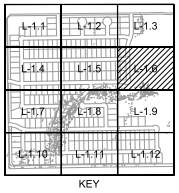
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SHEET NUMBER
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KEY

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	SOUTHERN LIVE OAK
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SHRUBS	COMMON NAME
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	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

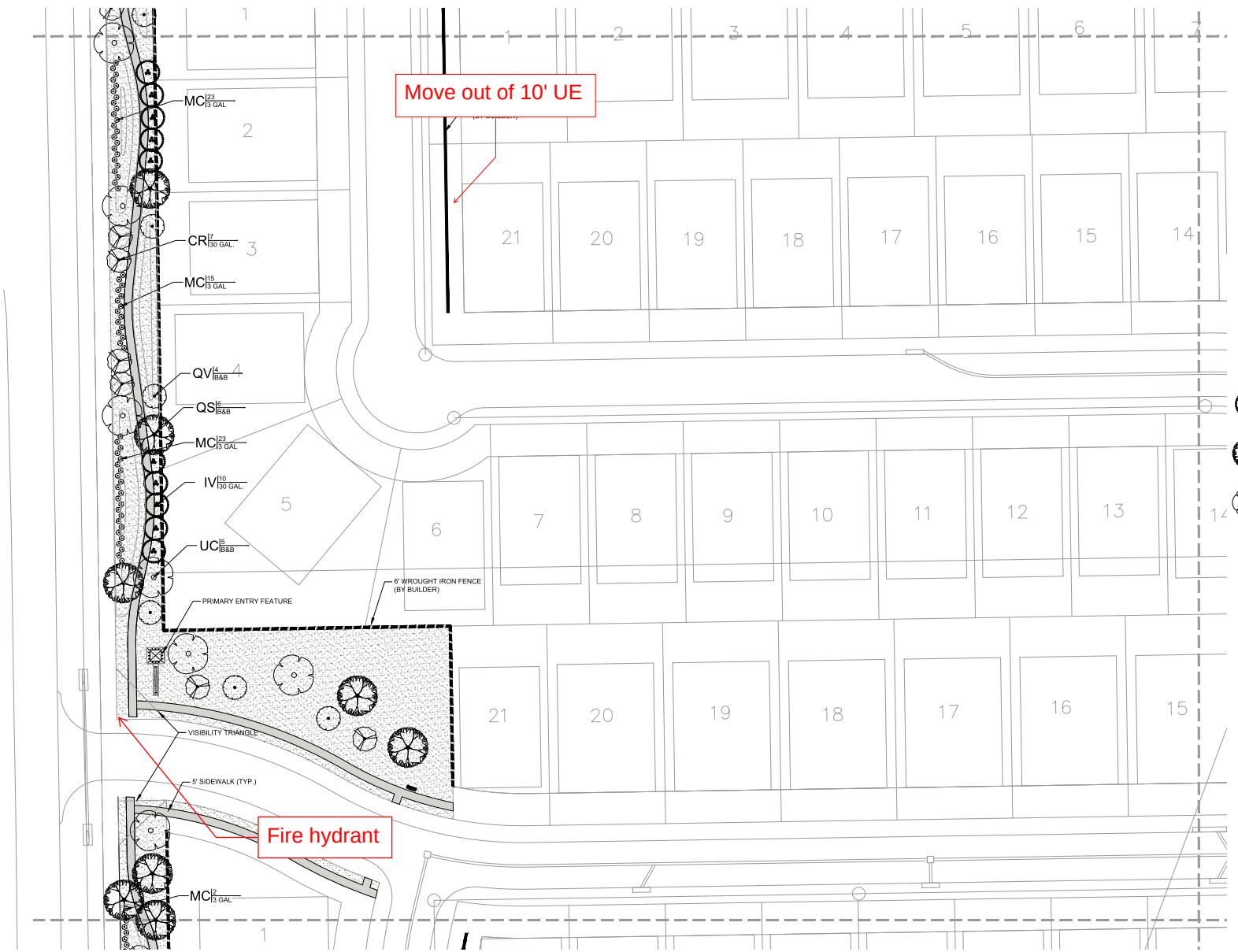
LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

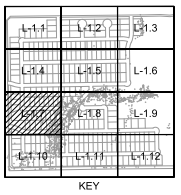
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.6





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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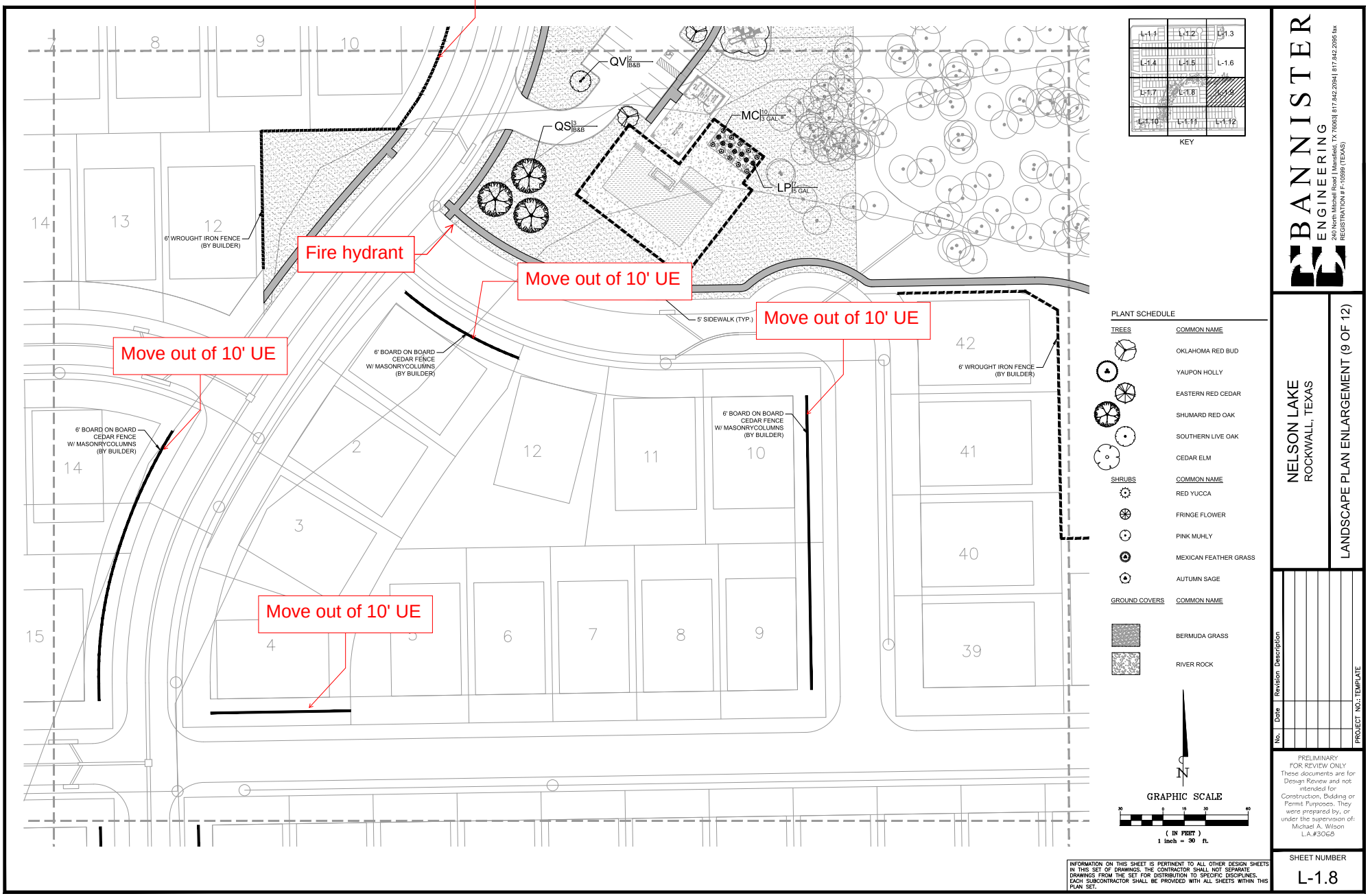
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

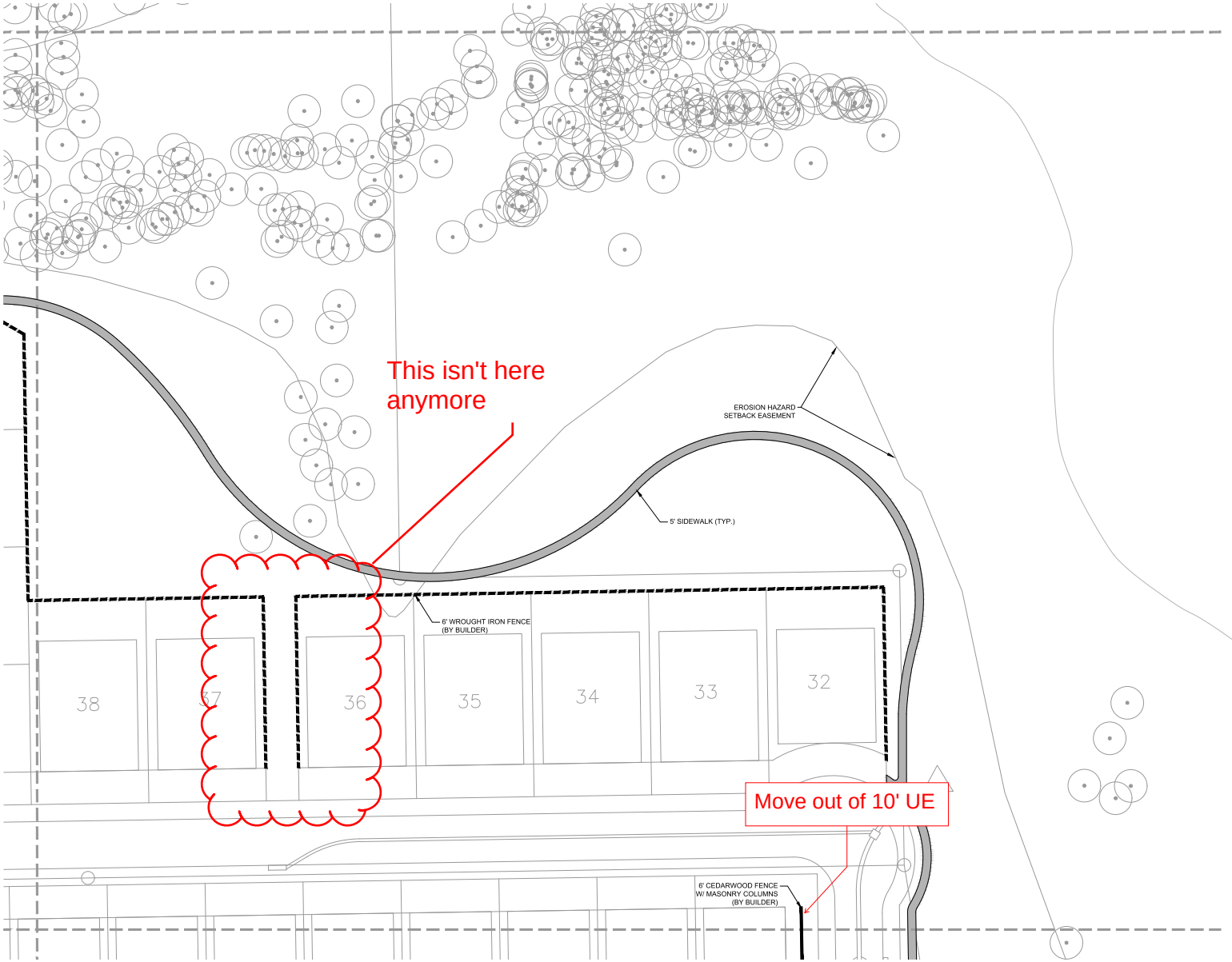
No.	Date	Revision Description

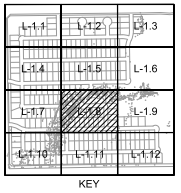
PROJECT NO.: TEMPLATE

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SHEET NUMBER
L-1.7


Move out of 10' UE
Fire hydrant
Move out of 10' UE
Move out of 10' UE
Move out of 10' UE
Move out of 10' UE
QV 2 B&B
MC 10 3 GAL
QS 3 B&B
LP 5 GAL
6' WROUGHT IRON FENCE (BY BUILDER)
6' BOARD ON BOARD CEDAR FENCE W/ MASONRYCOLUMNS (BY BUILDER)
5' SIDEWALK (TYP.)
KEY
L-1.1
L-1.2
L-1.3
L-1.4
L-1.5
L-1.6
L-1.7
L-1.8
L-1.9
L-1.10
L-1.11
L-1.12
PLANT SCHEDULE
TREES
COMMON NAME
OKLAHOMA RED BUD
YAUPON HOLLY
EASTERN RED CEDAR
SHUMARD RED OAK
SOUTHERN LIVE OAK
CEDAR ELM
SHRUBS
COMMON NAME
RED YUCCA
FRINGE FLOWER
PINK MUHLY
MEXICAN FEATHER GRASS
AUTUMN SAGE
GROUND COVERS
COMMON NAME
BERMUDA GRASS
RIVER ROCK
N
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.
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REGISTRATION # F-10599 | (TEXAS)
NELSON LAKE
ROCKWALL, TEXAS
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)
No. Date Revision Description
PROJECT NO.: TEMPLATE
PRELIMINARY
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SHEET NUMBER
L-1.8





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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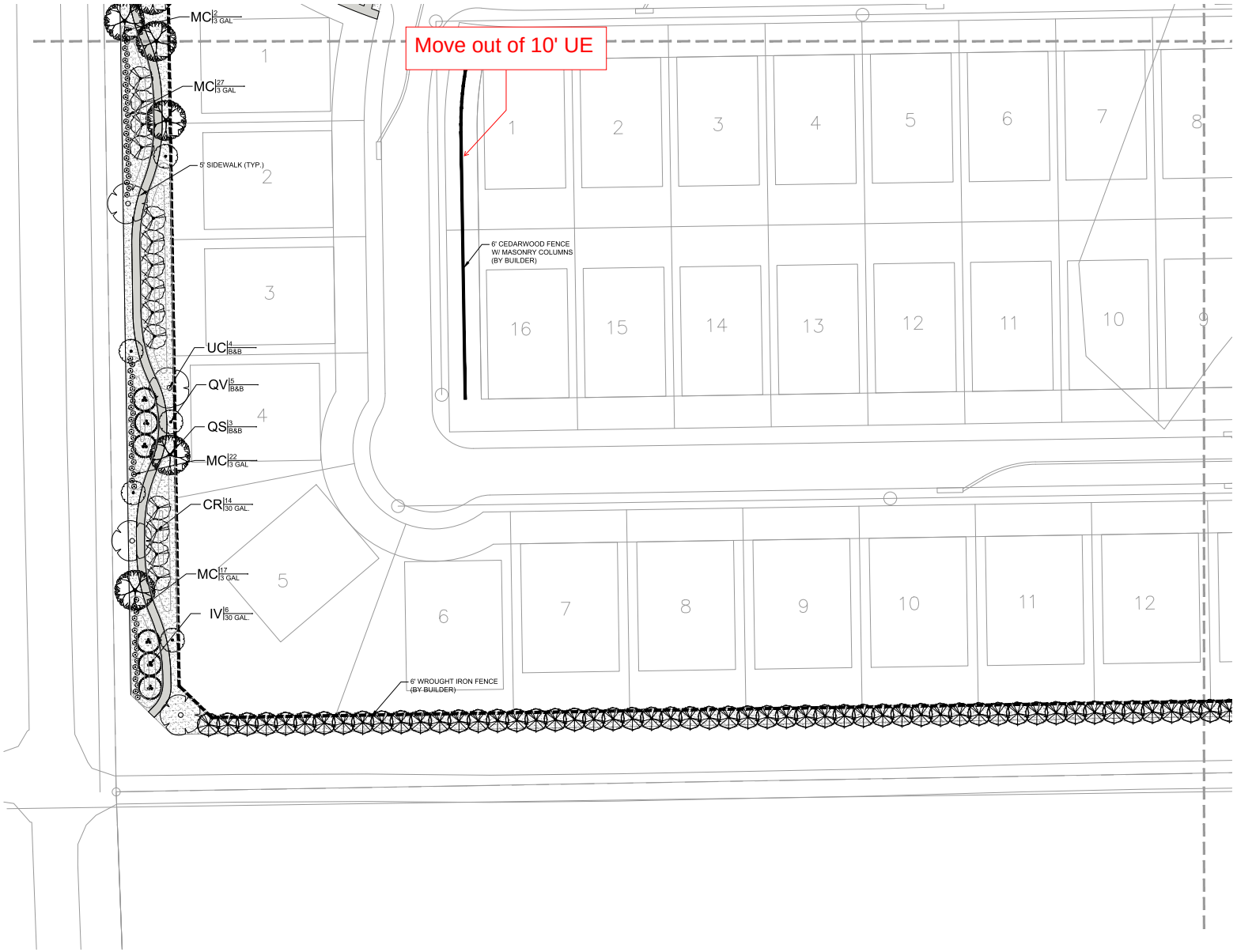
LANDSCAPE PLAN ENLARGEMENT (8 OF 12)

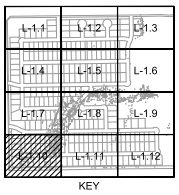
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L.A.#3068

SHEET NUMBER
L-1.9





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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ROCKWALL, TEXAS

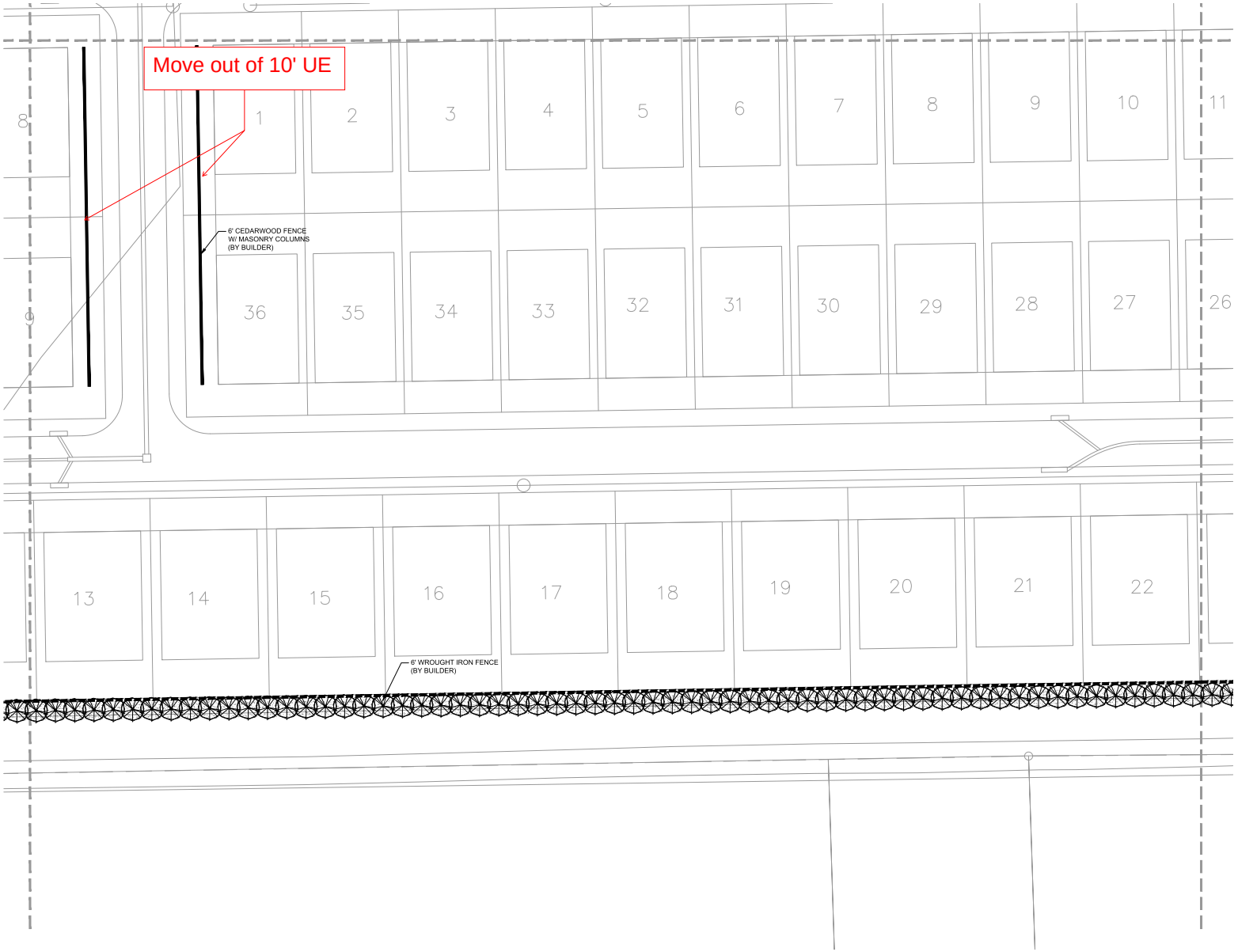
LANDSCAPE PLAN ENLARGEMENT (10 OF 12)

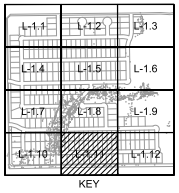
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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SHEET NUMBER
L-1.10





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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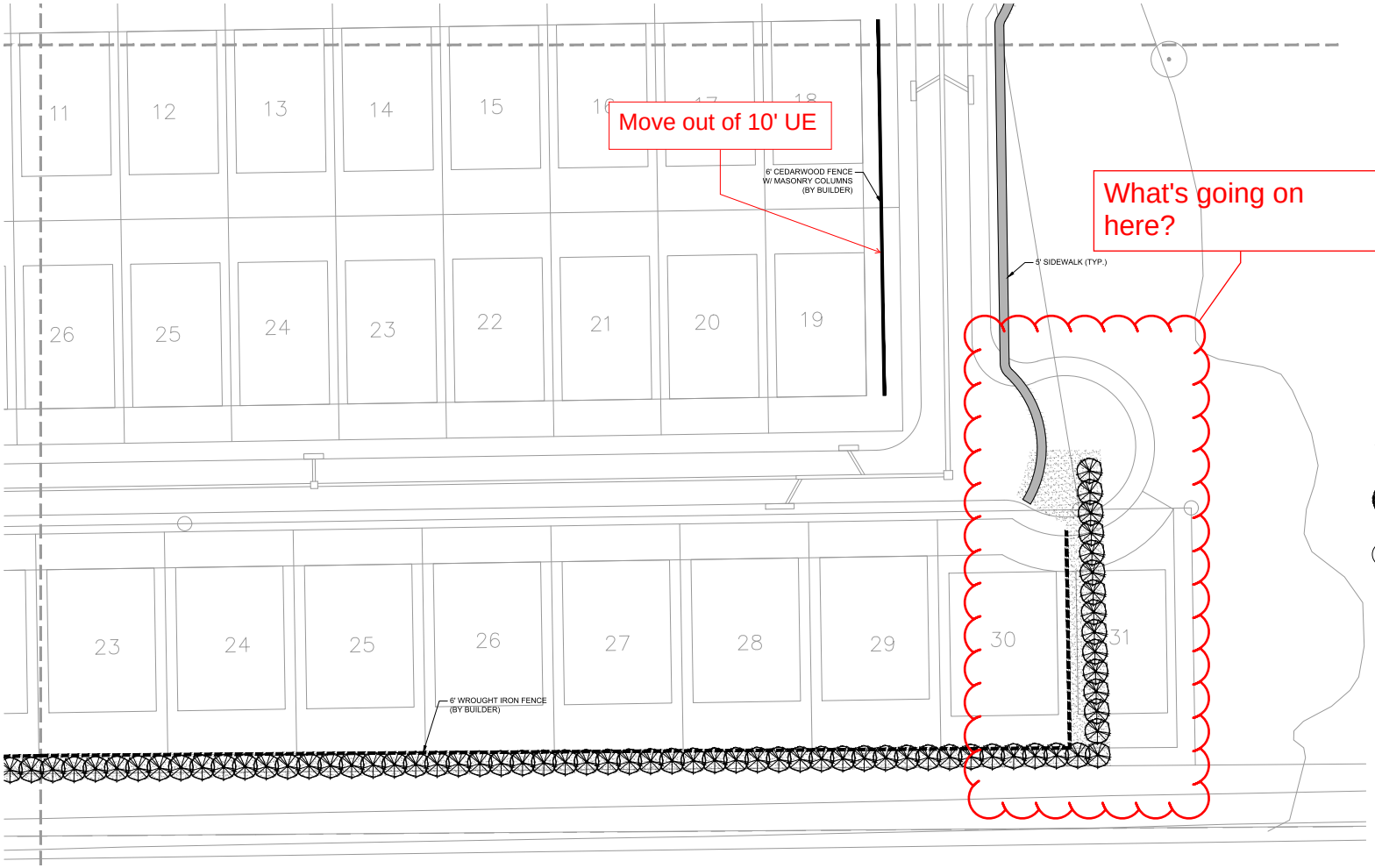
LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

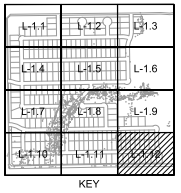
No.	Date	Revision Description

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.11





PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.12

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC of F.M. 552 & F.M. 1141		
SUBDIVISION	Nelson Lakes	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	120.900	LOTS [CURRENT]	LOTS [PROPOSED] 260

☒ ***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	Qualico Development(U.S.), Inc.	☐ APPLICANT	Corwin Engineering, Inc.
CONTACT PERSON	Kyle Tressler	CONTACT PERSON	Chase Finch
ADDRESS	6950 TPC Drive, Ste. 350	ADDRESS	200 W. Belmont, Ste. E
CITY, STATE & ZIP	McKinney, Texas 75070	CITY, STATE & ZIP	Allen, Texas 75013
PHONE	469-659-6152	PHONE	972-396-1200
E-MAIL	kyle.tressler@qualico.com	E-MAIL	cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick, Qualico Dev. [*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 $ 2668.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* January *, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

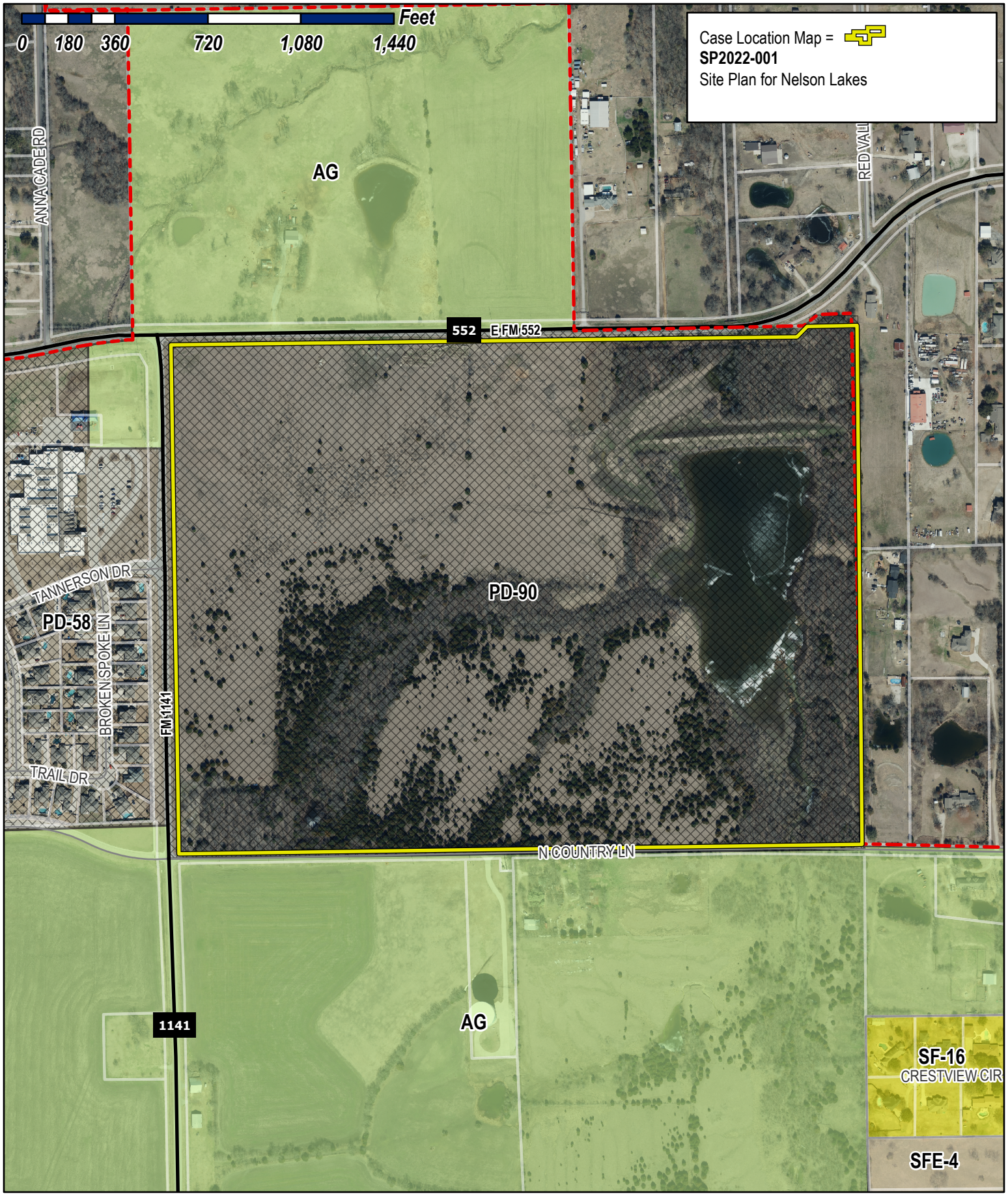
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* January *, 2022.*

OWNER'S SIGNATURE John Vick. Asst Sec.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
ALETA MOORE
Notary ID #124316105
My Commission Expires
April 23, 2023

MY COMMISSION EXPIRES 4-23-23



City of Rockwall

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

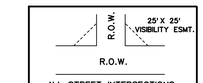
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

NOTES:

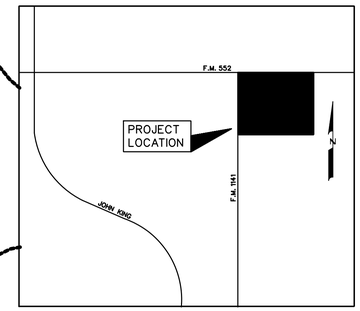
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

0 50 100 200
SCALE: 1" = 100'



VISIBILITY & SIDWALK EASEMENT DETAIL
N.T.S.



LOCATION MAP
N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
H.O.A. - HOMEOWNERS ASSOCIATION

PD SITE PLAN
OF

NELSON LAKE ESTATES

LOTS 1-17, BLOCK A
LOTS 1-19, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-40, BLOCK D
LOTS 1-21, BLOCK E
LOTS 1-22, BLOCK F
LOTS 1-12, BLOCK G
LOTS 1-16, BLOCK H
LOTS 1-36, BLOCK I
LOTS 1-44, BLOCK J
TOTAL ACRES 120.900
TOTAL RESIDENTIAL LOTS 260
TOTAL OPEN SPACE LOTS 6
OUT OF THE

J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

QUALICO DEVELOPMENT(U.S.), INC.
6950 TPC DRIVE, STE. 350
McKINNEY, TEXAS 75070

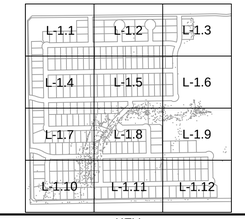
PREPARED BY

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

JANUARY 2022 SCALE 1" = 100'

CASE #P2022-XXX





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD
	ILEX VOMITORIA / YAUPON HOLLY
	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
	QUERCUS SHUMARDII / SHUMARD RED OAK
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	ULMUS CRASSIFOLIA / CEDAR ELM

SHRUBS	BOTANICAL / COMMON NAME
	HESPERALOE PARVIFLORA / RED YUCCA
	LOROPETALUM CHINENSE `PURPLE DIAMOND` / FRINGE FLOWER
	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHER GRASS
	SALVIA GREGGII / AUTUMN SAGE

6' WROUGHT IRON FENCE

6' CEDARWOOD FENCE

N

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

PD CALCULATIONS		
	REQUIRED	PROVIDED
FM 552:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1779')	54 CANOPY TREES AND 72 ACCENT TREES	54 CANOPY TREES AND 72 ACCENT TREES
FM 1141:		
3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1433)	43 CANOPY TREES AND 57 ACCENT TREES	43 CANOPY TREES AND 57 ACCENT TREES
NORTH COUNTRY LANE		
EASTERN RED CEDAR PLANTED 15' O.C. (1936 LINEAR FEET)	129 TREES	129 TREES

TOTAL MITIGATION	REQ.	PROV.
TOTAL CREDITS PROVIDED		
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-552	752.0	752.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141	532.0	532.0
INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG N COUNTRY LN	708.0	708.0
INCHES OF TREES TO BE PLANTED ON RESIDENTIAL LOTS (12 INCHES/LOT)	3,120.0	3,120.0
INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS	26.3	27.0
TOTALS	**5,138.3**	**5,139.0**

NOTES:
1. ALL TREES SHALL BE A MINIMUM OF 5' FROM ALL UTILITIES.
2. IRRIGATION WILL MEET REQUIREMENTS OF UDC.
3. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

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240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

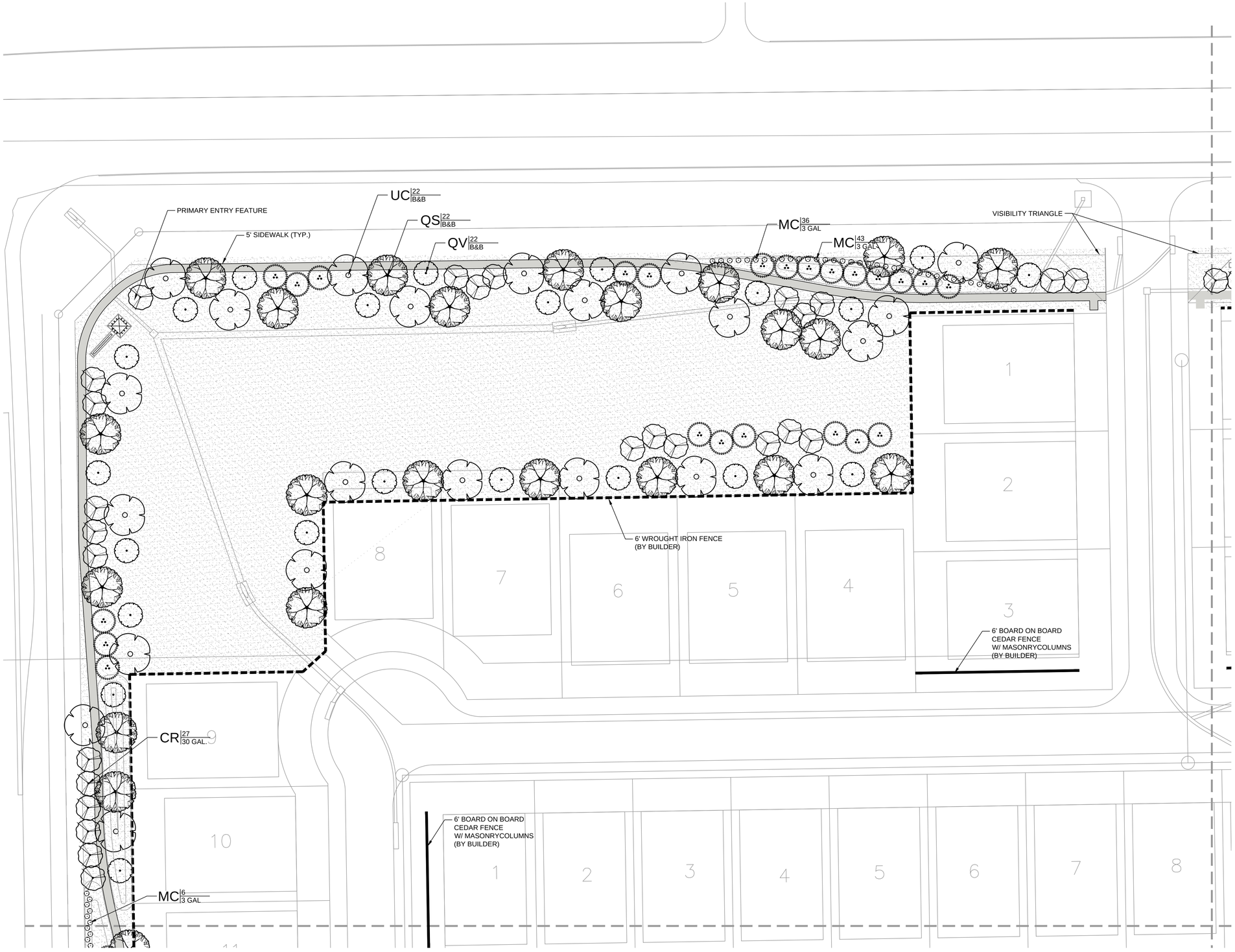
OVERALL LANDSCAPE PLAN

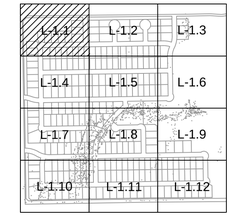
No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.0





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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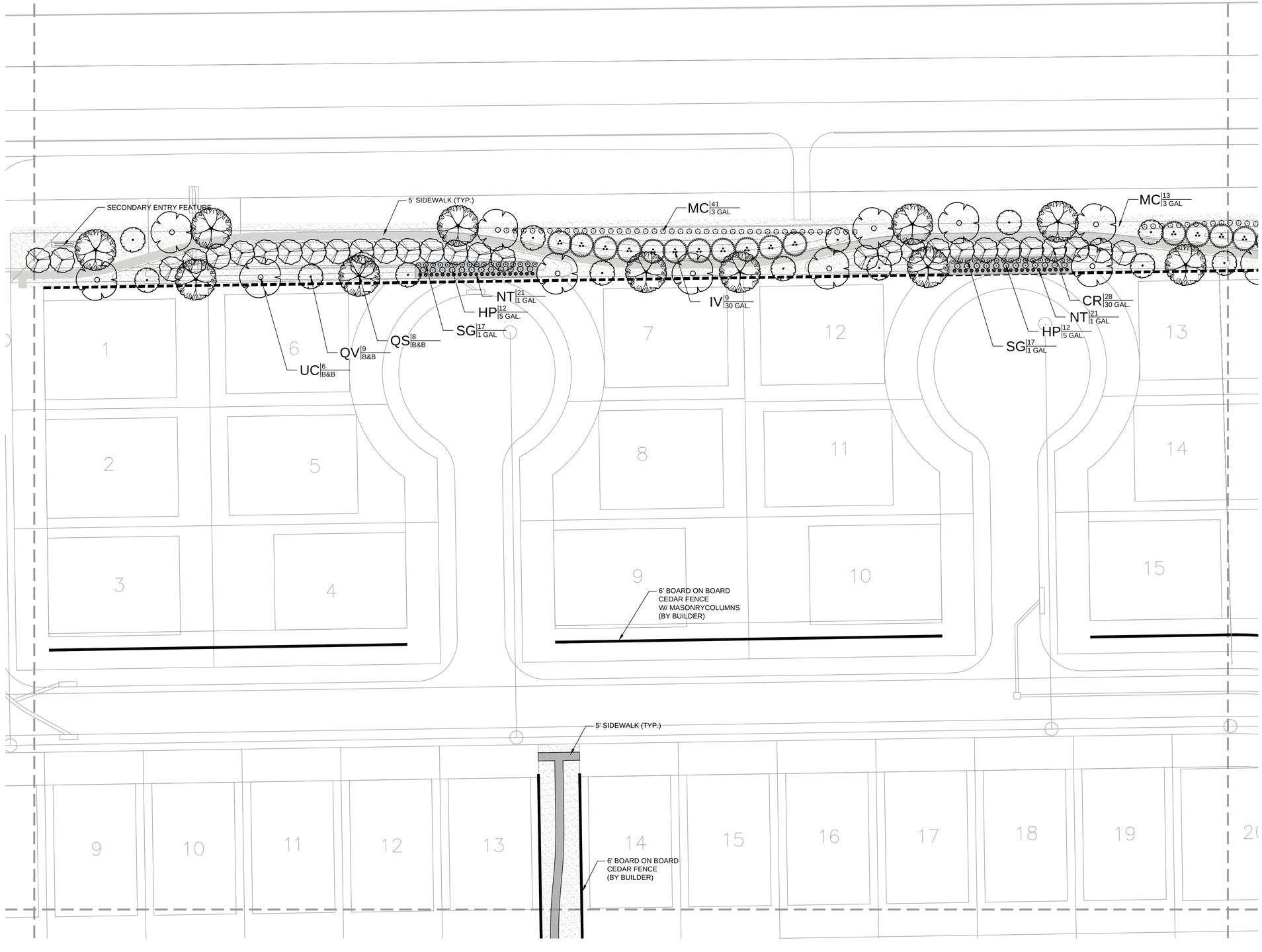
LANDSCAPE PLAN ENLARGEMENT (1 OF 12)

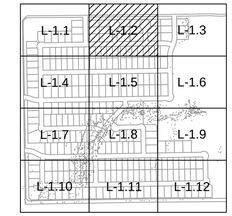
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SHEET NUMBER
L-1.1





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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NELSON LAKE
ROCKWALL, TEXAS

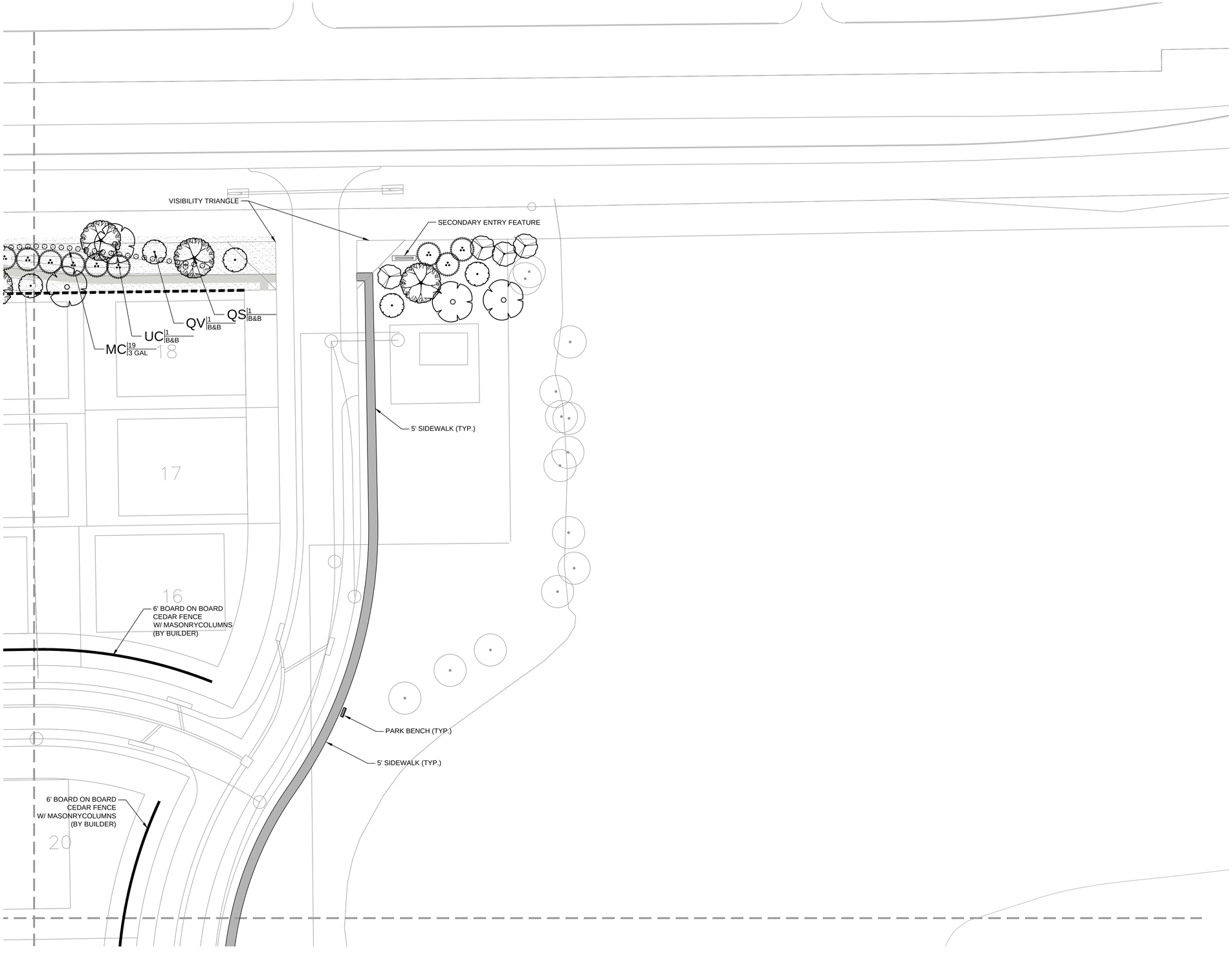
LANDSCAPE PLAN ENLARGEMENT (2 OF 12)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

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L.A.#3068

SHEET NUMBER
L-1.2





KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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ROCKWALL, TEXAS

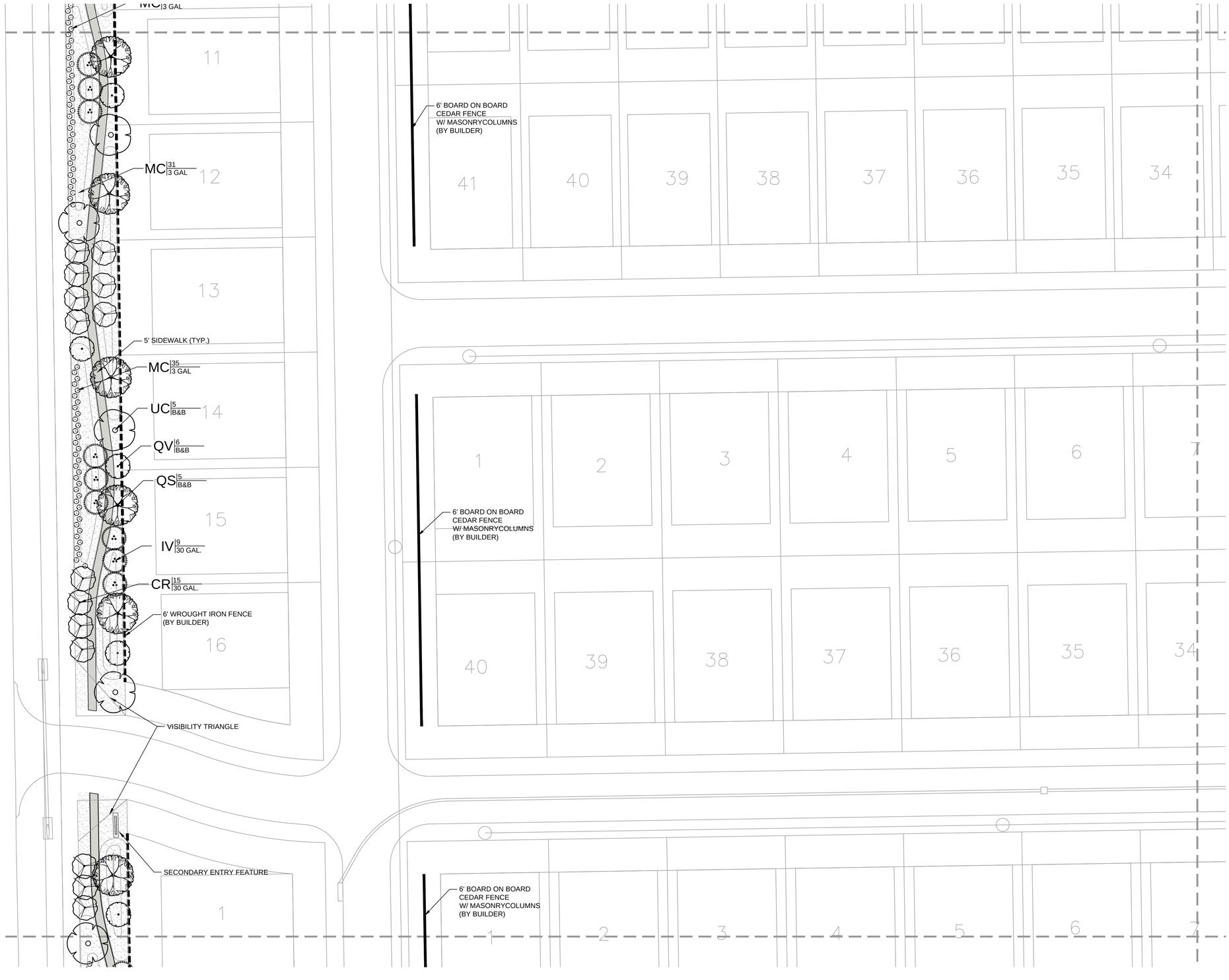
LANDSCAPE PLAN ENLARGEMENT (3 OF 12)

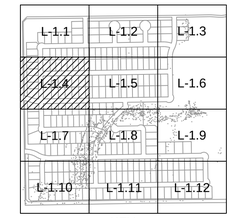
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SHEET NUMBER
L-1.3





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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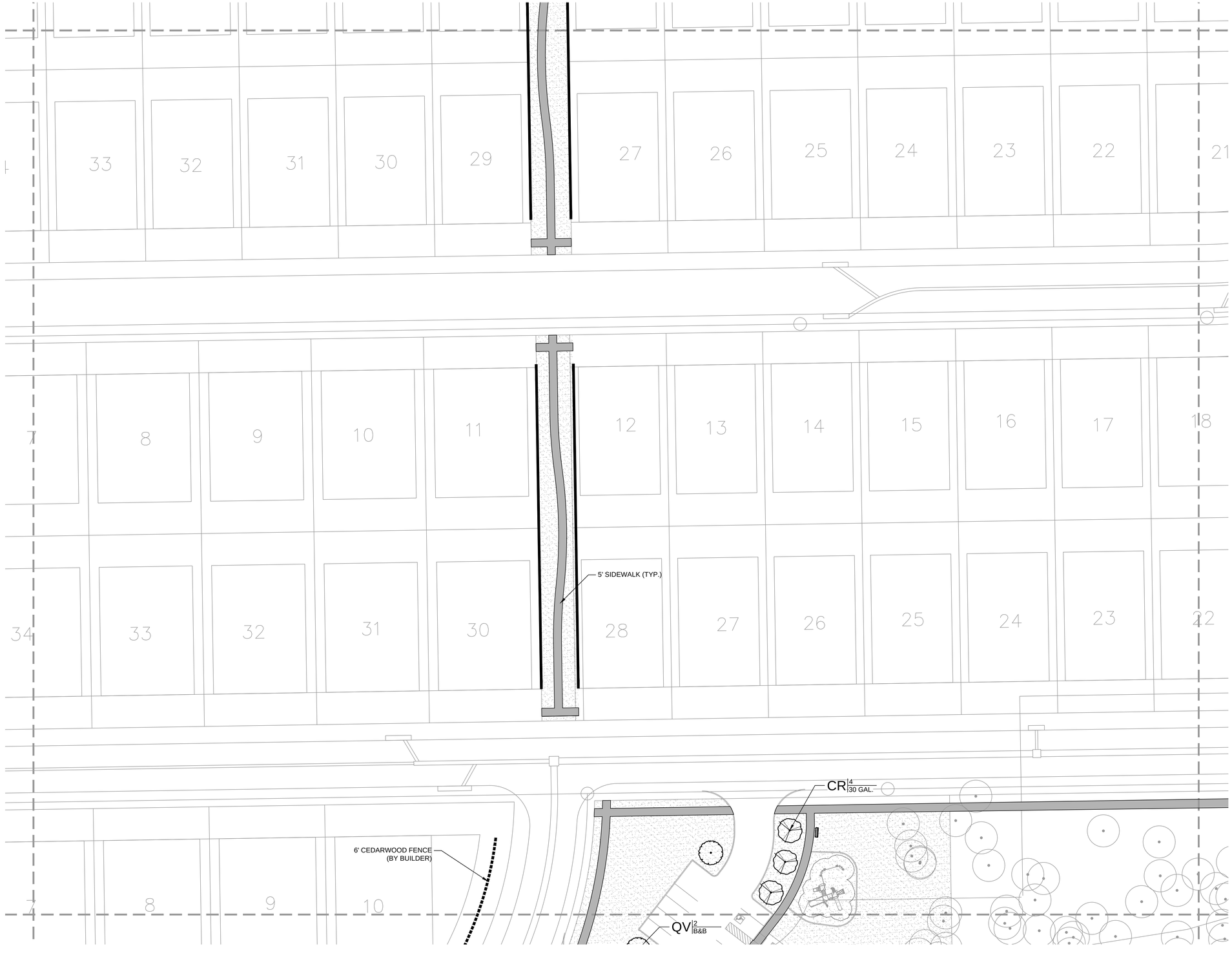
LANDSCAPE PLAN ENLARGEMENT (4 OF 12)

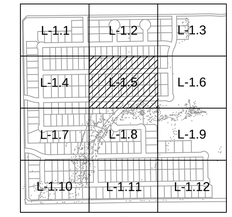
No.	Date	Revision Description

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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.4





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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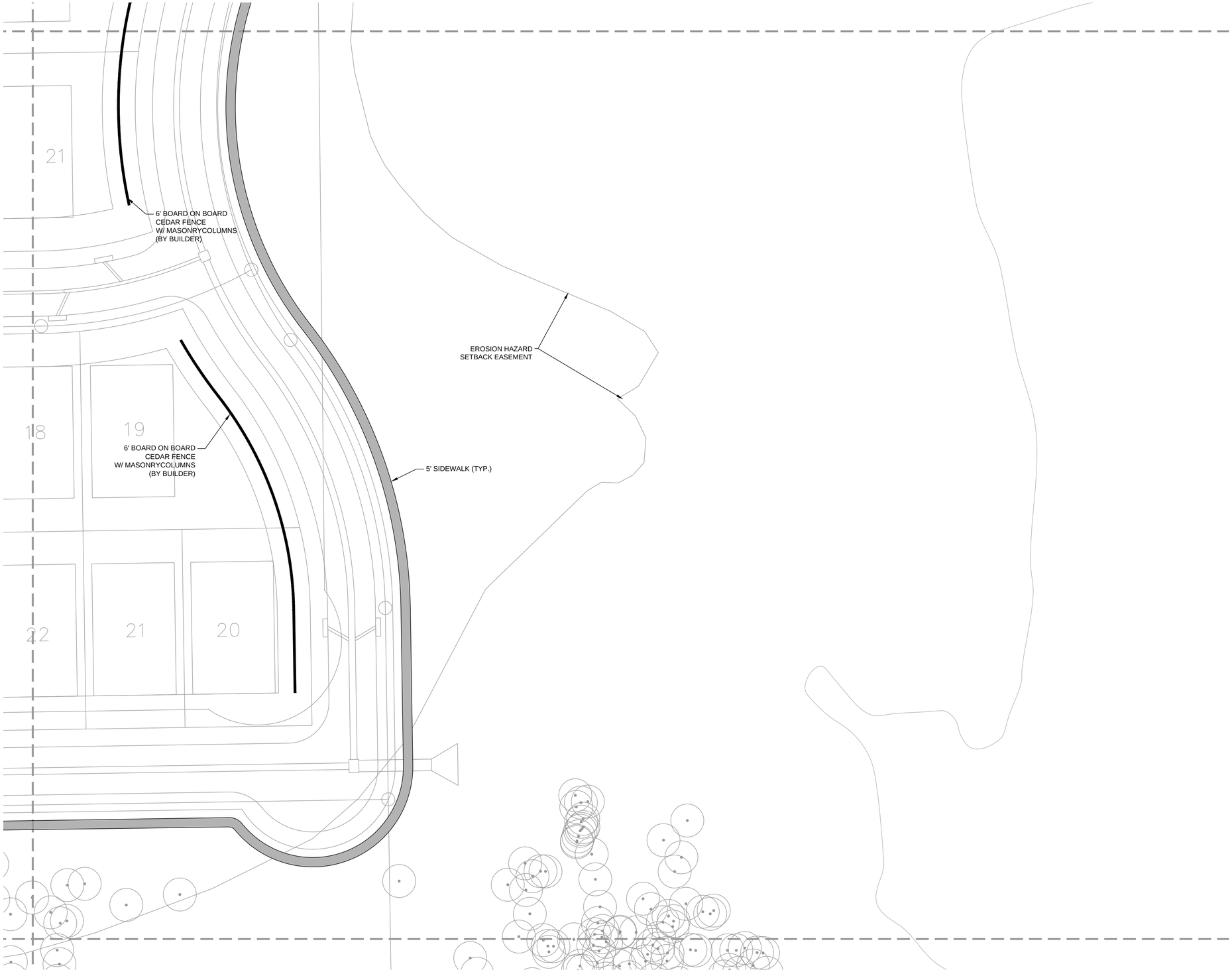
LANDSCAPE PLAN ENLARGEMENT (5 OF 12)

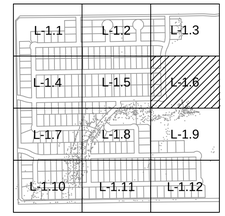
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Michael A. Wilson
L.A.#3068

SHEET NUMBER
L-1.5





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (6 OF 12)

No.	Date	Revision Description

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SHEET NUMBER

L-1.6

MC | 23 | 3 GAL

CR | 7 | 30 GAL.

MC | 15 | 3 GAL

QV | 4 | B&B

QS | 6 | B&B

MC | 23 | 3 GAL

IV | 10 | 30 GAL.

UC | 5 | B&B

6' CEDARWOOD FENCE
(BY BUILDER)

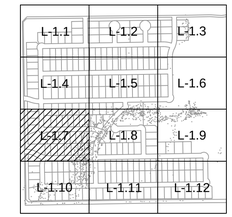
6' WROUGHT IRON FENCE
(BY BUILDER)

PRIMARY ENTRY FEATURE

VISIBILITY TRIANGLE

5' SIDEWALK (TYP.)

MC | 2 | 3 GAL



KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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(IN FEET)
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NELSON LAKE
ROCKWALL, TEXAS

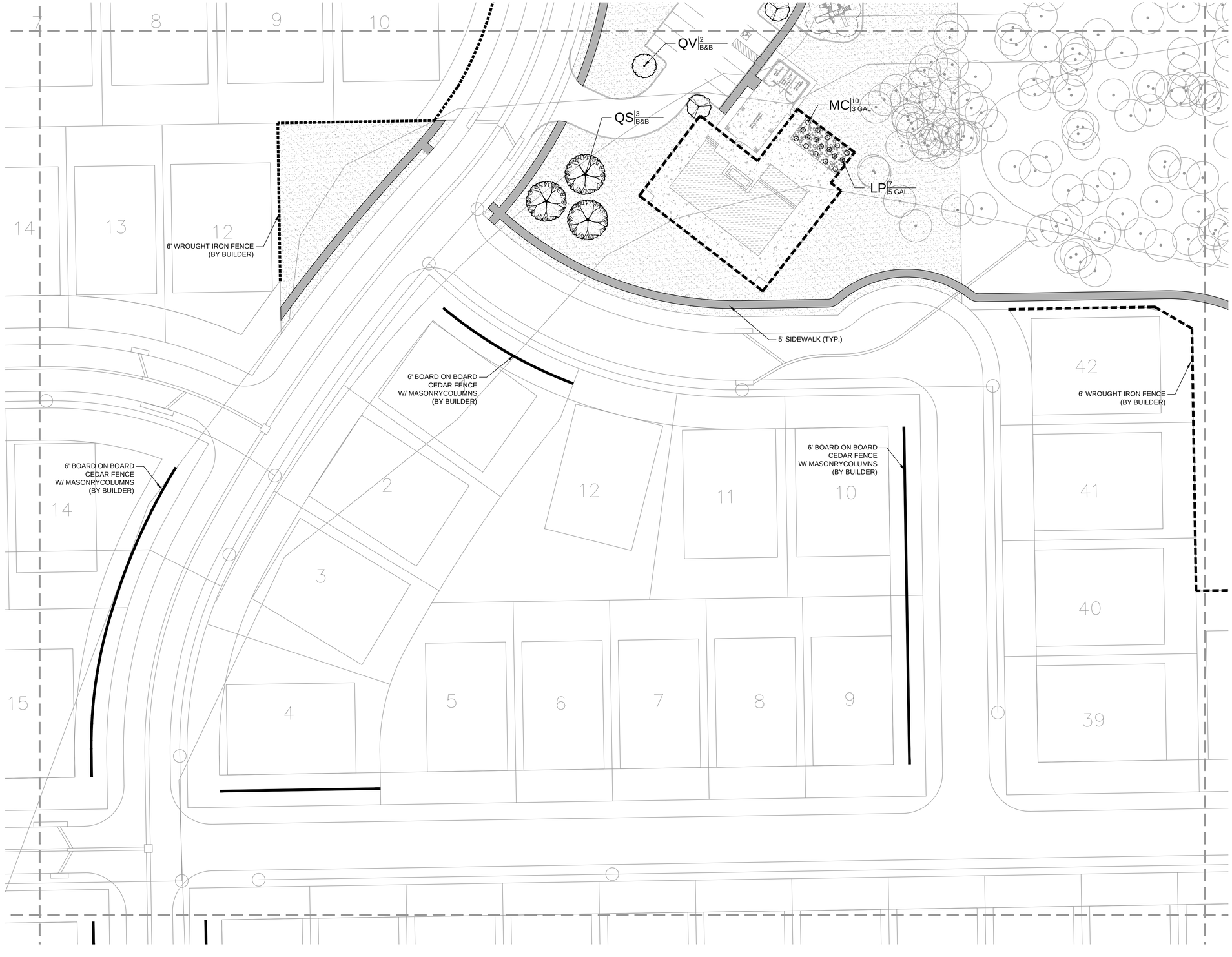
LANDSCAPE PLAN ENLARGEMENT (7 OF 12)

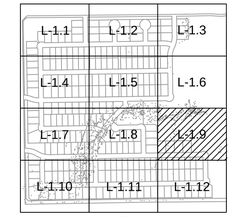
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L.A.#3068

SHEET NUMBER
L-1.7





KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

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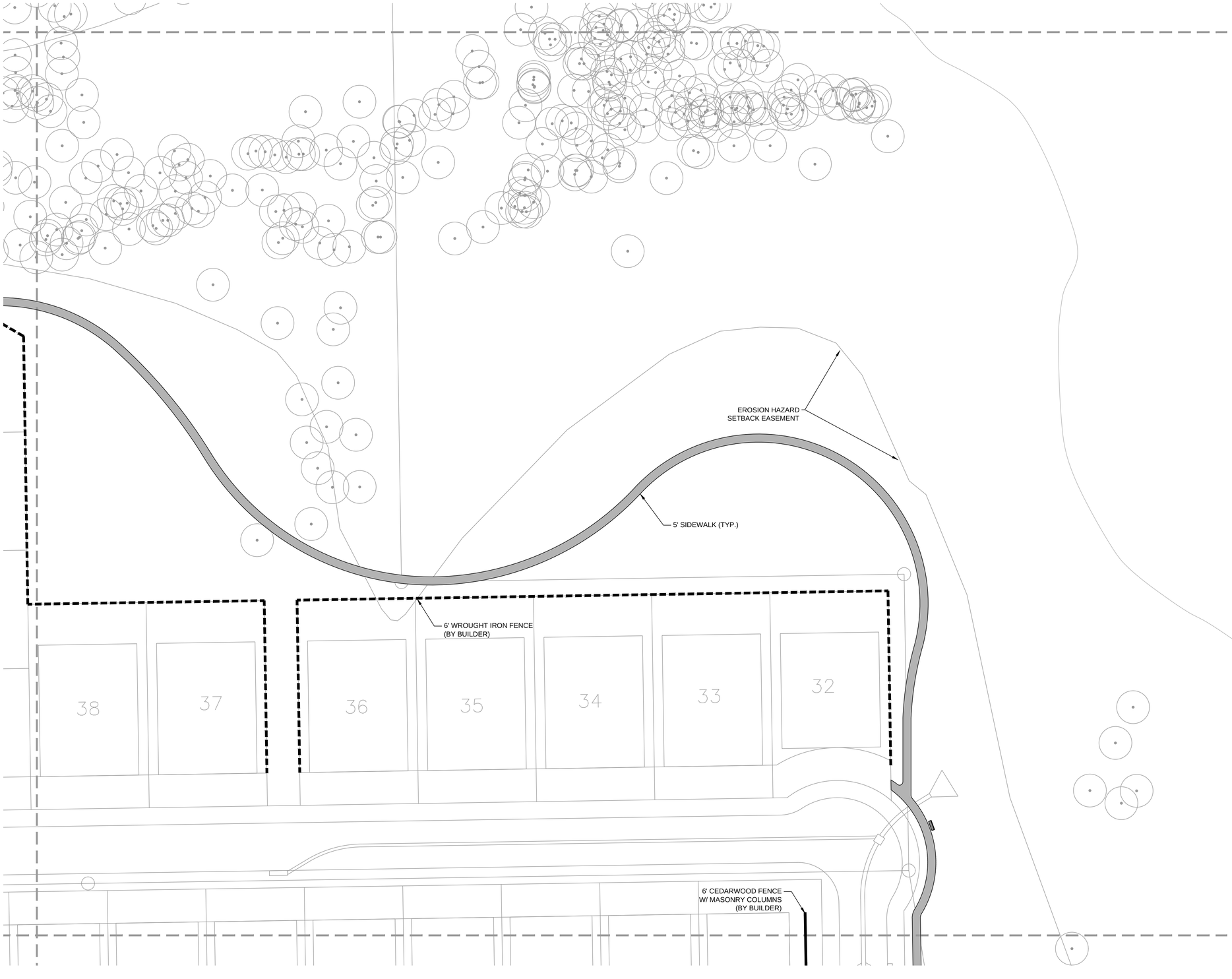
LANDSCAPE PLAN ENLARGEMENT (9 OF 12)

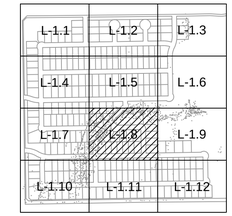
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SHEET NUMBER
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KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

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GRAPHIC SCALE

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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (8 OF 12)

No.	Date	Revision Description

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SHEET NUMBER
L-1.9

MC 2 / 3 GAL

MC 27 / 3 GAL

5' SIDEWALK (TYP.)

UC 4 / B&B

QV 5 / B&B

QS 3 / B&B

MC 22 / 3 GAL

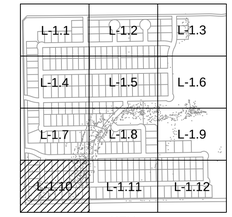
CR 14 / 30 GAL.

MC 17 / 3 GAL

IV 6 / 30 GAL.

6' CEDARWOOD FENCE
W/ MASONRY COLUMNS
(BY BUILDER)

6' WROUGHT IRON FENCE
(BY BUILDER)



KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
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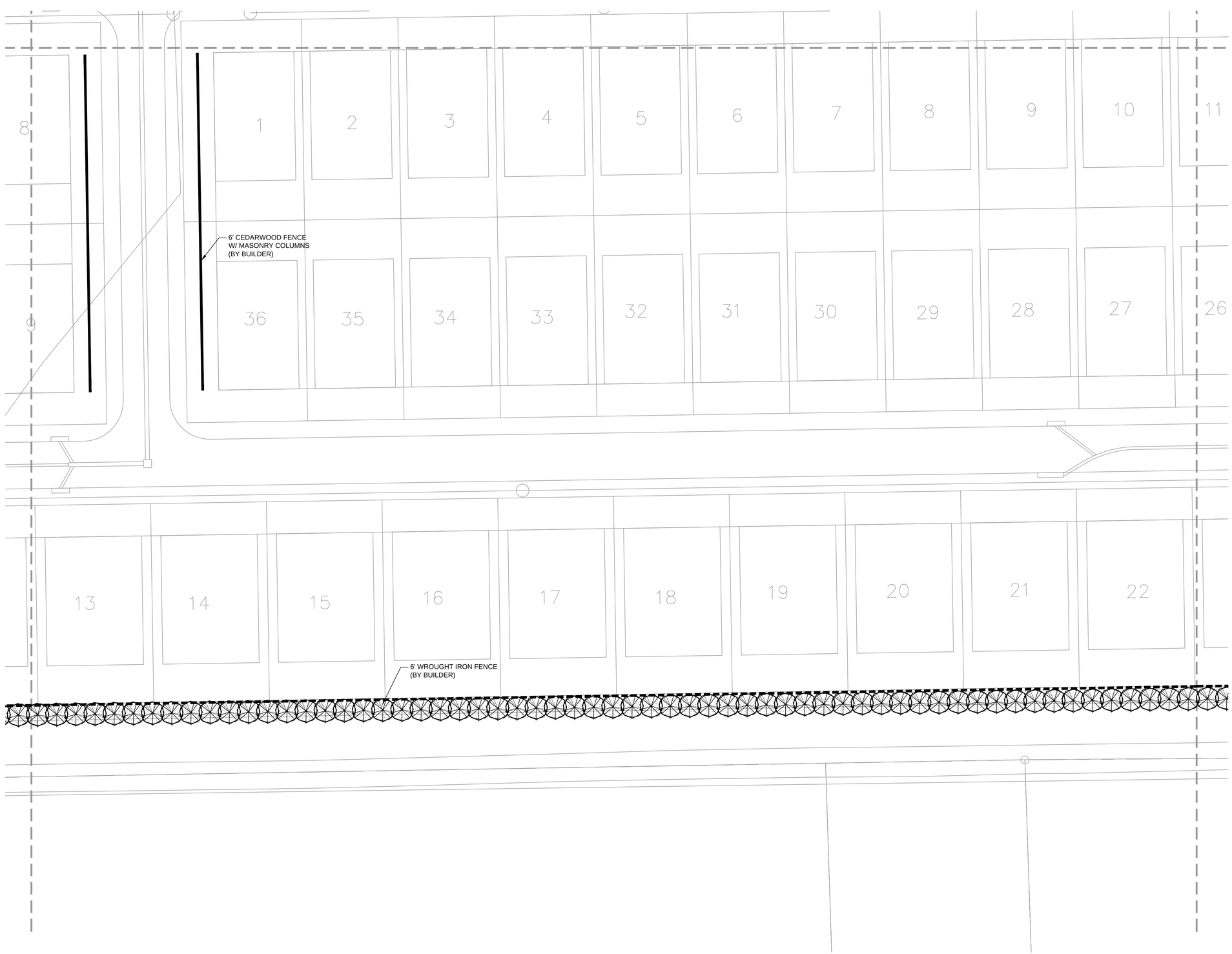
LANDSCAPE PLAN ENLARGEMENT (10 OF 12)

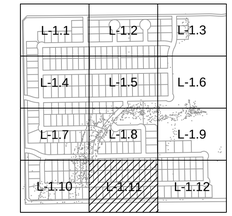
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SHEET NUMBER
L-1.10





KEY

PLANT SCHEDULE

TREES	COMMON NAME
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	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
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	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

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	BERMUDA GRASS
	RIVER ROCK

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ROCKWALL, TEXAS

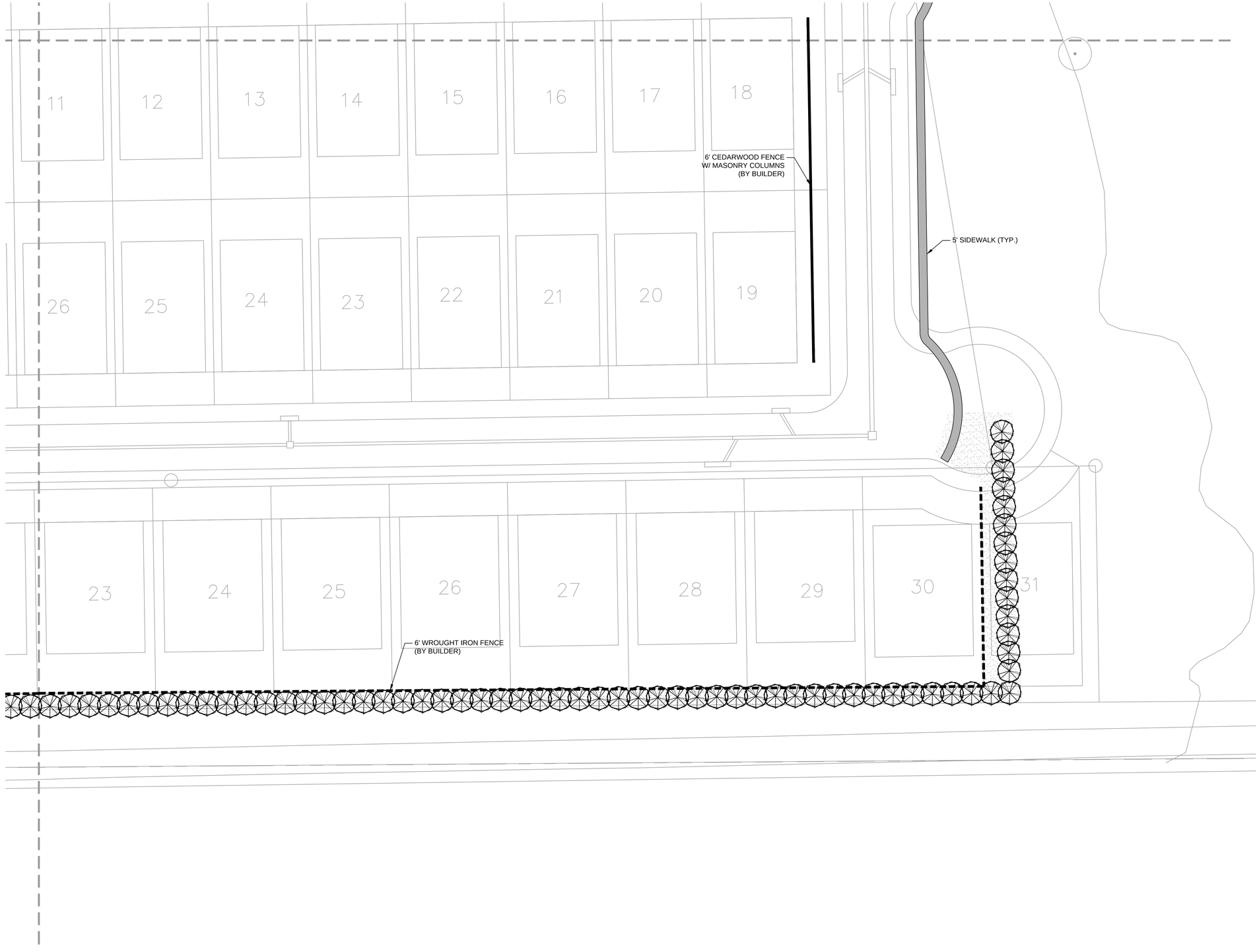
LANDSCAPE PLAN ENLARGEMENT (11 OF 12)

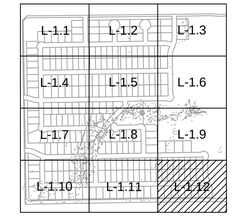
No.	Date	Revision Description

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L.A.#3068

SHEET NUMBER
L-1.11





KEY

PLANT SCHEDULE

TREES	COMMON NAME
	OKLAHOMA RED BUD
	YAUPON HOLLY
	EASTERN RED CEDAR
	SHUMARD RED OAK
	SOUTHERN LIVE OAK
	CEDAR ELM

SHRUBS	COMMON NAME
	RED YUCCA
	FRINGE FLOWER
	PINK MUHLY
	MEXICAN FEATHER GRASS
	AUTUMN SAGE

GROUND COVERS	COMMON NAME
	BERMUDA GRASS
	RIVER ROCK

N

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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NELSON LAKE
ROCKWALL, TEXAS

LANDSCAPE PLAN ENLARGEMENT (12 OF 12)

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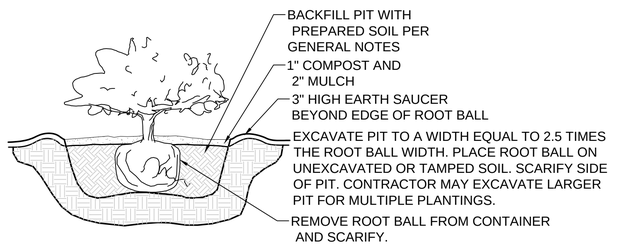
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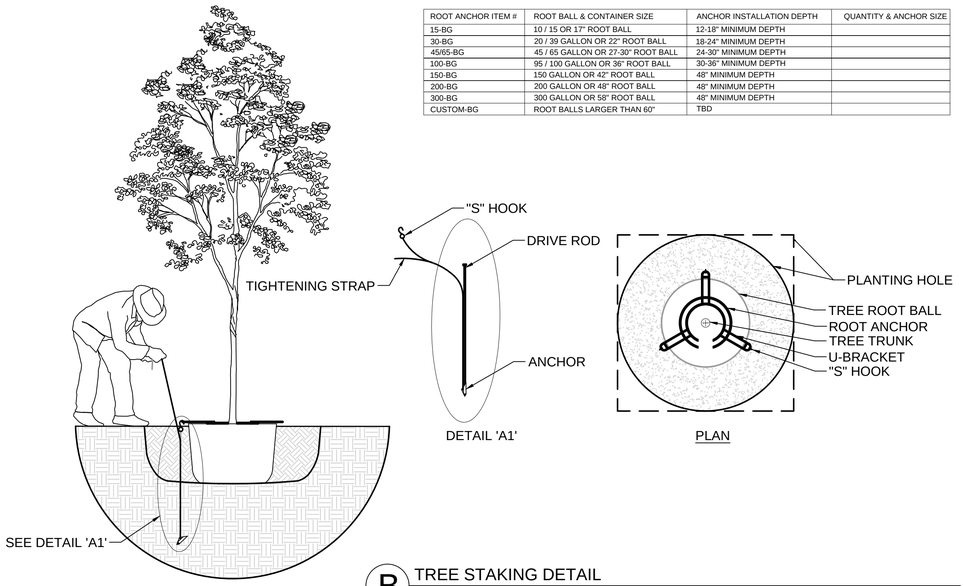
GENERAL NOTES:

1. LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
2. CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
3. IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
5. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
6. SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
7. ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
8. CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
9. IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
10. LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
11. SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
    -3 OF ORGANIC COMPOST
    -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
    -TILL BED TO A DEPTH OF 6 TO 8
    -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
12. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
13. TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
14. THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
15. TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
16. TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
17. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
18. CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
20. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
21. INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
22. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
23. ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
24. ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
25. ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
26. LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
27. IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.



A SHRUB PLANTING DETAIL

NOT TO SCALE



DETAIL 'A1'

PLAN

B TREE STAKING DETAIL

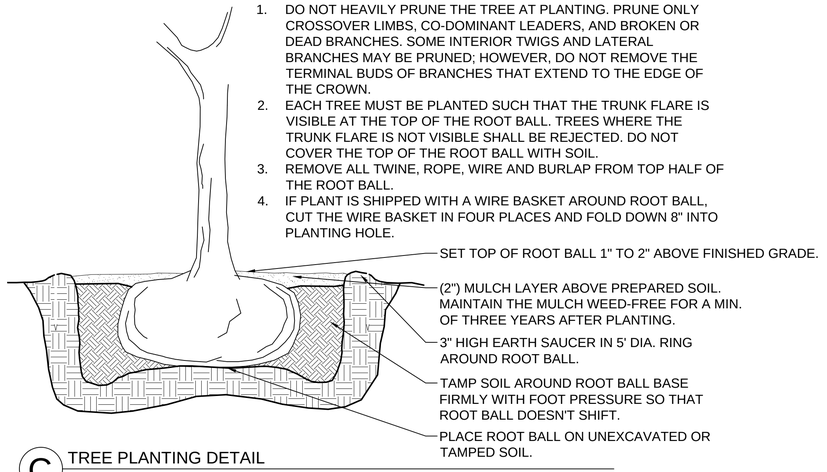
NOT TO SCALE

ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 OR 17" ROOT BALL	12-18" MINIMUM DEPTH	
30-BG	20 / 39 GALLON OR 22" ROOT BALL	18-24" MINIMUM DEPTH	
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	24-30" MINIMUM DEPTH	
100-BG	95 / 100 GALLON OR 36" ROOT BALL	30-36" MINIMUM DEPTH	
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	
300-BG	300 GALLON OR 58" ROOT BALL	48" MINIMUM DEPTH	
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	TBD	

STEP 1:
- SET TREE IN PLANTING PIT.
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
- CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
- ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.

STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.

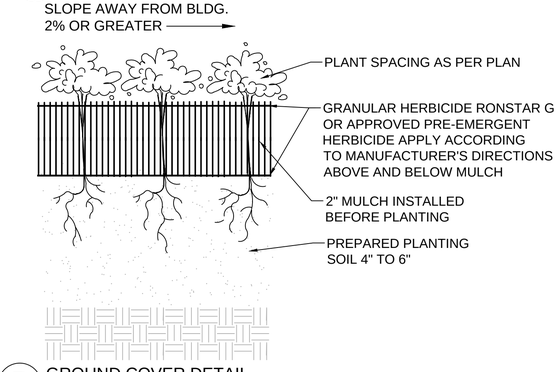
STEP 3:
- REMOVE DRIP ROD.
- REPEAT STEPS 1 &2 FOR ALL THREE (3) ANCHOR LOCATIONS.
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
- PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
- TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

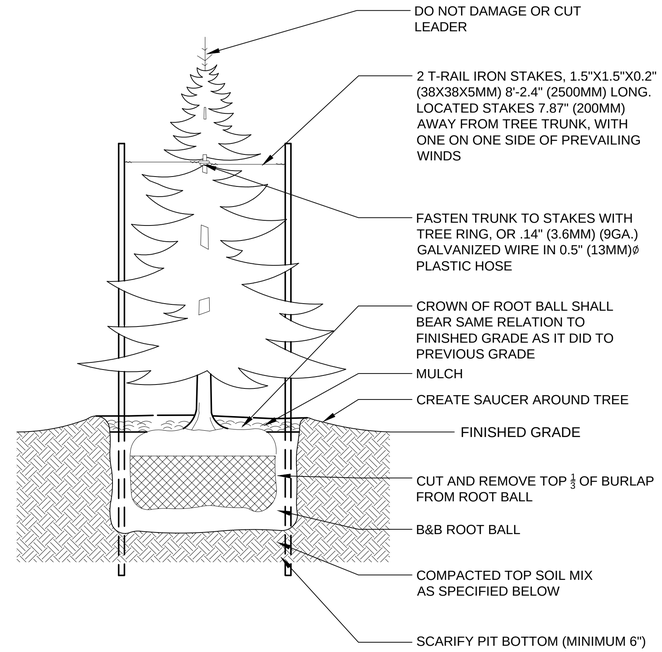
C TREE PLANTING DETAIL

NOT TO SCALE



D GROUND COVER DETAIL

NOT TO SCALE



SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
5. TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL

NOT TO SCALE

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REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

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L-1.13

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	98	CERCIS RENIFORMIS `OKLAHOMA` OKLAHOMA RED BUD	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	69	ILEX VOMITORIA YAUPON HOLLY	30 GAL.	3"	6`-8`	FULL, MATCHING, SYMMETRICAL
	177	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	45 GAL.	4"	10`-12`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS SHUMARDII SHUMARD RED OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	56	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
	52	ULMUS CRASSIFOLIA CEDAR ELM	B&B	5"	12`-14`	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	24	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	7	LOROPETALUM CHINENSE `PURPLE DIAMOND` FRINGE FLOWER	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	318	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GAL	24" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	42	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHER GRASS	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	34	SALVIA GREGGII AUTUMN SAGE	5 GAL	12" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	249,969 SF	CYNODON DACTYLON `TIF 419` BERMUDA GRASS	SOD			
	639 SF	RIVER ROCK	SOD			

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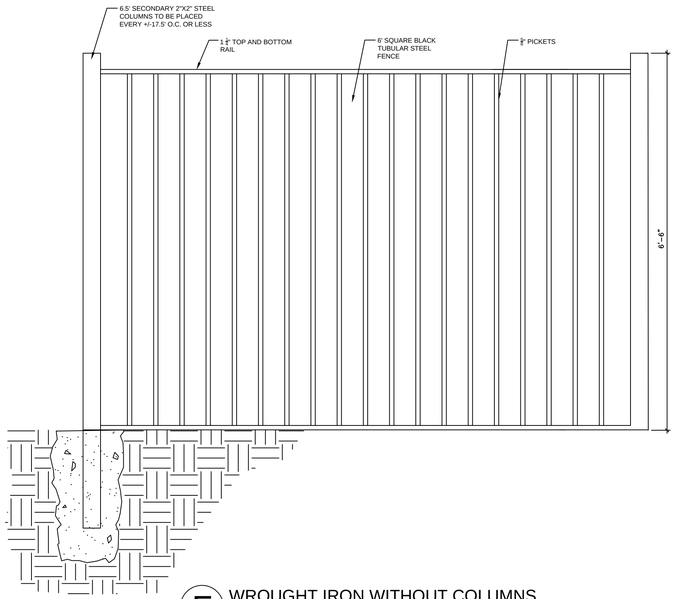
TREESCAPE PLAN TABLES (1 OF 3)

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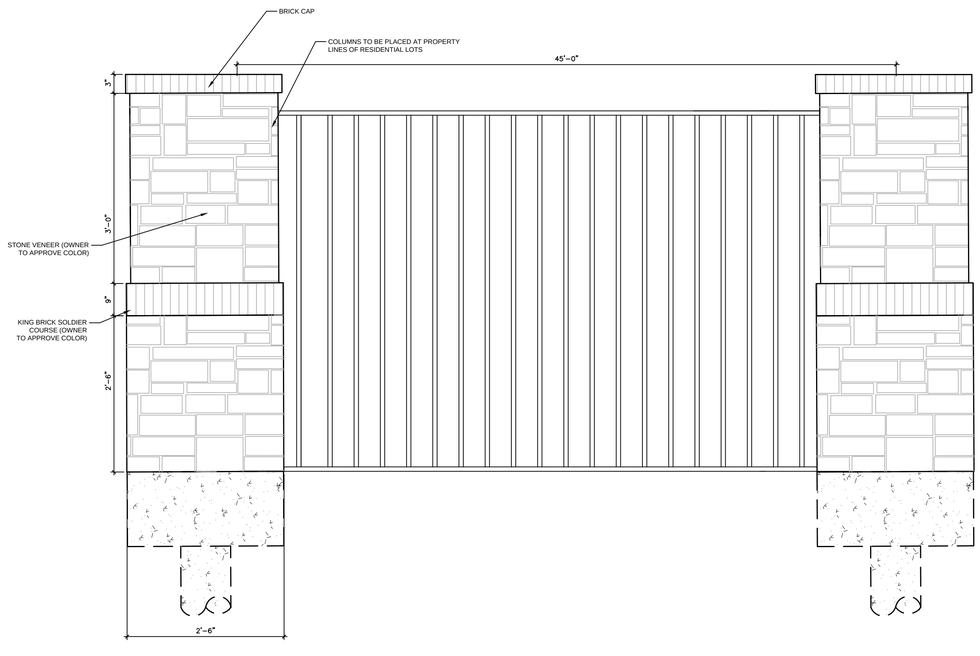
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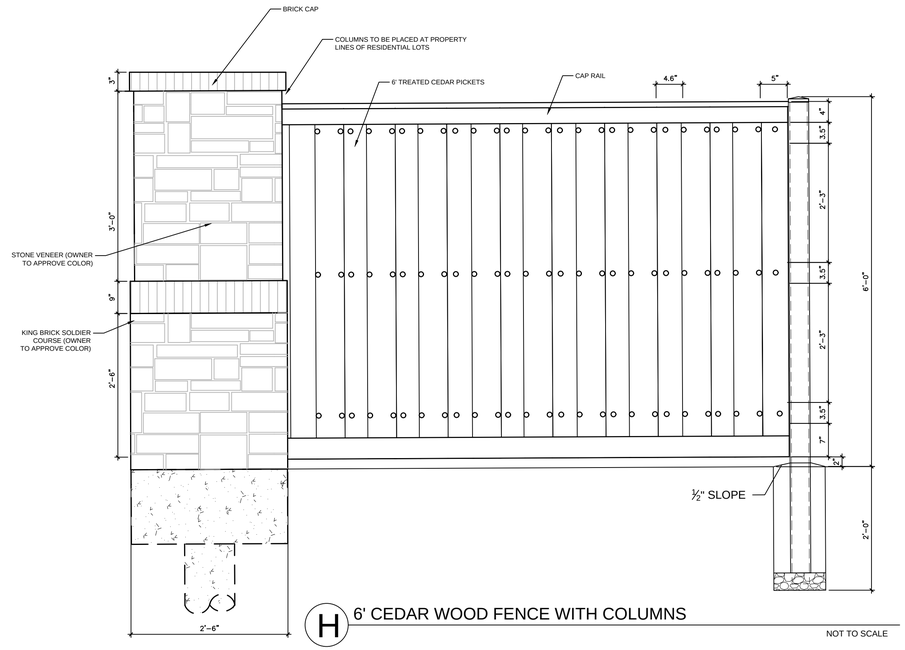
F WROUGHT IRON WITHOUT COLUMNS

NOT TO SCALE



G WROUGHT IRON WITH COLUMNS

NOT TO SCALE



H 6' CEDAR WOOD FENCE WITH COLUMNS

NOT TO SCALE

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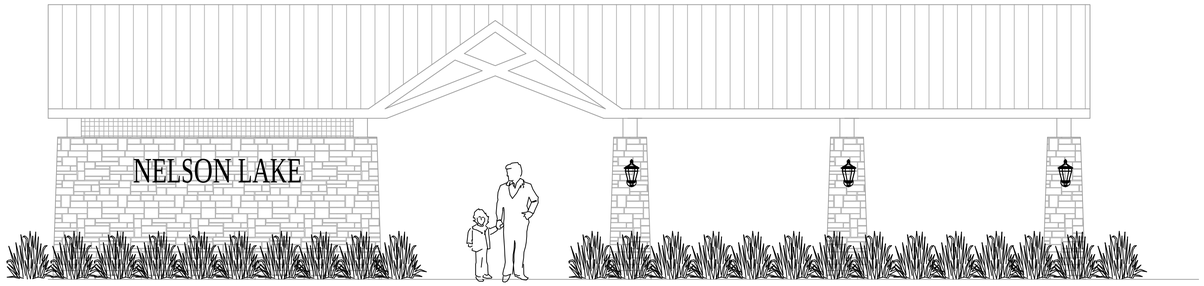
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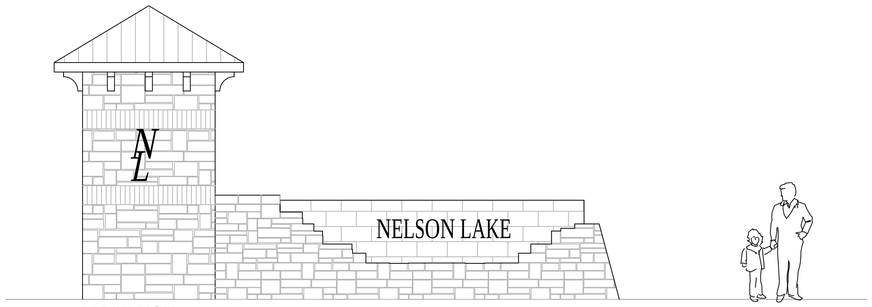
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L-1.15



ELEVATION

I AMENITY CENTER

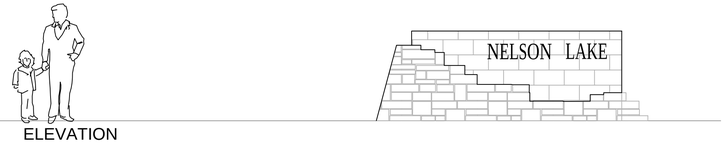
NOT TO SCALE



ELEVATION

J PRIMARY ENTRY GEATURE

NOT TO SCALE



ELEVATION

K SECONDARY ENTRY FEATURE

NOT TO SCALE

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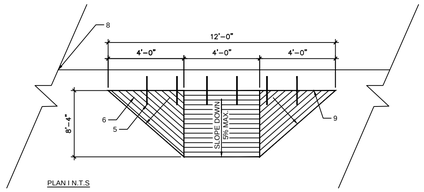
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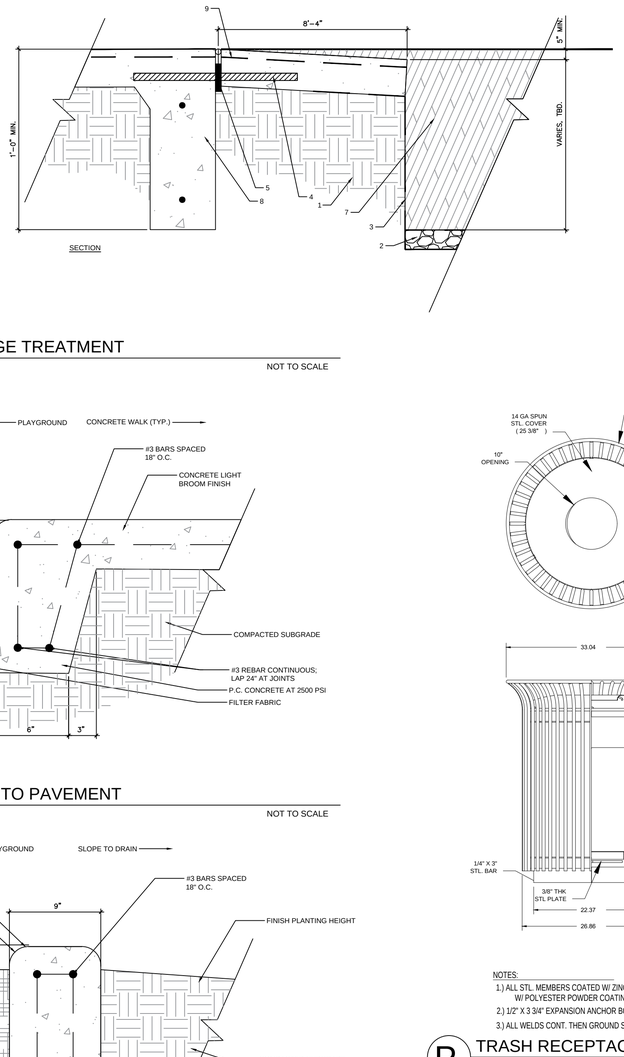
1. COMPACTED SUBGRADE TO 95% MAX DENSITY
2. 3" THICK DRAINAGE ROCK
3. FILTER FABRIC
4. 4" CONCRETE, 3000 PSI, ONE LAYER #3 BARS AT 18" O.C.E.W., MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC.
5. EXPANSION JOINT -3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRI, SEAL WITH JOINT SEALANT SL-1 (COLOR TO MATCH CONCRETE; 1" DIA. SMOOTH DOWEL 18" LENGTH AT 18" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL.
6. TROWEL "V' GROOVES INTO SURFACE OF RAMP AS SHOWN AT 3" O.C. PERPENDICULAR TO PEDESTRIAN TRAFFIC
7. PLAY SURFACE (FIBER MULCH), 2" MIN. COVER ON RAMP
8. ADJACENT CONCRETE WALKWAY. THICKEN EDGE AT PLAYGROUND BOUNDARY TO 12" DEPTH X 8" W MIN., PLACE (2) #3 BARS CONTINUOUS
9. PLAY SURFACE TO THE TOP OF TRANSITION.

NOTE:

RAMP MUST BE LOCATED OUT OF
PLAY EQUIPMENT SAFETY/ FALL ZONE



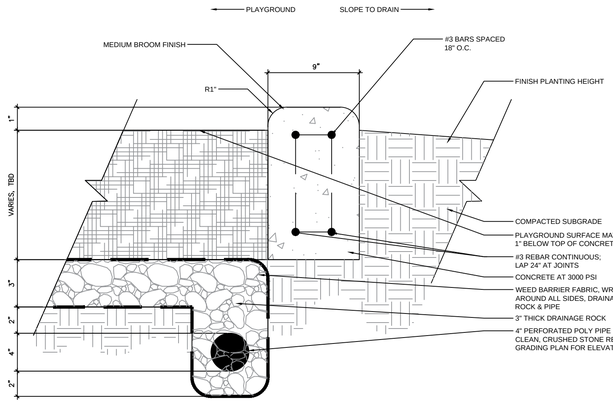
PLAN I N T S



SECTION

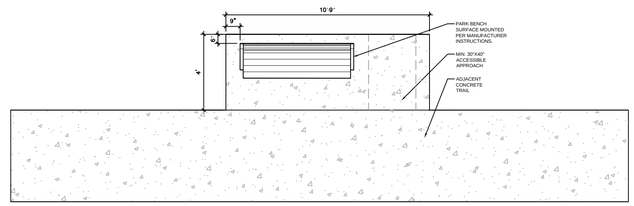
L PLAYGROUND RAMP/EDGE TREATMENT

NOT TO SCALE



O PLAYGROUND DRAINAGE

NOT TO SCALE

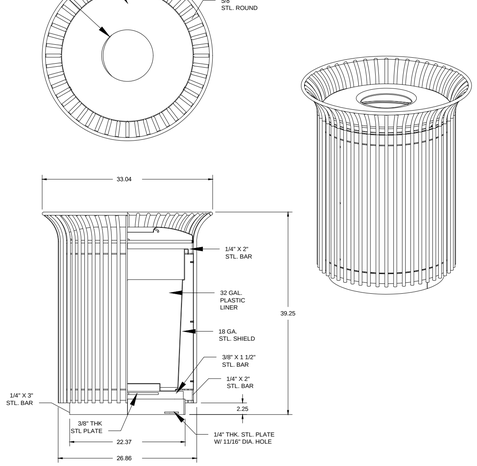


Q CONCRETE PAD UNDER PARK BENCH

NOT TO SCALE

M PLAYGROUND SURFACE TO PAVEMENT

NOT TO SCALE

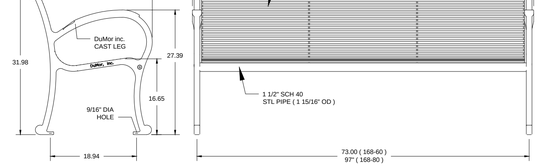


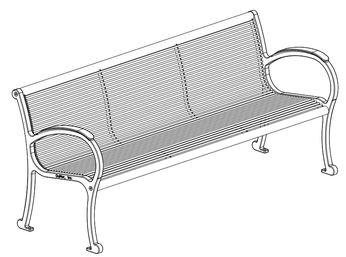
NOTES:

1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.

P TRASH RECEPTACLE- DUMOR 158 (OR APPROVED EQUAL)

NOT TO SCALE



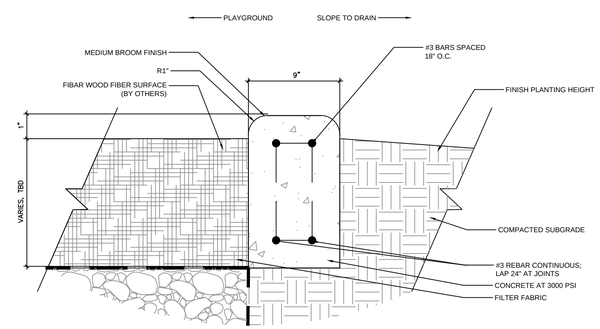


NOTES

1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
2.) BENCH IS SHIPPED UNASSEMBLED.
3.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

R PARK BENCH- DUMOR 168 (OR APPROVED EQUAL)

NOT TO SCALE



N PLAYGROUND CONTAINMENT BEAM

NOT TO SCALE

BANISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063| 817.842.2094| 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

NELSON LAKE
ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 3)

No.	Date	Revision Description

PROJECT NO.: TEMPLATE

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael A. Wilson
L.A.#3068

SHEET NUMBER

L-1.17

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

PROJECT COMMENTS

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

DATE: 1/20/2022

PROJECT NUMBER:	SP2022-002	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for SPR	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1480 JUSTIN RD	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Robert Reece of Alvaplast US (SPR Packaging) for the approval of an Amended Site Plan for an existing Office/Warehouse/Manufacturing Facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/20/2022	Approved w/ Comments

01/20/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Amended Site Plan for an existing Office/Warehouse/Manufacturing Facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.

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

M.3 For reference, include the case number (SP2022-002) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

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

M.5 Please provide a fence exhibit for the proposed 10’ Aluminized Polyester Coasted Ornamental Fence.

I.6 The letter submitted identifies variances to the parking and equipment screening standards. The letter also indicates the following compensatory measures: [1] upgraded landscape screening at the oxidizer, [2] additional trees near the detention pond, [3] painting the oxidizer to match the building, [4] fencing the oxidizer and solvent tanks with aluminum ornamental fencing, and [5] additional parking.

Compensatory measures 1, 4, and 5 are not truly compensatory in nature. Items 1 and 4 are required if doing a natural screening method, which therefore cannot serve as compensatory measures. Item 5 is not compensatory as a variance is being requested for reduced parking; parking cannot be a variance and a compensatory measure. Items 2 and 3 can work as compensatory measures; update the landscape plan to show the added trees (i.e. size and species) near the detention area on Industrial Boulevard.

I.7 Consider nitch/parallel parking to try and break even with the lost parking spaces; parallel parking spaces are 9’x22’. This could allow your request to only have the variance for the alternative screening.

M.8 Elevations:

1. On the elevations indicate the new equipment heights (i.e. include the maximum height if there are any vertical projecting elements).
2. Please shade or color the new equipment on the elevations; currently they are difficult to delineate from the building.

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on February 1, 2022 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.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on January 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on February 15, 2022.

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). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - Show the dimensions of the "new" parking spaces. Minimum 20'x9'.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

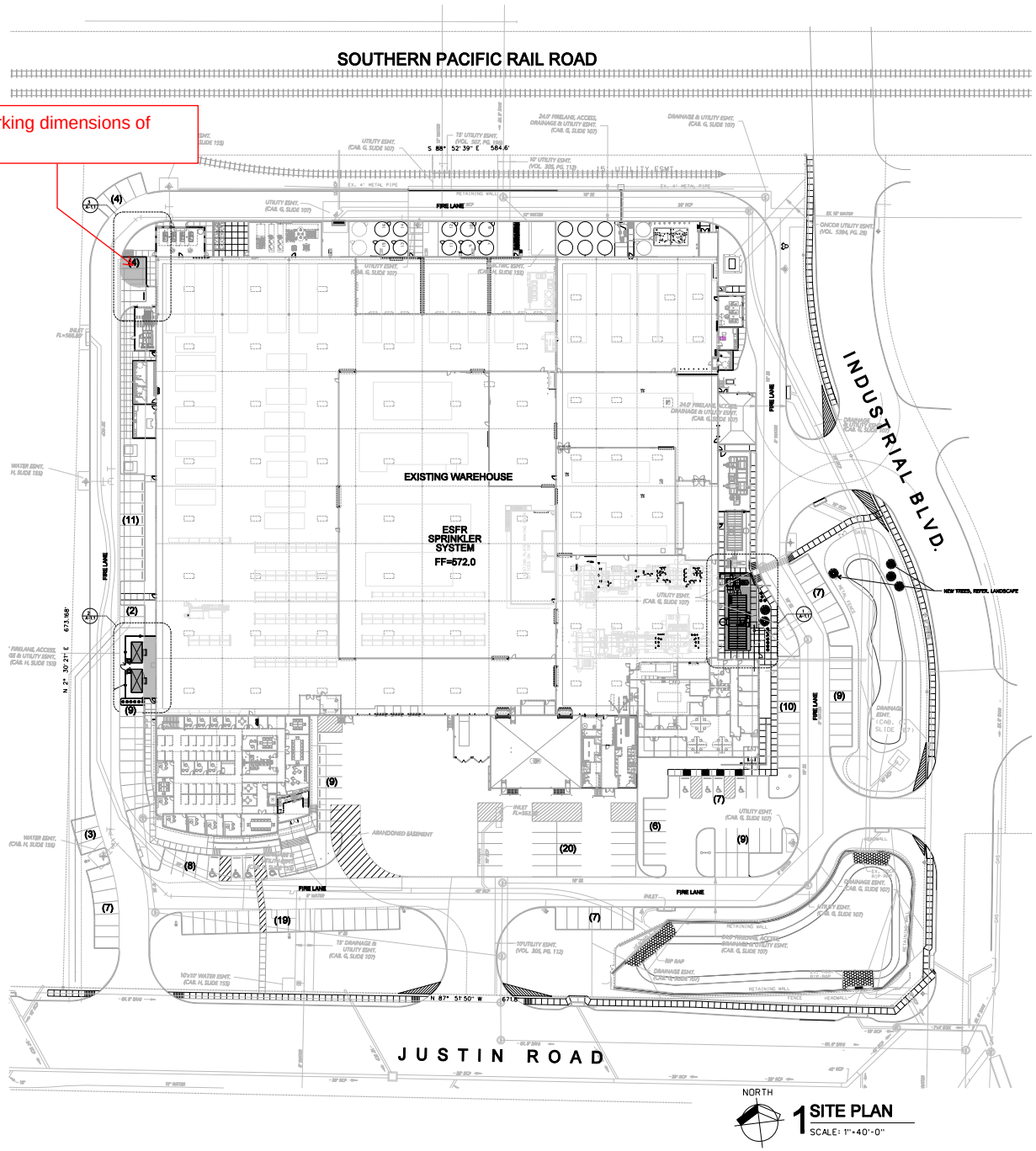
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: Parking that is facing industrial and Justin Roads will require headlight screening.
Evergreen Shrubs planted 36"o.c. 24" tall at time of planting
01/18/2022: Please disregard the parking lot headlight screen below as these are existing and not required



PROJECT DATA

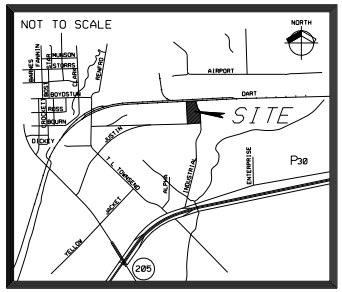
ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	216,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	46,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154*
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			3

*PREVIOUSLY APPROVED BY VARIANCE

LOCATION MAP



SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
8310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-768-1400

CASE NO: SP2022-XXX

drawn: DM
checked: ROBERT PROSS
date: 01/14/2022

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS STATE OF TEXAS 01/14/2022

pdg
pross design group, incorporated
8310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/768-1400

SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet A1.0

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$TIME$
$DATE$
$FILE$

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☒ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1480 Justin Rd.				
SUBDIVISION	SPR Packaging Addition	LOT	2	BLOCK	A
GENERAL LOCATION	1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI	CURRENT USE	Warehouse, Manufacturing, Office
PROPOSED ZONING	LI	PROPOSED USE	Warehouse, Manufacturing, Office
ACREAGE	10.1893	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	Alvaplast US Development LLC (SPR Packaging)	☒ APPLICANT	Pross Design Group
CONTACT PERSON	Robert Reece	CONTACT PERSON	David A. Morales
ADDRESS	1480 Justin Rd.	ADDRESS	5310 Harvest Hill Rd.
			Suite 180
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75230
PHONE	469-402-2159	PHONE	972-759-1400
E-MAIL	rreece@sprpackaging.com	E-MAIL	dmorales@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANTIAGO DIAZ [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."

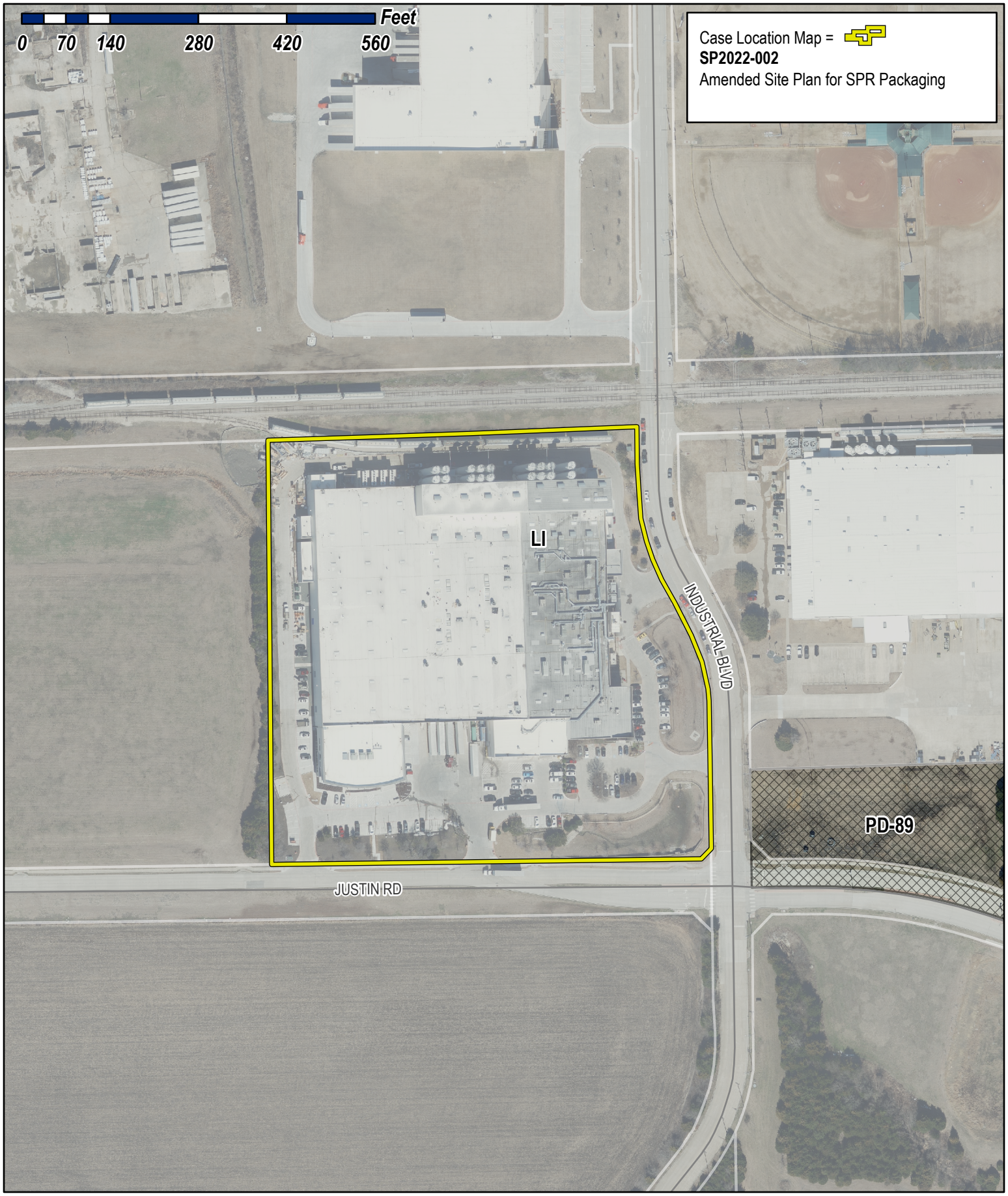
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* JANUARY *, 20*22

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Vonda L Clements

VONDA L CLEMENTS
Notary ID #10306723
My Commission Expires
January 5, 2025

MY COMMISSION EXPIRES Jan 5, 2025



City of Rockwall

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

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

pross design group, incorporated

January 14, 2022

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: AMENDED SITE PLAN SUBMITTAL VARIANCE REQUESTS
SPR OXIDIZER AND SOLVENT TANK EXPANSION
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS

On behalf of SPR Packaging, we wish to request variances to the City of Rockwall Development Codes in connection with our amended site plan submittal.

SPR Packaging, located at 1480 Justin Rd., proposes to expand their regenerative thermal oxidizers equipment and exterior solvent tanks storage to support new machinery for increased production capacity. This requires relocating the existing solvent tank storage and installing a new oxidizer on the east side of the building in the vicinity of the existing oxidizer equipment. The solvent tank will be relocated to the west side of the building where an additional solvent tank will be installed.

To accomplish this, the Owner requests the following variances:

- Off-Street Parking
  To relocate the solvent tanks, seven (7) parking spaces will be removed; however, four (4) new spaces will be added elsewhere. This leaves a net decrease of three (3) spaces from the approved parking total previously allowed by variance.
- Equipment Screening
  In lieu of solid screen walls, SPR requests using a combination of ornamental fencing and living screening for their equipment.

To offset the variances above the Owner proposes the following:

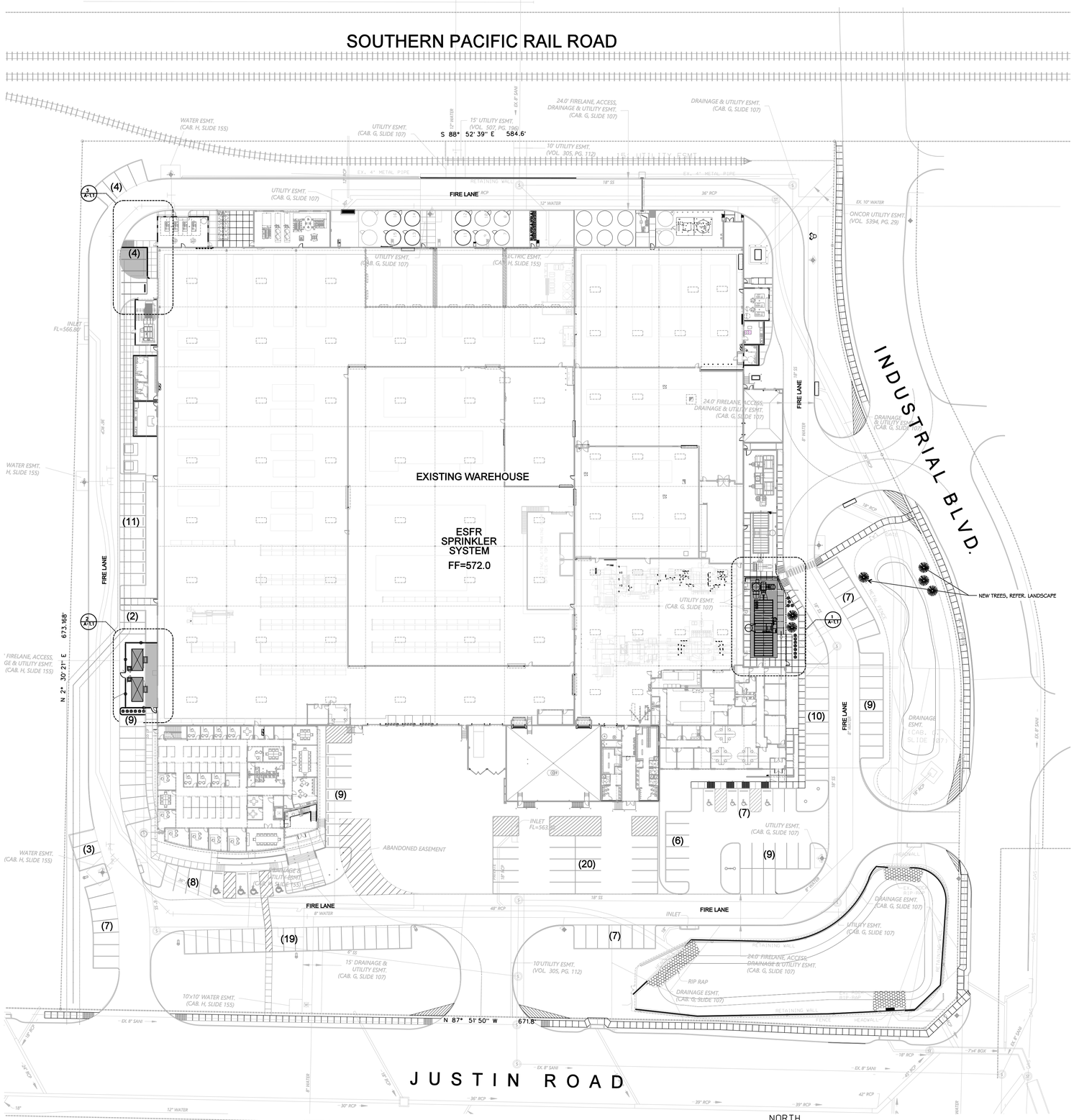
- Upgrading living screening at the Oxidizer in the form of trees in addition to shrubs.
- Trees will be added at the landscape area near the detention pond fronting Industrial Boulevard to serve as additional screening.
- The Oxidizer equipment will be painted to match the building.
- The fencing at both the Oxidizer and Solvent Tanks will be simulated wrought iron ornamental fencing.
- Parking will be added at the northwest corner of the building to help offset removed parking.

We appreciate your consideration of this matter.

Respectfully,

David A. Morales
Project Architect

·5310 Harvest Hill Road, Suite 180 ·Dallas, Texas 75230 ·972 / 759-1400 ·



PROJECT DATA

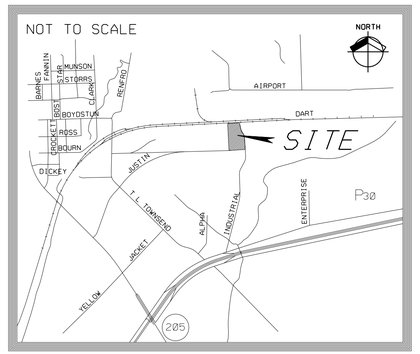
ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154*
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			3

*PREVIOUSLY APPROVED BY VARIANCE

LOCATION MAP



SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX

drawn: DAM
checked ROBERT PROSS
date 01/14/2022

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 27431 STATE OF TEXAS
01/14/2022

pdg
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972-759-1400

SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

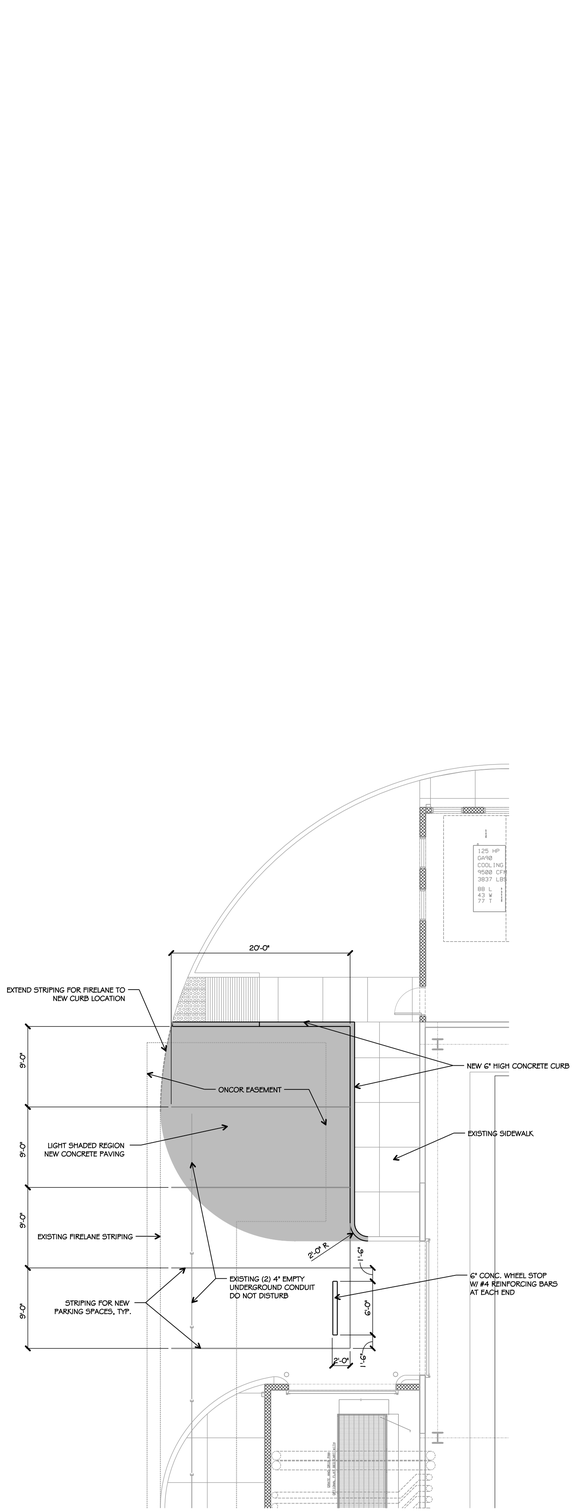
job no 2162
sheet A1.0

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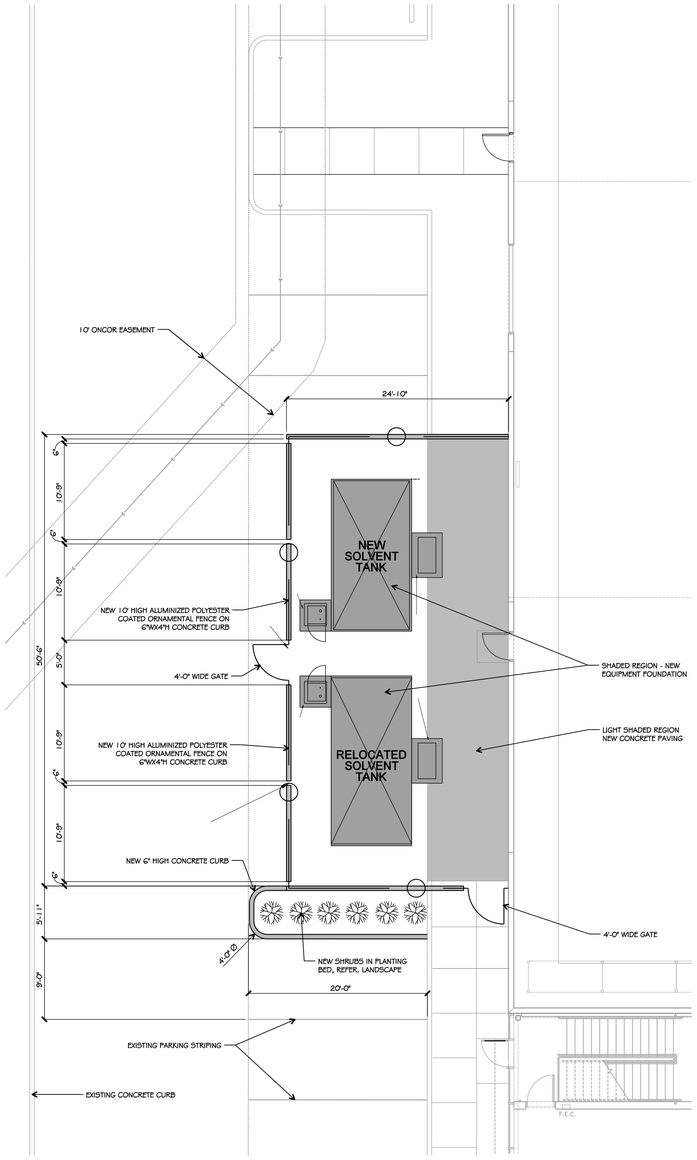
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NORTH

3 ENLARGED SITE PLAN

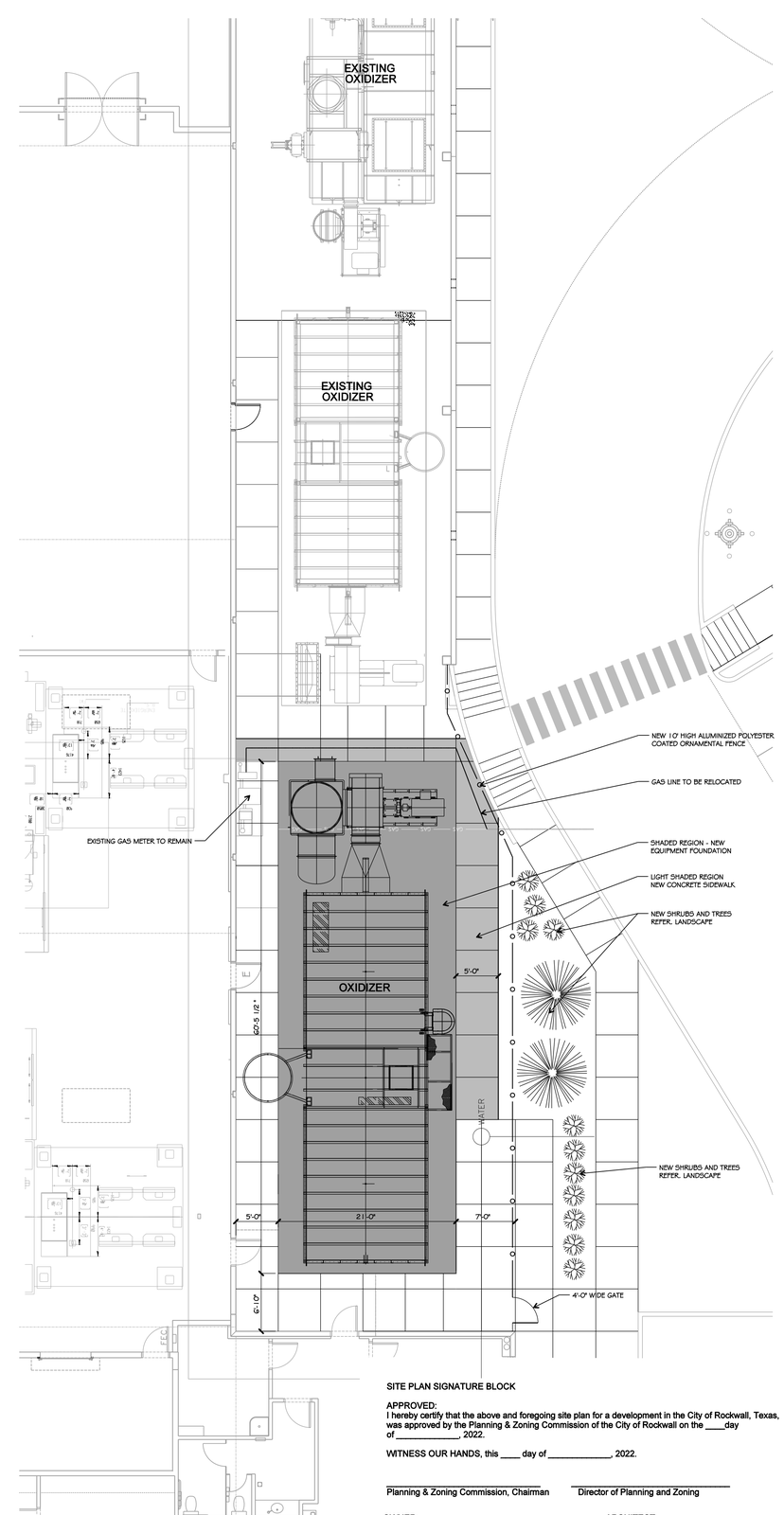
SCALE: 1/8"=1'-0"



NORTH

2 ENLARGED SITE PLAN

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



NORTH

1 ENLARGED SITE PLAN

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

SITE PLAN SIGNATURE BLOCK

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX

drawn: DAM
checked ROBERT PROSS
date 01/14/2022

#	DATE	DESCRIPTION

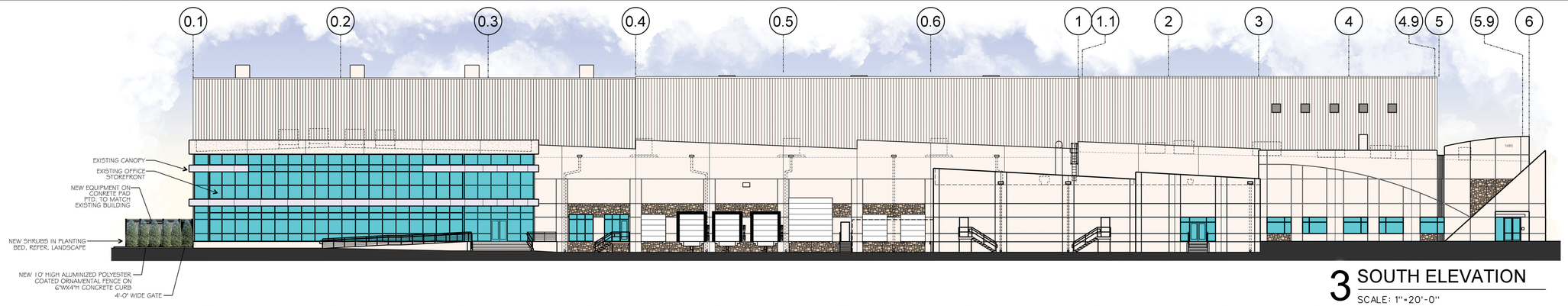
REGISTERED ARCHITECT ROBERT PROSS 27434 STATE OF TEXAS
01/14/2022

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING

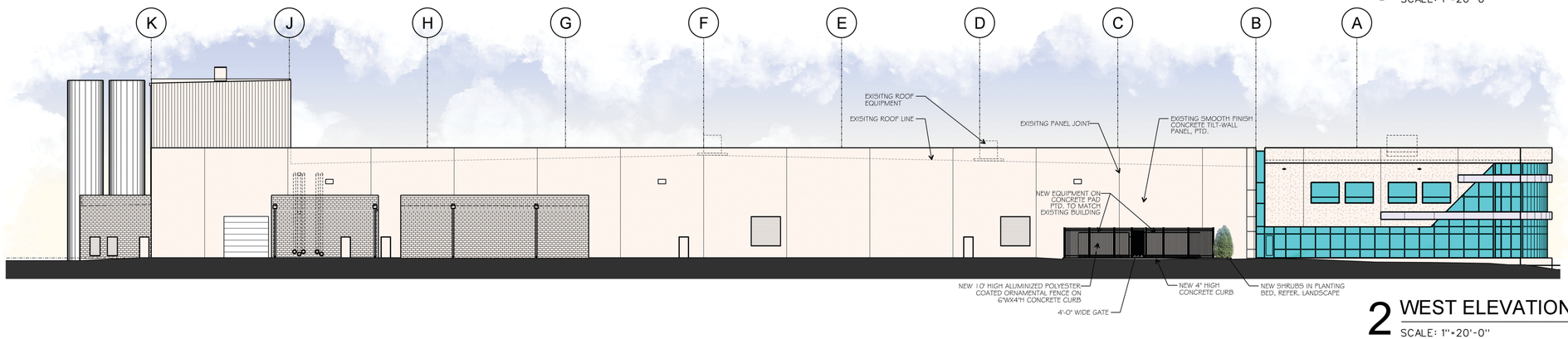
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet A1.1



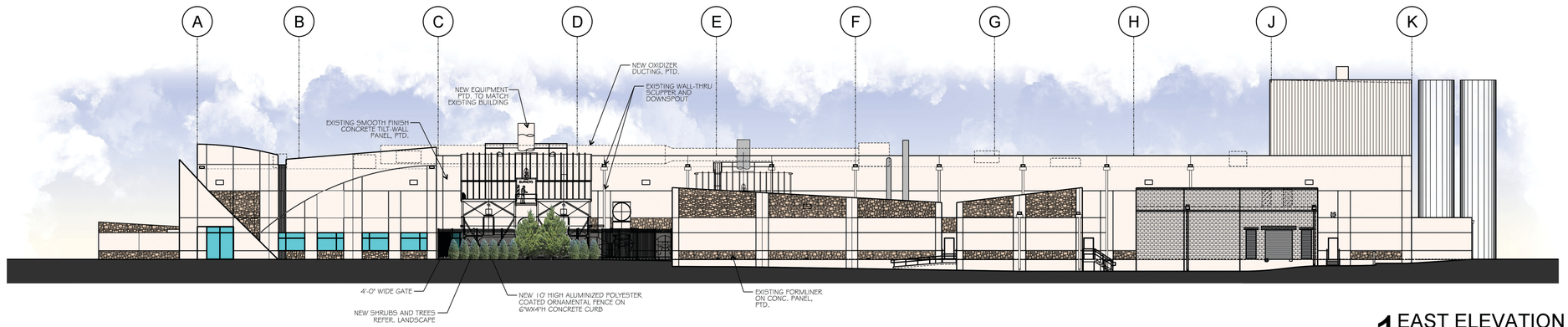
3 SOUTH ELEVATION

SCALE: 1"=20'-0"



2 WEST ELEVATION

SCALE: 1"=20'-0"



1 EAST ELEVATION

SCALE: 1"=20'-0"

PAINT SCHEDULE	
	BASE PAINT COLOR - SW 9085 TOUCH OF SAND
	ACCENT PAINT COLOR - SW SW 9087 SMOKY BEIGE

SITE PLAN SIGNATURE BLOCK

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX

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$TIME$
$DATE$
$FILE$

drawn: DI
checked ROBERT PROSS
date 01/14/2022

#	DATE	DESCRIPTION

REGISTERED ARCHITECT ROBERT PROSS 27491 STATE OF TEXAS
01/14/2022

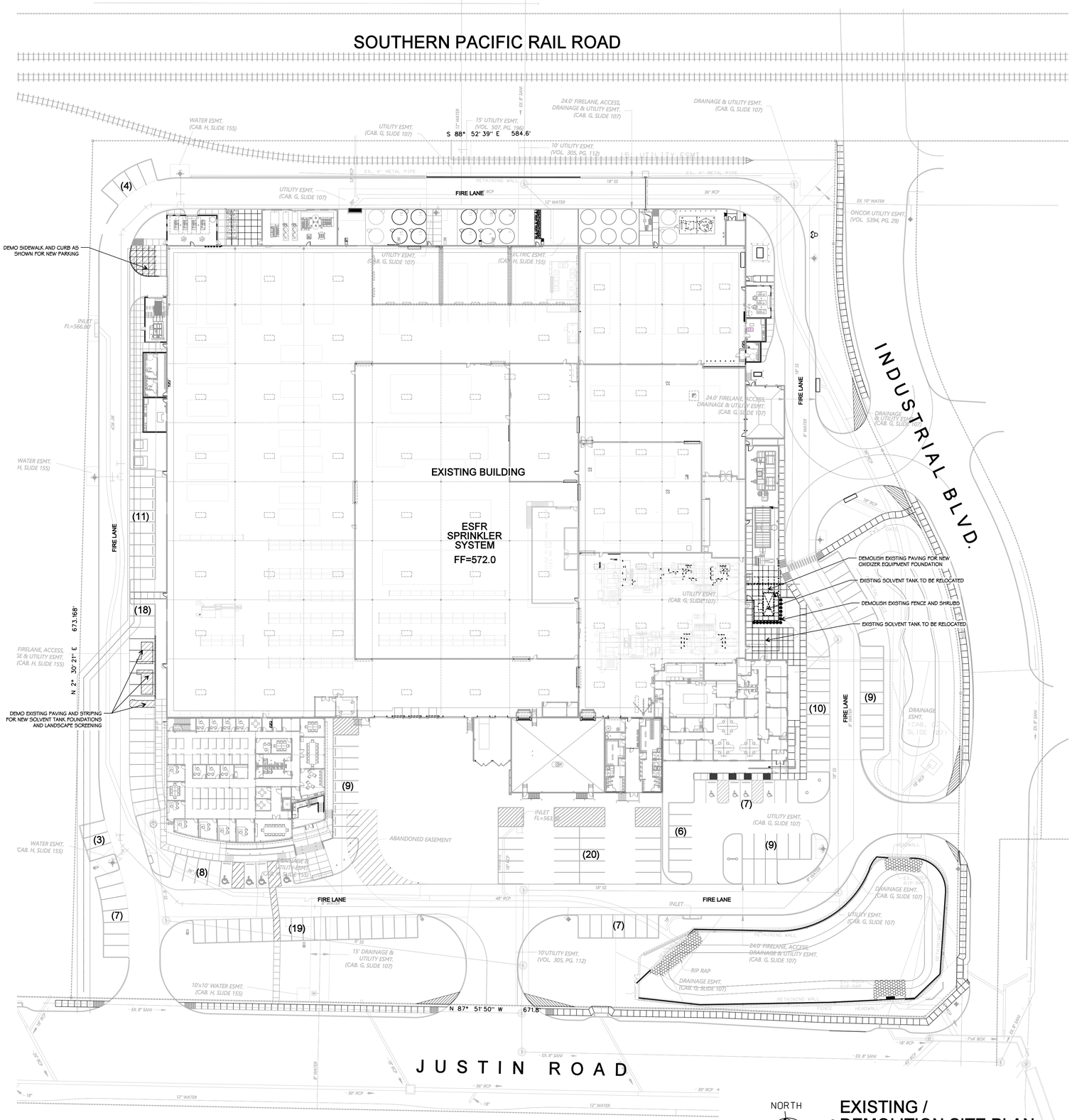
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet A3.0

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$TIME$
$DATE$
$FILE$



NORTH

1 EXISTING / DEMOLITION SITE PLAN

SCALE: 1"=40'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED:
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CASE NO: SP2022-XXX

#	DATE	DESCRIPTION

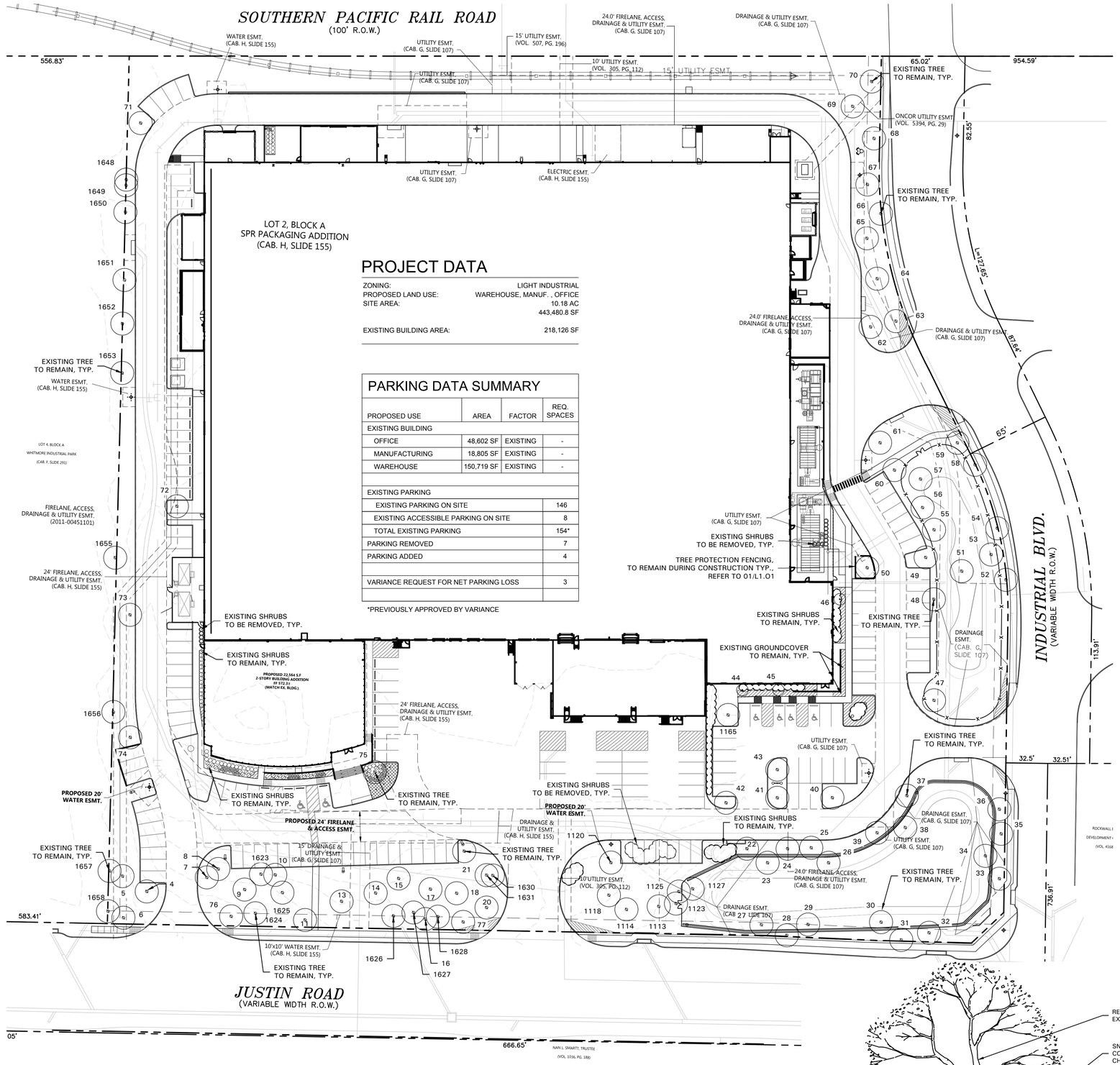
drawn: DAM
checked ROBERT PROSS
date 01/14/2022

REGISTERED ARCHITECT ROBERT PROSS 27431 STATE OF TEXAS
01/14/2022

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet A1.2



PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154*
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			3

*PREVIOUSLY APPROVED BY VARIANCE

TREE SURVEY FIELD DATA				
No.	Dia. (inches)	Species (common name)	Status	Remarks
4	5.5	LACEBARK ELM	TO REMAIN	
5	3.5	LACEBARK ELM	TO REMAIN	
6	6	LACEBARK ELM	TO REMAIN	
7	4	CEDAR	TO REMAIN	
8	4	CEDAR	TO REMAIN	
9	6	LACEBARK ELM	TO REMAIN	
10	6	CEDAR	TO REMAIN	
11	7	CEDAR ELM	TO REMAIN	
13	6	CEDAR ELM	TO REMAIN	
14	6	CEDAR ELM	TO REMAIN	
15	5.5	CEDAR ELM	TO REMAIN	
16	5	CEDAR	TO REMAIN	
17	7	CEDAR ELM	TO REMAIN	
18	5.5	BALD CYPRESS	TO REMAIN	
20	5	BALD CYPRESS	TO REMAIN	
21	5	CEDAR ELM	TO REMAIN	
22	8	BALD CYPRESS	TO REMAIN	
23	5	BALD CYPRESS	TO REMAIN	
24	8	BALD CYPRESS	TO REMAIN	
25	6	BALD CYPRESS	TO REMAIN	
26	3	BALD CYPRESS	TO REMAIN	
27	3	BALD CYPRESS	TO REMAIN	
28	5	BALD CYPRESS	TO REMAIN	
29	5	BALD CYPRESS	TO REMAIN	
30	6	BALD CYPRESS	TO REMAIN	
31	6	BALD CYPRESS	TO REMAIN	
32	4	BALD CYPRESS	TO REMAIN	
33	9	BALD CYPRESS	TO REMAIN	
34	8	BALD CYPRESS	TO REMAIN	
35	7	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	6	BALD CYPRESS	TO REMAIN	
38	3	BALD CYPRESS	TO REMAIN	
39	4	BALD CYPRESS	TO REMAIN	
40	12	LACEBARK ELM	TO REMAIN	
41	12	LACEBARK ELM	TO REMAIN	
42	11	LACEBARK ELM	TO REMAIN	
43	11	LACEBARK ELM	TO REMAIN	
44	10	CREPE MYRTLE	TO REMAIN	
45	11	CREPE MYRTLE	TO REMAIN	
46	6	CREPE MYRTLE	TO REMAIN	
47	6	BALD CYPRESS	TO REMAIN	
48	8	BALD CYPRESS	TO REMAIN	
49	7	BALD CYPRESS	TO REMAIN	
50	4	LACEBARK ELM	TO REMAIN	
51	6	BALD CYPRESS	TO REMAIN	
52	6	BALD CYPRESS	TO REMAIN	
53	3	BALD CYPRESS	TO REMAIN	
54	5	BALD CYPRESS	TO REMAIN	
55	5	BALD CYPRESS	TO REMAIN	
56	5	BALD CYPRESS	TO REMAIN	
57	3	BALD CYPRESS	TO REMAIN	
58	6	BALD CYPRESS	TO REMAIN	
59	7	BALD CYPRESS	TO REMAIN	
60	8	BALD CYPRESS	TO REMAIN	
61	7	BALD CYPRESS	TO REMAIN	
62	4	LIVE OAK	TO REMAIN	
63	4	LIVE OAK	TO REMAIN	
64	5	LIVE OAK	TO REMAIN	
65	9	BALD CYPRESS	TO REMAIN	
66	10	BALD CYPRESS	TO REMAIN	
67	10	BALD CYPRESS	TO REMAIN	
68	11	LIVE OAK	TO REMAIN	
69	5	LIVE OAK	TO REMAIN	
70	10	LIVE OAK	TO REMAIN	
71	3	LACEBARK ELM	TO REMAIN	
72	3	LACEBARK ELM	TO REMAIN	
73	3	LACEBARK ELM	TO REMAIN	
74	3	LACEBARK ELM	TO REMAIN	
75	3	LACEBARK ELM	TO REMAIN	
76	3	CEDAR ELM	TO REMAIN	
77	3	CEDAR ELM	TO REMAIN	
1113	6	CYPRESS	TO REMAIN	
1114	6	CYPRESS	TO REMAIN	
1118	6	CYPRESS	TO REMAIN	
1120	12	CEDAR	TO REMAIN	
1123	8	CEDAR	TO REMAIN	
1125	8	CEDAR	TO REMAIN	
1127	8	CEDAR	TO REMAIN	
1165	8	LACEBARK ELM	TO REMAIN	
1623	6	CEDAR	TO REMAIN	
1624	6	CEDAR ELM	TO REMAIN	
1625	6	CEDAR ELM	TO REMAIN	
1626	27	HACKBERRY	TO REMAIN	
1627	6	CEDAR	TO REMAIN	
1628	6	CEDAR	TO REMAIN	
1630	12	HACKBERRY	TO REMAIN	
1631	12	HACKBERRY	TO REMAIN	
1648	8	HACKBERRY	TO REMAIN	
1649	10	HACKBERRY	TO REMAIN	
1650	8	HACKBERRY	TO REMAIN	
1651	18	HACKBERRY	TO REMAIN	
1652	15	HACKBERRY	TO REMAIN	
1653	9	HACKBERRY	TO REMAIN	
1655	12	HACKBERRY	TO REMAIN	
1656	8	HACKBERRY	TO REMAIN	
1657	8	HACKBERRY	TO REMAIN	
1658	27	MULBERRY	TO REMAIN	

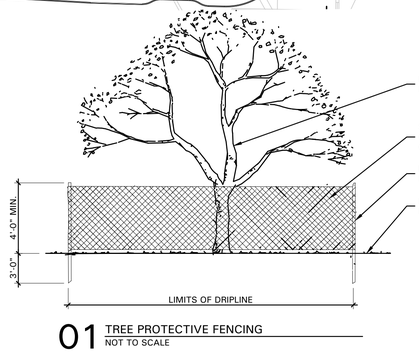
Total Caliper Inches on Site	702
Total Caliper Inches Removed	0
Total Mitigation Inches Required	0
Total Mitigation Inches Provided (Refer to Landscape Plan)	0

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN



01 TREE PROTECTIVE FENCING
NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX

TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: TJM
checked KAH
date 01/13/22

#	DATE	DESCRIPTION

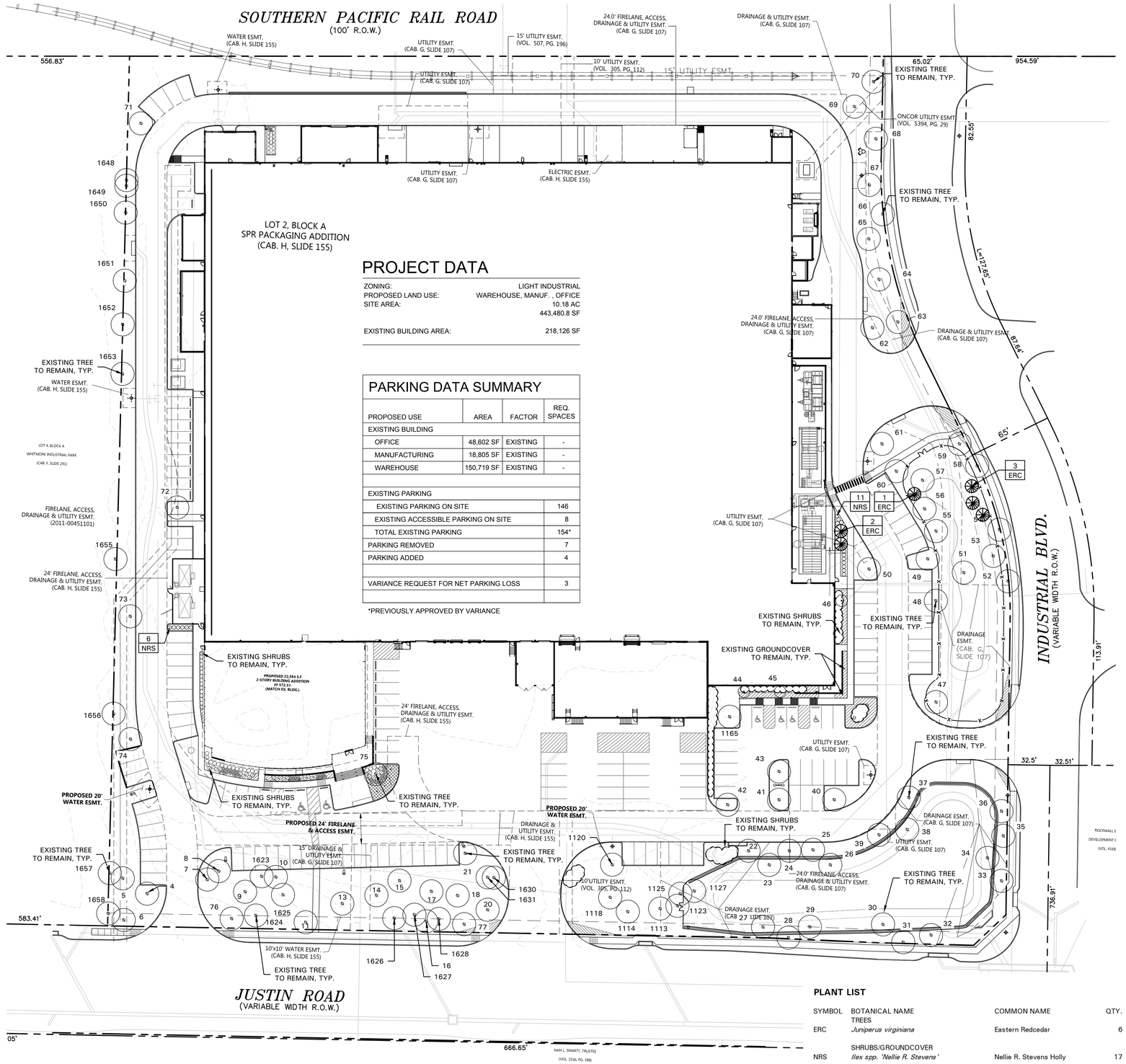
REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HUNT
2246
STATE OF TEXAS
01/13/22

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972-759-1400

SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet L1.01

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PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
EXISTING PARKING			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154*
PARKING REMOVED			7
PARKING ADDED			4
VARIANCE REQUEST FOR NET PARKING LOSS			3

*PREVIOUSLY APPROVED BY VARIANCE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
ERC	*Juniperus virginiana*	Eastern Redcedar	6	6' ht.	B&B or container grown, full to base, 3' spread
	SHRUBS/GROUNDCOVER				
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly	17	7 gal.	container full to base, 36" ht., 36" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES**
2. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

1. 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 684 l.f.

Required	Provided
(14) trees, 3" cal.	(14) existing trees, 4" cal. +

JUSTIN RD.: 671 l.f.

Required	Provided
(14) trees, 3" cal.	(14) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

1. 5% of the interior parking lot shall be landscape.
2. One (1) tree for every ten (10) parking spaces.
3. All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 47,761 s.f.
Total parking spaces: 127 spaces

Required	Provided
2,388 s.f. (5%)	7,580 s.f. (16%)
(13) trees	(16) existing trees

SITE LANDSCAPING

1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 10.18 AC; 443,480 s.f.

Required	Provided
44,348 s.f. (10%)	109,997 s.f. (25%)
44,348 s.f. (100%)	76,646 s.f.

DETENTION BASIN REQUIREMENTS

1. A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 26,232 s.f.

Required	Provided
(35) trees	(35) existing trees

SITE PLAN SIGNATURE BLOCK

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

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
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CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

LANDSCAPE PLAN

drawn: TJM
checked KAH
date 01/13/22

#	DATE	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HUNT
2246
STATE OF TEXAS
01/13/22

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972-759-1400

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OXIDIZER AND SOLVENT TANKS
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job no 2162
sheet L2.01

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

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

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

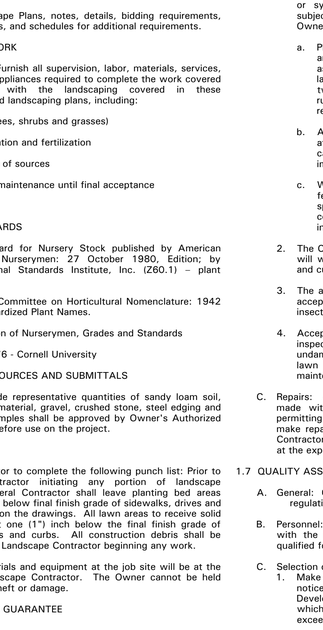
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

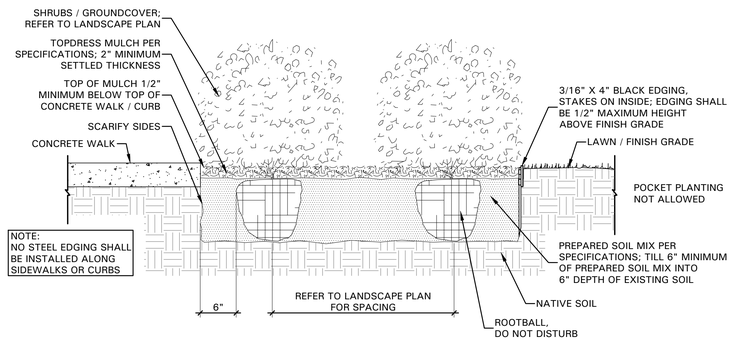
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

SITE PLAN SIGNATURE BLOCK

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: DAVID MORALES
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO: SP2022-XXX

LANDSCAPE SPECIFICATIONS AND DETAILS

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

© 2015

drawn: TJM
checked KAH
date 01/13/22

#	DATE	DESCRIPTION

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HUNT
2246
STATE OF TEXAS
01/13/22

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972-759-1400

SPR PACKAGING
OXIDIZER AND SOLVENT TANKS
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 2162
sheet L2.02

PROJECT COMMENTS

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

DATE: 1/21/2022

PROJECT NUMBER:	SP2022-003	CASE MANAGER:	Henry Lee
PROJECT NAME:	Amended Site Plan for Clay Cooley	CASE MANAGER PHONE:	972.772.6434
SITE ADDRESS/LOCATIONS:	1540 E INTERSTATE 30, ROCKWALL, 75087	CASE MANAGER EMAIL:	hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Site Plan for the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/21/2022	Needs Review

01/21/2022: 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 the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 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. February 1, 2022 is the deadline to have all comments; please provide staff revised plans before February 1, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-003) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the IH-30 Overlay District standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will be replat after the engineering process to establish the property line and new easements.

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. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

M.7 Site Plan:

1. Indicate the perimeter dimensions of the site. (Subsection 03.04. B, of Article 11)
2. Indicate the dimensions of all existing and proposed buildings on site. (Subsection 03.04. B, of Article 11)
3. Indicate the distance between buildings. (Subsection 03.04. B, of Article 11)
4. Indicate the distance between all buildings and the property lines. (Subsection 03.04. B, of Article 11)
5. Indicate the building setback adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
6. Indicate all easements per Engineering Standards. (Subsection 03.04. B, of Article 11)

7. Label the new fire lane as “Fire Lane, Public Access, and Utility Easement.” (Subsection 03.04. B, of Article 11)
8. Label new and existing sidewalks and their widths per the Engineering Standards. (Subsection 03.04. B, of Article 11)
9. Label the I-30 Frontage Road. (Subsection 03.04. B, of Article 11)
10. Indicate the centerline for Commerce Street (Subsection 03.04. B, of Article 11)
11. Utilize the parking table from the SUP approval as it has the correct information. (Subsection 05.01, of Article 06)
12. All proposed signage and signage relocation will require a building permit. (Subsection 06.02. F, of Article 05)
13. Provide a masonry wall exhibit, which shall include the height and type of fencing. As a note the screening wall must be 1-foot taller than what it is screening; in this case the 6 -foot wall may not be tall enough. (Subsection 08.02. F, of Article 08)
14. Are their any new roof mounted or pad mounted utility equipment? If so indicate the subsequent screening. (Subsection 01.05. C, of Article 05)
15. Provide shrubs around the fuel tank to screen it. (Subsection 01.05. D, of Article 05)
16. The dumpster enclosure must include a self-latching gate and be faced with 3-part stucco. (Subsection 01.05. B, of Article 05)
17. Per the SUP there shall be no outside storage of tires or automotive parts. Indicate any areas of outside storage (i.e. crosshatch) and what is being stored. (Ordinance 22-02)

M.8 Landscape Plan:
1. Update the parking information to match the approved SUP for the property (Subsection 05.01, of Article 06)
2. All shrubs shall be a 5-gallon minimum and canopy trees must be 4-inch caliper. (Subsection 05.01, of Article 08)
3. Correct the table that says the required landscaped percentage is 15%, 20% is the required landscaped area (Subsection 01.01. B, of Article 05)
4. Ensure all trees are planted far enough away from utility lines; confirm with the Engineering Standards. (Subsection 05.03. E, of Article 08)
5. Provide a note that all irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08)
6. The indicated transformer must be screened with shrubs. (Subsection 01.05. C, of Article 05)
7. The grass strip to the west of the proposed auto garage shall be planed with shrubs along the entire length to screen any outside storage, the fuel tank, and the dumpster enclosure to the east. (Subsection 01.05. C, of Article 05)
8. The proposed site plan increases the concrete lot by more that 30%, which requires all landscaping to be brought up to current UDC standards; this includes bringing the I-30 landscape buffer into conformance. Show all existing and proposed landscaping to verify it meets current code standards. (Subsection 02.01. A, of Article 08)

M.9 Photometric Plan:
1. If any new lighting is being added to the subject property or any existing light fixtures are being replaced, a photometric plan must be provided. Included with the photometric plan must be cutsheets for the new light fixtures.

M.10 Building Elevations:
1. EIFS is not an approved building material for the overlay district, so no new EIFS will be added to the building. The use of 3-part stucco is permitted. This applies to all proposed and existing buildings. (Subsection 06.02, of Article 05)

I.11 As a condition of approval for the case, before the building permit is finaled all unpermitted uses must be removed.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on February 1, 2022 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 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 1, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 15, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on January 25, 2022.
2) Planning & Zoning meeting/public hearing meeting will be held on February 15, 2022.

I.15 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present

their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/19/2022	Needs Review

01/19/2022: M - Where are you relocating the fire hydrant to?
M - Must install a 5' wide sidewalk along Commerce Street to IH30.
M - Detention pond to be irrigated.
M - Label the proposed 6" sanitary sewer.
M - Dumpster area to drain to an oil/water separator and then to the storm system.
M - No walls or structures allowed in easements.
M - I don't believe the 12" water line in installed for the proposed domestic water tap.
M - Will have to replat and submit engineering plans.

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

Drainage Items:
M- Detention is required for all new paving and building expansion (ex. C=.35 for 20 min and proposed C=.9 for 10 min.)
I - No vertical walls in detention. Max side slope is 4:1

Water and Wastewater Items:
I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
M- Show and label exist water meter service and Size.
M - Show and label existing and proposed sanitary sewer service.

Roadway Paving Items:
I - Parking to be 20'x9'.
I - Drive isles to be 24' wide.
I - No dead-end parking allowed.
I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	01/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/19/2022	Needs Review

01/19/2022: Show the proposed new location for the Fire Department Connection (FDC). The FDC shall be located within 100-ft of a fire hydrant.

Remove the parking spots located within the fire lane on the northeast side.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/14/2022	Approved

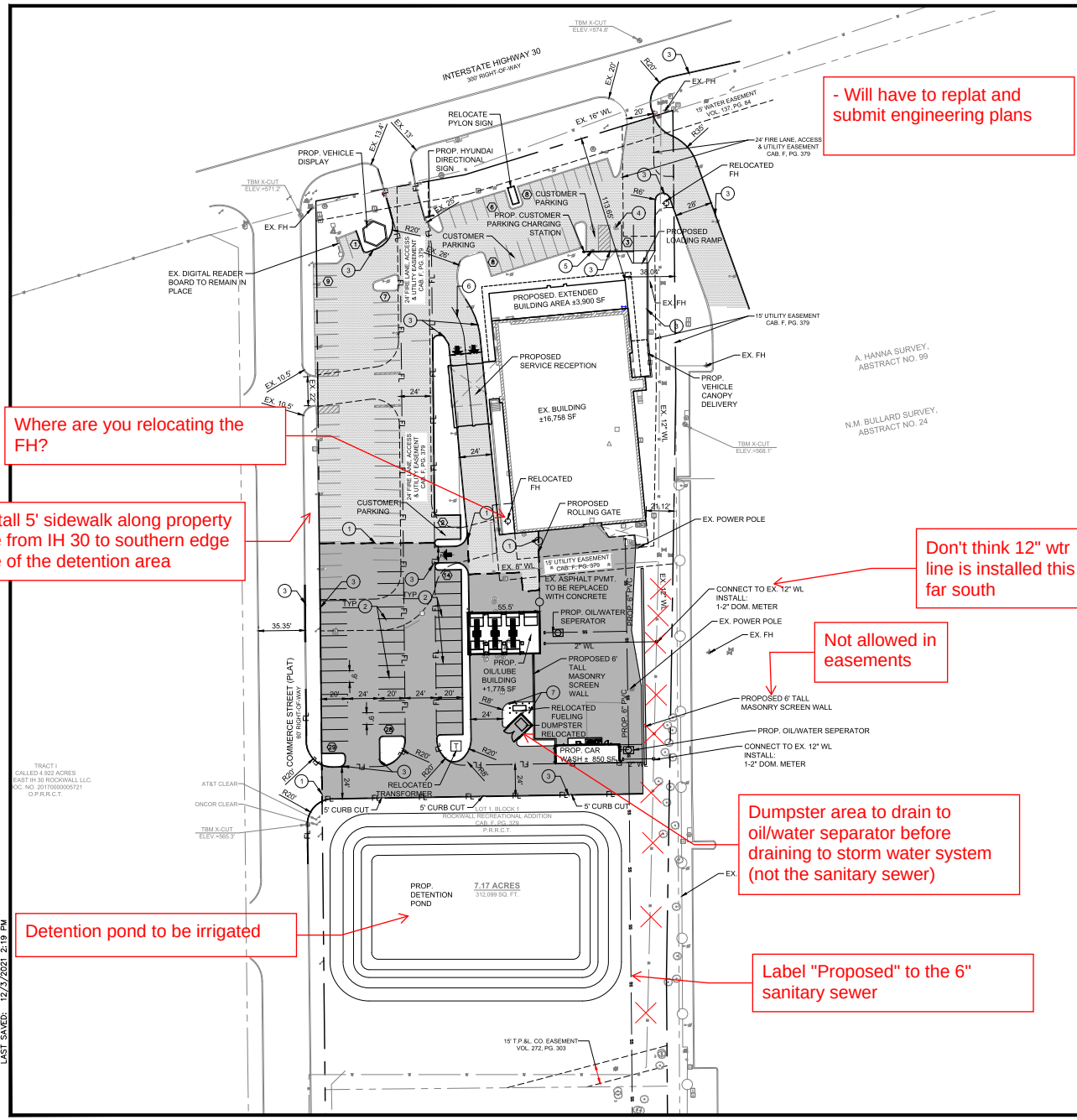
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	01/20/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/18/2022	Approved w/ Comments

01/18/2022: There are a few new varieties of Bermudagrass that are more drought, cold, wear tolerant such at Tahoma 31 and TifTuf available now.



- Will have to replat and submit engineering plans

Where are you relocating the FH?

Install 5' sidewalk along property line from IH 30 to southern edge line of the detention area

Don't think 12" wtr line is installed this far south

Not allowed in easements

Dumpster area to drain to oil/water separator before draining to storm water system (not the sanitary sewer)

Detention pond to be irrigated

Label "Proposed" to the 6" sanitary sewer

GRAPHIC SCALE

SITE DATA TABLE	
SITE AREA	7.71 312,09
ZONING	L1
PROPOSED USE	AUTO DEA
BUILDING SIZE	20,658 SF (DEA
	850 SF (CAR
	1,175 SF (OIL
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STOR
SALES FLOOR AREA	3,928 S
OFFICE AREA	1,303 S
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SAPCES
OFFICE SF 1/ 300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL:	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEME
	PROPERTY LINE
	PROPOSED CONCRETE CURB AN
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

General Items:
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DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
2405 MOSSY TRAIL DR., SUITE B300
ROCKWALL, TEXAS 75087
PHONE: 817.201.2972
WWW.CLAYMOOREENGINEERING.COM
STATE OF TEXAS
CLAY CRISTY
109800
LICENSED PROFESSIONAL ENGINEER
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/3/2021

SHEET
SP-1

File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 12/3/2021 2:19 PM
PLOT DRWG: P:\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.
LAST SAVED: 12/3/2021 2:19 PM

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX				
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2	BLOCK	1
GENERAL LOCATION	IH30 & Clay Cooley Drive				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1		CURRENT USE	Auto Dealer	
PROPOSED ZONING			PROPOSED USE		
ACREAGE	7.17	LOTS [CURRENT]	2	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	1540 East IH 30 Rockwall LLC	☑ APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [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* 4 *DAY OF* November, 20 21. *BY SIGNING THIS APPLICATION I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

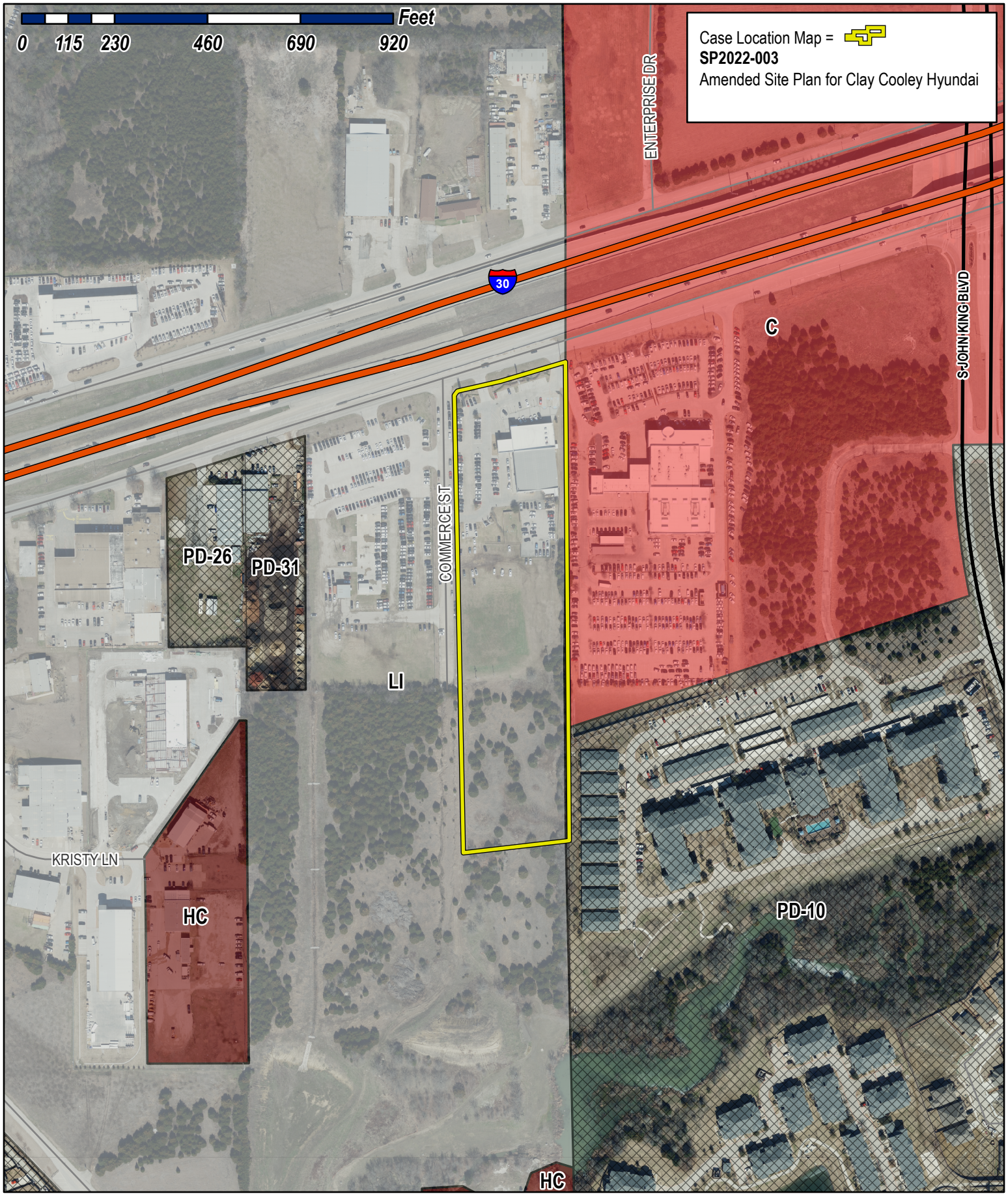
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kasey Garza

KASEY GARZA
Notary ID #131016906
My Commission Expires
March 11, 2025

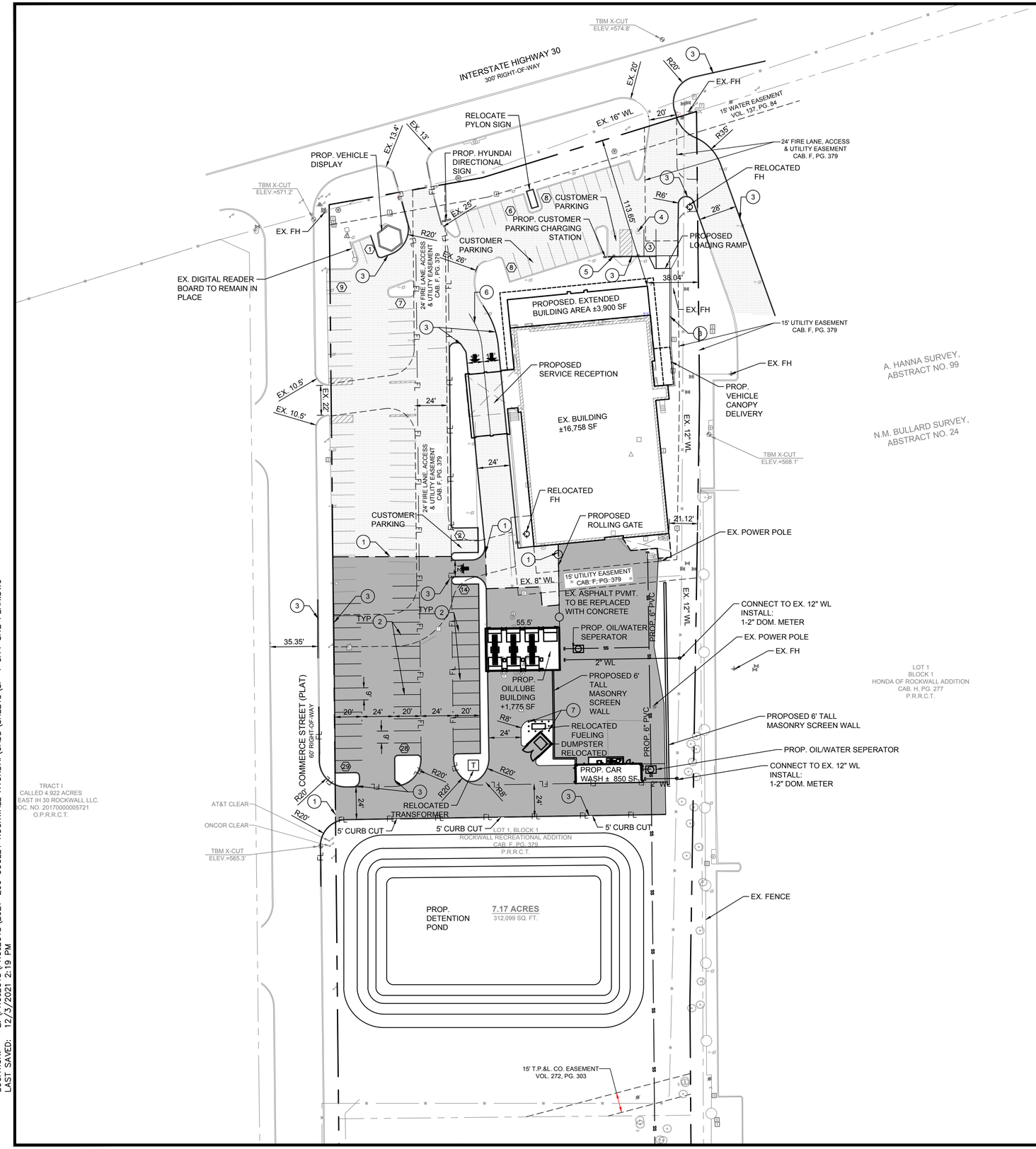
MY COMMISSION EXPIRES 03/11/2025



City of Rockwall

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

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



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

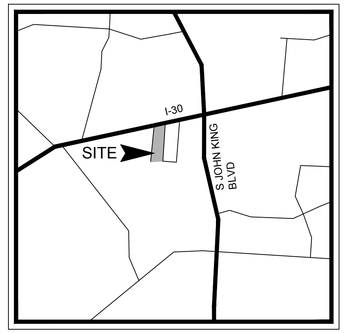
PARKING DATA TABLE	
PARKING REQ.	
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OFFICE SF 1/ 300 SF	5 SPACES
BAY 1 PER BAY	12 PARKING
TOTAL:	33 SPACES
PARKING PROVIDED	
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
FL	PROPOSED FIRE LANE
	PROPOSED SAWCUT
4	PARKING COUNT

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
1	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
3	PROP. CONCRETE CURB & GUTTER
4	EX. HANDICAP SYMBOL
5	EX. HANDICAP SIGN
6	PROP. PAVEMENT STRIPING
7	PROP. PROPOSED BOLLARD

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

CLAY COOLEY HYUNDAI
ROCKWALL, TX 75087

LEGAL DESCRIPTION AND OR ADDRESS:

ROCKWALL RECREATION ADDITION
LOT 1 BLOCK 1
7.17 AC (312,099 SF)

OWNER:

CLAY COOLEY AUTO
1251 E. AIRPORT FREEWAY
IRVING, TX 75062

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CASE NUMBER

Z2021-049

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS ____ DAY OF _____.

_____
PLANNING AND ZONING COMMISSION, CHAIRMAN

_____
DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

STATE OF TEXAS
CLAY CRISTY
109800
LICENSED
PROFESSIONAL ENGINEER
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

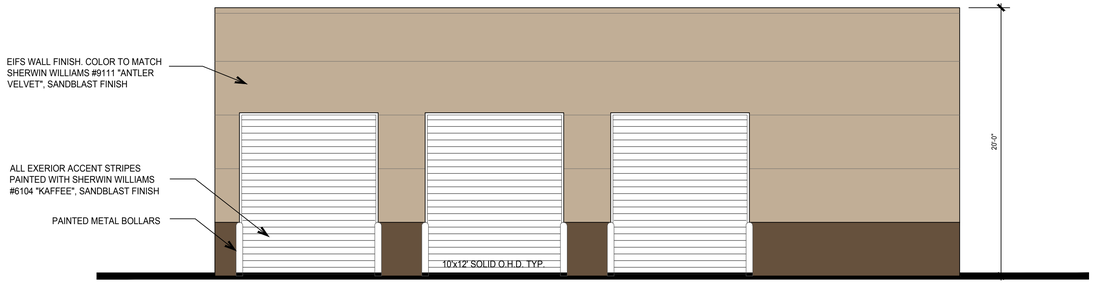
CITY SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	12/3/2021

SHEET
SP-1

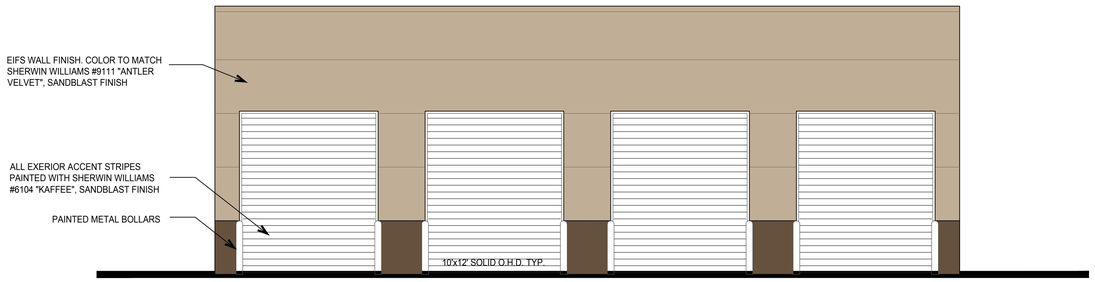
File No. 2020-021

PLOTTED BY: AMIRA ABDALLAH
PLOT DATE: 12/3/2021 2:19 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
LAST SAVED: 12/3/2021 2:19 PM



4 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



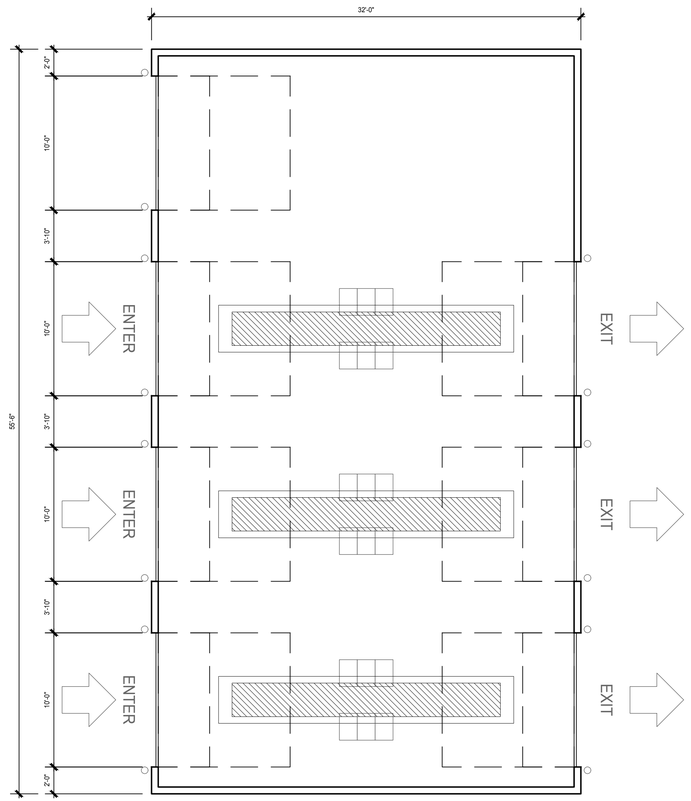
3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST & WEST ELEVATIONS

SCALE: 3/16" = 1'-0"



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 11/16/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Oil Change Building

PROJECT
CLAY COOLEY HYUNDAI
ADDRESS
1540 INTERSTATE 30 E
CITY: ROCKWALL
STATE: TX
ZIP: 75087

FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET

A4.01



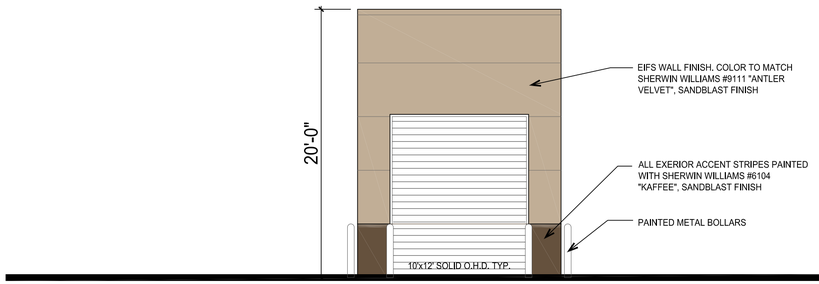
2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



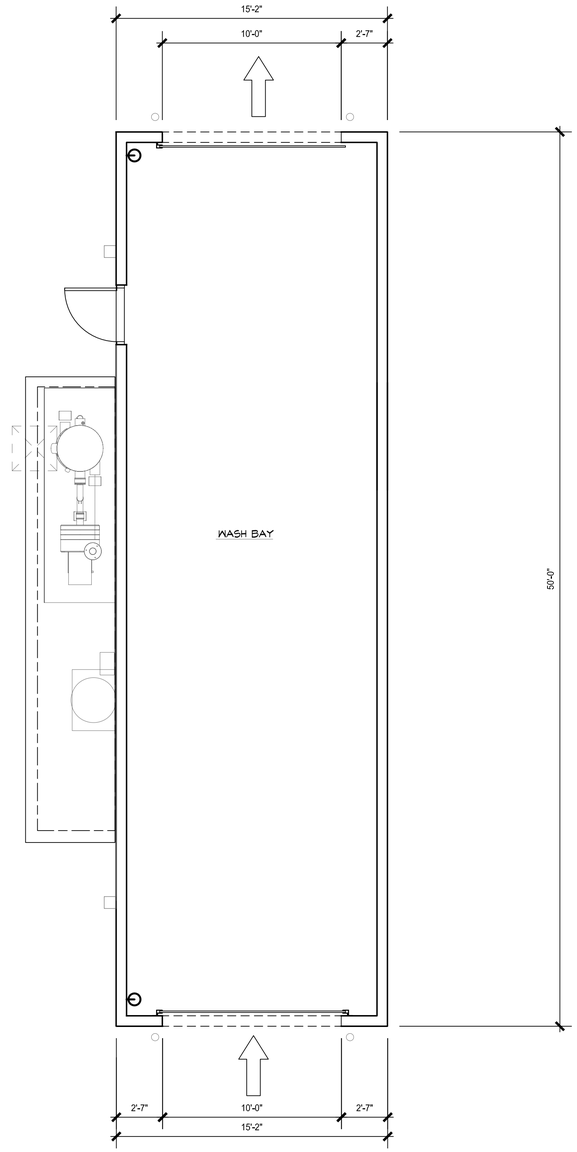
2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST & WEST ELEVATIONS

SCALE: 3/16" = 1'-0"



1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

KLINE HARDIN

ARCHITECTURE · PLANNING · INTERIORS
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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 10/07/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Carwash Building

PROJECT
CLAY COOLEY HYUNDAI
ADDRESS
1540 INTERSTATE 30 E
CITY: ROCKWALL
STATE: TX
ZIP: 75087

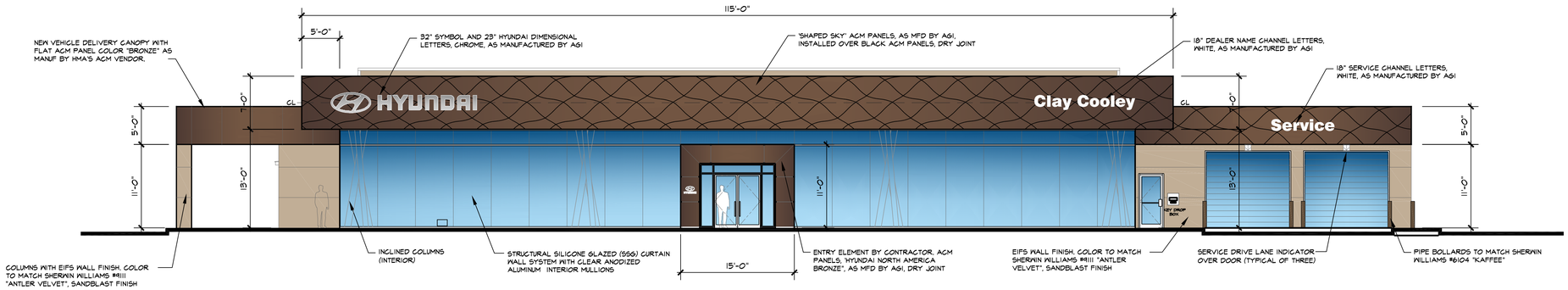
FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

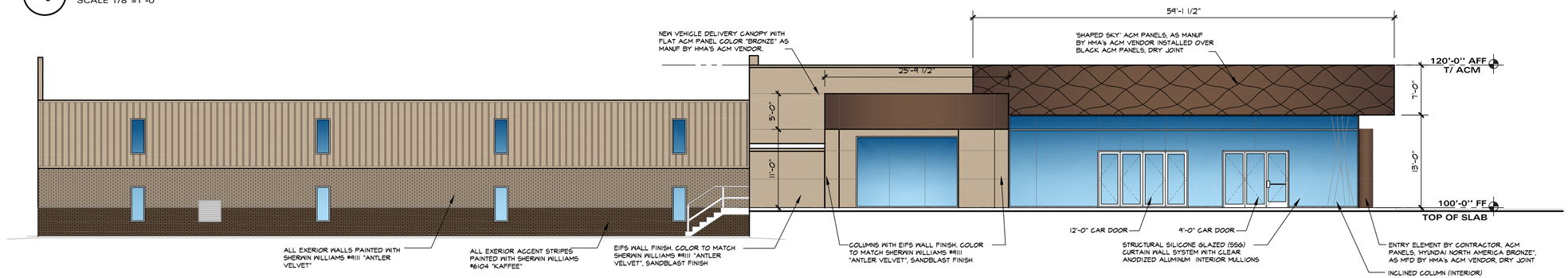
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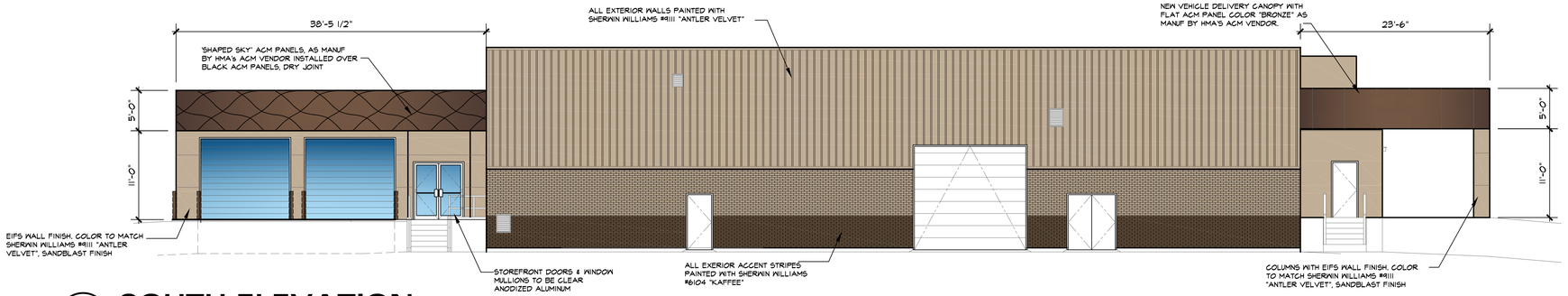
4 NORTH ELEVATION

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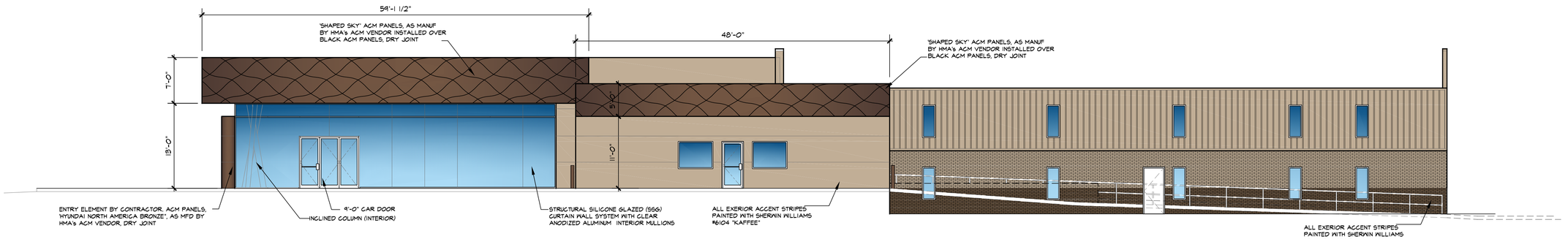
3 EAST ELEVATION

SCALE 1/8"=1'-0"



2 SOUTH ELEVATION

SCALE 1/8"=1'-0"



1 WEST ELEVATION

SCALE 1/8"=1'-0"

KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 11/16/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service

PROJECT
CLAY COOLEY HYUNDAI
ADDRESS
1540 INTERSTATE 30 E
CITY: ROCKWALL
STATE: TX
ZIP: 75087

EXTERIOR ELEVATIONS

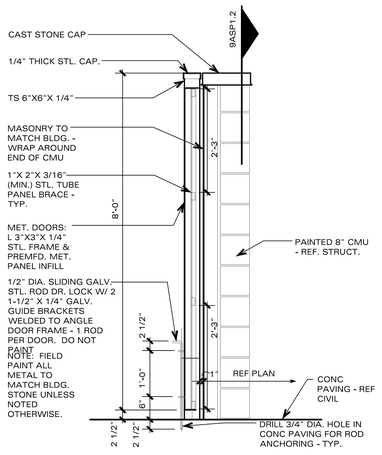
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11/16/2021	SUP Submittal	GJJ, JR

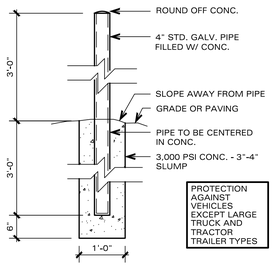
SHEET

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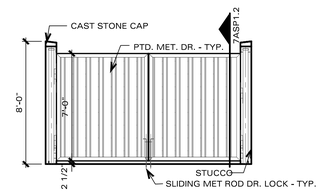
KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
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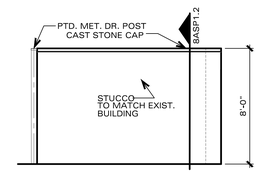
7 SECTION
SCALE 3/4"=1'-0"



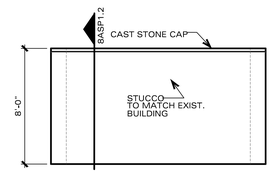
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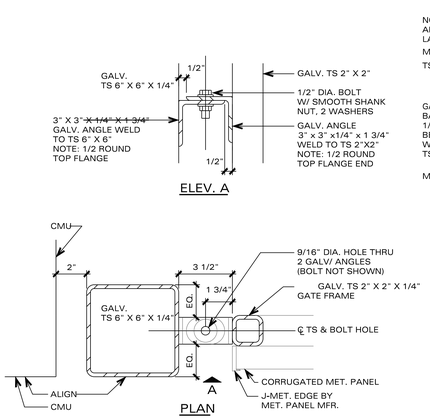
5 ELEVATION
SCALE 1/4"=1'-0"



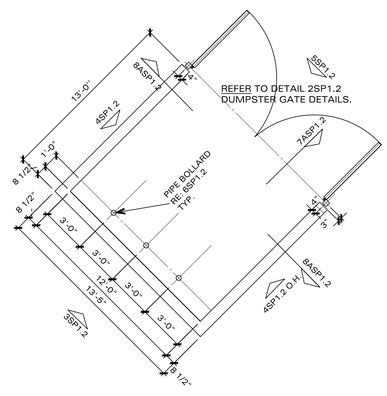
4 ELEVATION
SCALE 1/4"=1'-0"



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



2 GATE DETAILS
SCALE 3"=1'-0"



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

INCOMPLETE CONSTRUCTION DOCUMENTS
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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT TEXAS REGISTRATION NO. 11546
DATE: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

DUMPSTER SCREEN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

SP1.2

GENERAL GRADING AND PLANTING NOTES

1. 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.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. 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.
   a. 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.
   b. 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.
   c. 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.
   d. 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.
   e. 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.
   f. 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.
4. 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.).
   a. 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.
   b. **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).
   c. 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.
5. 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.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

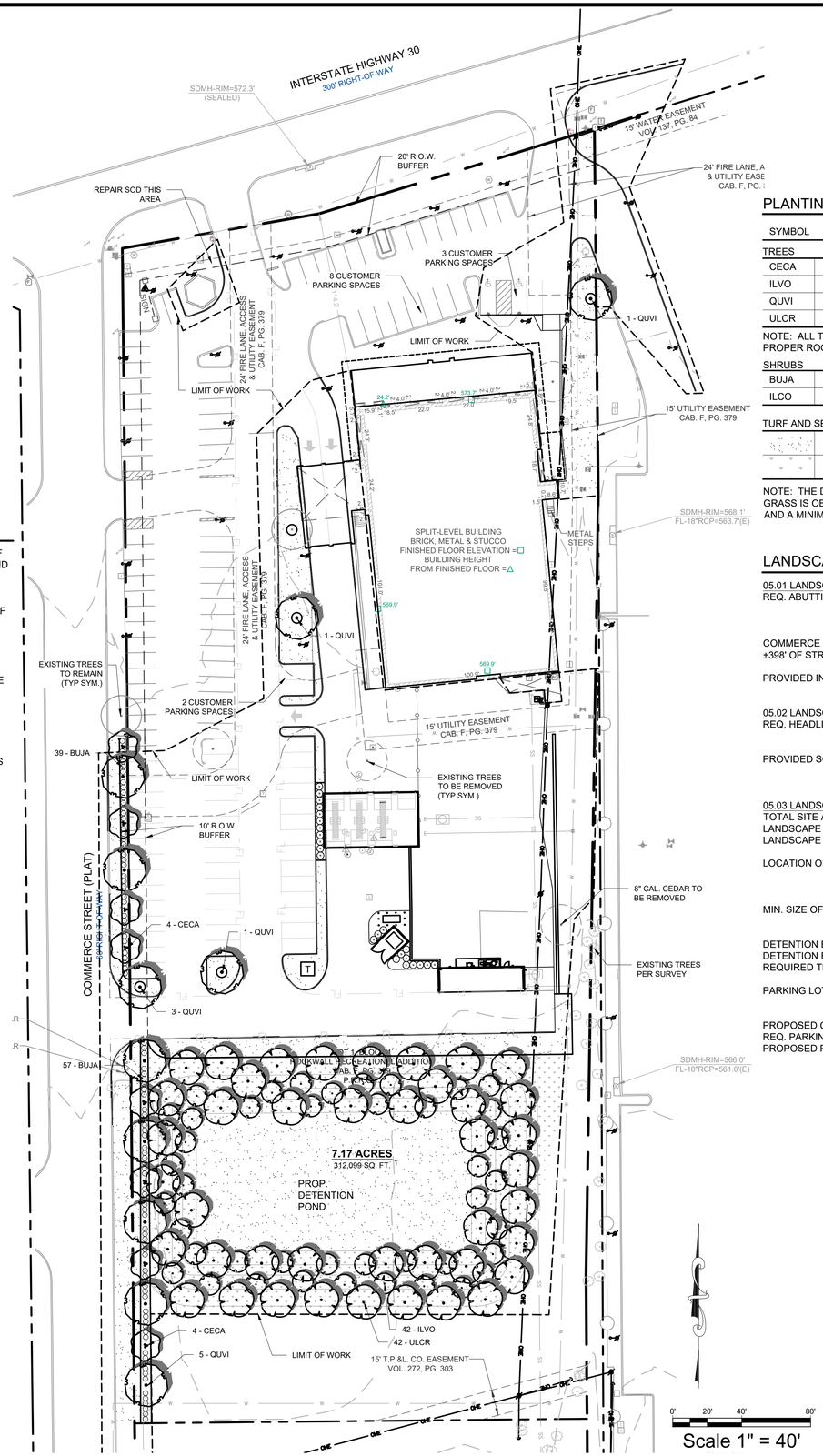
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. 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.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. 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.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	8	
ILVO	Ilex vomitoria	Yaupon Holly	1.5" cal., 4'-6' high	Per plan	42	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	11	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-15' high	Per plan	42	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
BUJA	Buxus japonica 'var'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	23	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 27,185 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

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
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER

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
PROVIDED SCREENING:	BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS

05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT

TOTAL SITE AREA:	312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	46,815 SF (15%)
LANDSCAPE PROVIDED, TOTAL SITE:	±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 100% 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	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
DETENTION BASIN AREA:	±31,539 SF
REQUIRED TREES:	42 CANOPY TREES & 42 ACCENT TREES
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED CUSTOMER PARKING AREA:	±6,160 SF
REQ. PARKING LOT LANDSCAPING:	308 SF (5%)
PROPOSED PARKING LOT LANDSCAPING:	388 SF (6%)
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

SITE DATA TABLE

SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
DISPLAY PARKING	102 SPACES
CUSTOMER PARKING	13 (2 ADA) SPACES

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
180 CENTRAL DR. SUITE #406
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
DARCY R. BRANDON
3423
STATE OF TEXAS
12/3/2021

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

DESIGN:	DB
DRAWN:	DB
CHECKED:	CLC
DATE:	12/3/2021

SHEET
LP-1

File No.	2020-021
Case No.	Z2021-049

PLOTTED BY: DARCY BRANDON
PLOT DATE: 12/3/2021 1:54 PM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI – ROCKWALL, TX\COOLEY HYUNDAI–ROCKWALL_LP.DWG
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GENERAL PLAN NOTES

A. NEW / INFILLED WALLS ARE INDICATED BY DARKER LINES REFER TO A3 SERIES FOR WALL TYPES.

B. INSTALL NEW DOOR, FRAME, AND HARDWARE PER DOOR SCHEDULE. REFER A3 SERIES.

C. INSTALL NEW MILLWORK, CASEWORK, AND FIXTURES AS SHOWN. FOR MORE INFORMATION REFER TO A7 AND A11 SHEETS.

D. CONTRACTOR IS TO FILL ANY HOLES IN THE SLAB OR REPAIR SLAB SURFACE WHERE WALL OR INFRASTRUCTURE WAS REMOVED BEFORE INSTALLING NEW FLOORING.

E. ALL FLOOR TILES TO BE INSTALLED OVER AN ANTI-FRACTURE MEMBRANE.

F. ALL DIMENSION TO WALLS AND FLAT SURFACES ARE FACE OF FINISHED MATERIAL.

G. REFER TO A11 SERIES FOR ELEVATIONS OF NEW CASE WORK.

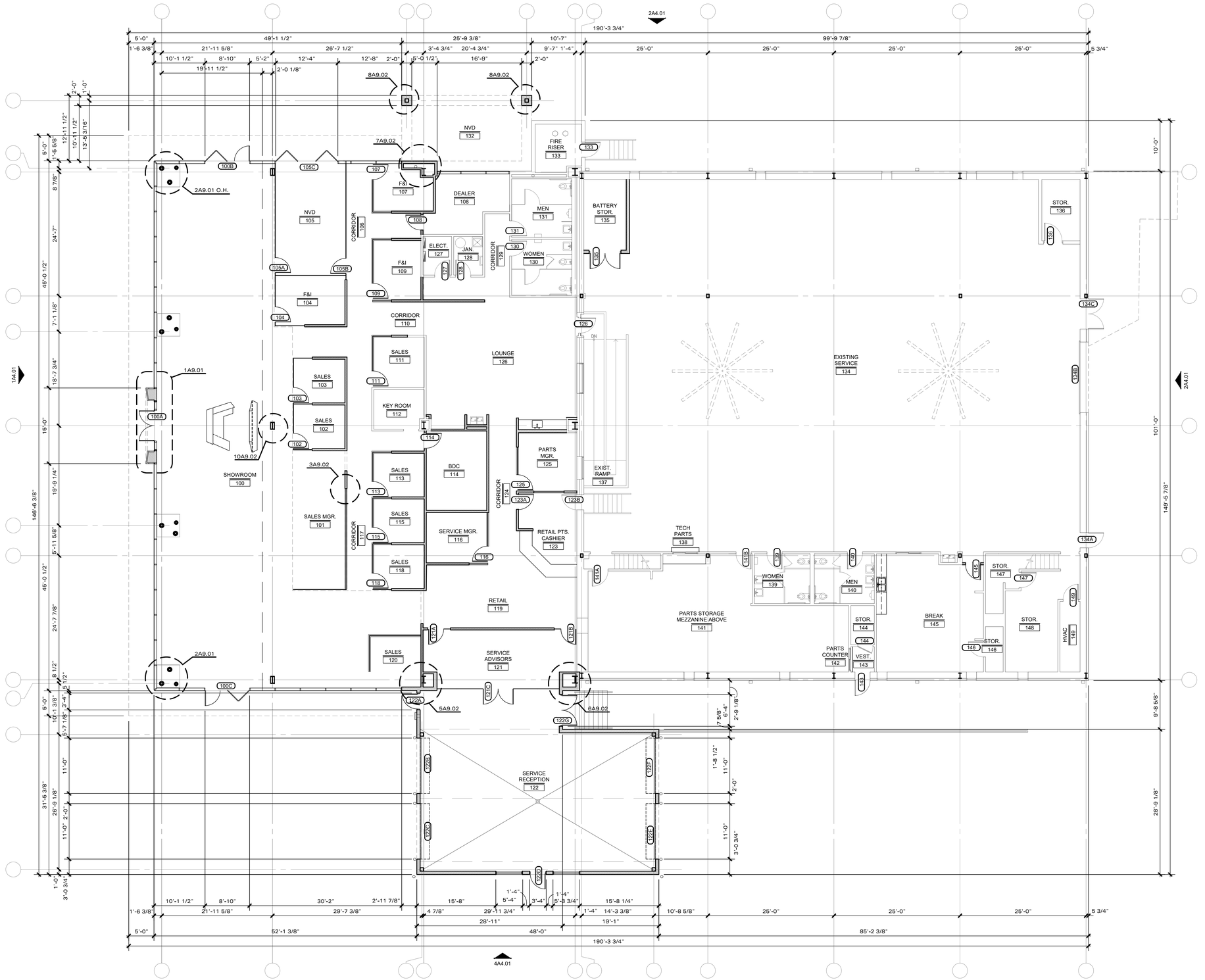
H. DOOR JAMBS AGAINST INSIDE CORNER ARE 6" FROM WALL UNLESS NOTED OTHERWISE. VERIFY STRIKE SIDE COMPLIES WITH TDLR REQUIREMENTS.

I. CONTRACTOR TO PROVIDE LETTERING ON MAIN EXIT DOORS TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED." LETTERS NOT TO BE LESS THAN 1" IN HEIGHT AND IN A CONTRASTING COLOR.

J. VERIFY KNOX BOX LOCATIONS WITH FIRE MARSHALL BEFORE INSTALLATION.

K. PROVIDE SIGNAGE AT IT/ELEC ROOM 143 IDENTIFYING AS SUCH.

L. EXISTING WALLS TO REMAIN THAT DO NOT GO TO DECK MAY REQUIRE ADDITIONAL STUDS AND GYP. BD. AT TOP OF WALL TO ACCOMMODATE NEW CEILING WHICH IS HIGHER THAT DEMOLISHED CEILING.



1 FLOOR PLAN
SCALE 1/8"=1'-0"

KLINE HARDIN
ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL · TX 75019
972 · 331 · 5699

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JAMES R. HARDIN, ARCHITECT TEXAS REGISTRATION NO. 11546
DATE: 11/30/2021

HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL

Showroom & Service Building

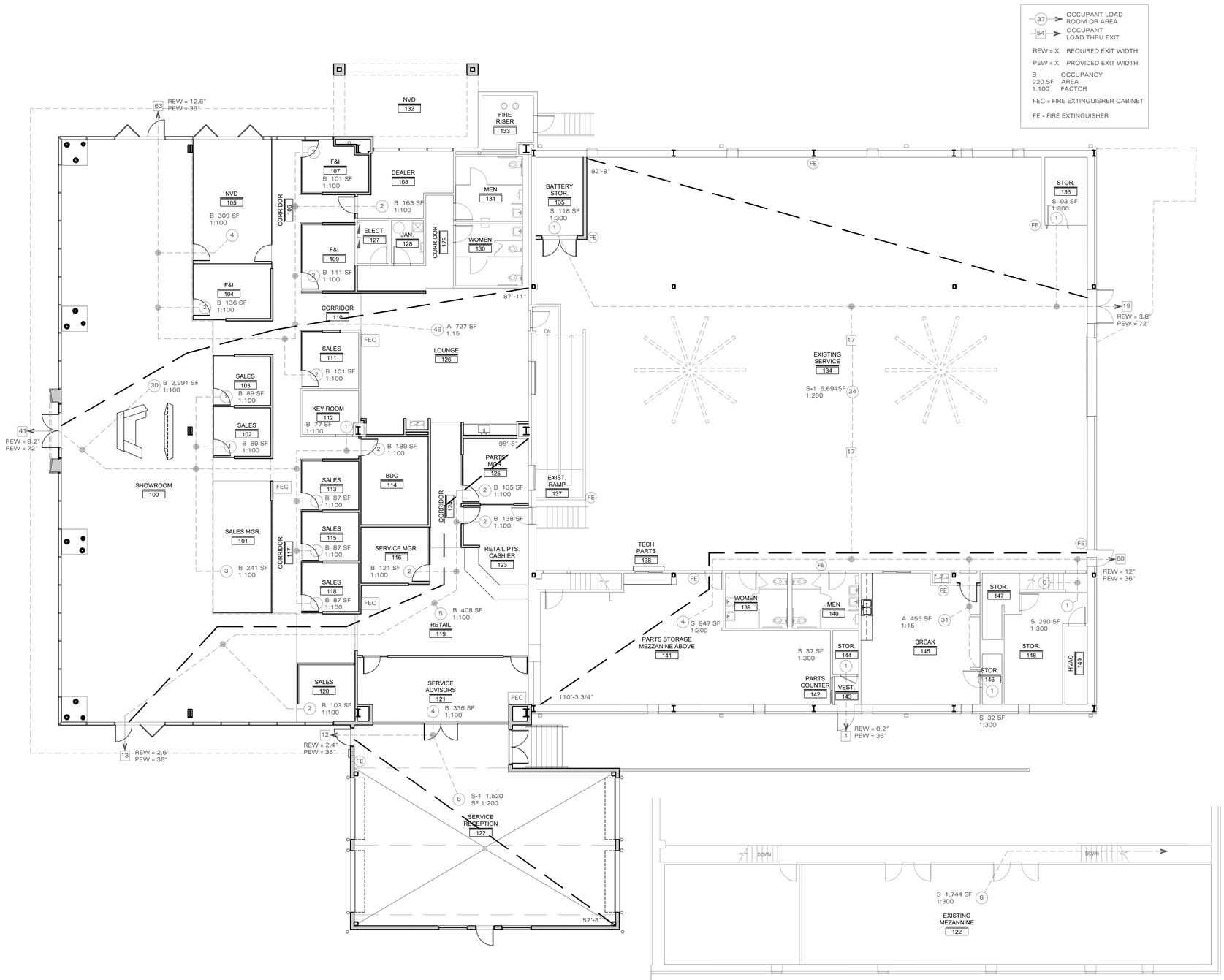
PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS
1540 Interstate 30 E
CITY: **ROCKWALL** STATE: **TX**
ZIP: **75087**

FLOOR PLAN

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A1.01



MEZZANINE

1 LIFE SAFETY PLAN
SCALE 1/8"=1'-0"

CODE COMPLIANCE FOR HYUNDAI OF ROCKWALL

PROJECT DESCRIPTION:
This project is composed of 1 existing building which will be renovated with an addition on an existing site.

The 23,085 SF Hyundai of Rockwall Showroom, Parts, & Service Building with a B and S-1 occupancy will be located at 1540 Interstate 30E, Rockwall, Texas. The existing construction is assumed to be Type IIB. All renovations and additions will be constructed of noncombustible materials (Type IIB construction) and will be fully sprinklered (an automatic sprinkler system NPFAB).

CODE JURISDICTION:
2015 International Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electrical Code
2012 Texas Accessibility Standards

ACCESSIBILITY:
Latest edition of of the Texas Accessibility Standards (TAS) in conjunction with the ADA Accessibility Guidelines (ADAAG) and the elimination of Architectural Barriers (EAB)

BASIC ASSUMPTIONS:
The information below was compiled by and for the exclusive use of the architect in the design portion of his work. It is also intended to identify to the code official the architect's interpretation of the code.

The information below is excerpted from the code unless indicated otherwise. It is intended to identify the basic requirements for this project, primarily in terms of occupancy, construction type, and egress. Miscellaneous issues may also be identified.

The information is not intended to include all applicable portions of the code or other applicable governing regulations. It is also not intended to diminish the importance or relevance of other portions of any codes and regulations that may be applicable to the work contained in these drawings and specifications.

Consultants, contractors, manufacturers, and other parties that have or will perform design and/or construction services on this project shall not rely on this information in the performance of their work. Each party shall be responsible for their own review, understanding, and compliance of all applicable codes and regulations.

PROJECT SIZE:

1st Floor:	20,718 S.F.
Service Mezzanine:	2,367 S.F.
Total Area:	23,085 S.F.

BUILDING OCCUPANCY GROUP: S & S-1

Area of building calculated as S Occupancy: 3,261 S.F. or 11 occupants
Ratio 1:300

Area of building calculated as S-1 Occupancy: 8,214 S.F. or 42 occupants
Ratio 1:200

BUILDING OCCUPANCY GROUP: B

Area of building calculated as B Occupancy: 6,099 S.F. or 70 occupants
Ratio 1:100

BUILDING OCCUPANCY GROUP: A

Area of building calculated as A Occupancy: 1,182 S.F. or 79 occupants
Ratio 1:15

Total Building Occupant Load = 202

BUILDING PARAMETERS:

Occupancy:	S-1
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	70,000 SF (Single Story)
Max Stories:	3
Occupancy:	B
Construction Type:	Type II-B
Maximum Area Per Table 506.2:	69,000 SF (Multiple Story)
Max Stories:	4

Maximum Height: Per Table 504.3: 75'

Minimum Building Separations from the Property Lines:
North: 110'
South: 880'
East: 104'
West: 22'

507.5 Two-Story Buildings:
The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width

EGRESS WIDTH PER OCCUPANT SERVED:
Per 1005.3, the minimum egress width for a fully sprinkled building shall be no less than the total occupant load multiplied by .2" per occupant for stairways and .15" per occupant for other egress components.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
Per Table 1017.2 A Occupancy with Sprinkler System: 250'-0"

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:
Per Table 601
Assuming type II-B Construction, there is no Fire Resistance Rating Requirements for any of the following building elements. (Primary Structural Frame, Bearing walls-interior, interior Non-bearing walls, Floor Construction, and Roof Construction)
Per Table 602 Fire Separation distances:
30' on all elevations = no Fire Resistance Rating Requirement

SHAFT ENCLOSURES:
Fire Resistance Rating
Per 713.4 : Shaft enclosure shall have a fire resistance rating not less than one hour where connecting less than four stories.

MINIMUM ROOF COVERING CLASSIFICATION:
Per Table 1505.1 for Type IIB Construction: Class C

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HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT
AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
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STATE TX
ZIP 75087

LIFE SAFETY

JOB NO. 21034

DATE	ISSUE FOR	DRAWN BY
11/30/2021	75 % REVIEW	MS, AP

A5.01