

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 29, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) APPOINTMENTS

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

(IV) CONSENT AGENDA

- (2) Approval of Minutes for the December 8, 2020 Planning and Zoning Commission meeting.

(3) **P2020-051 (HENRY LEE)**

Consider a request by Bryan Connally of CBG Surveying, TX LLC on behalf of SDI S. Rockwall, LLC for the approval of a Final Plat for Lot 1, Block A, SDI Rockwall Addition being a 0.92-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.

(4) **P2020-053 (HENRY LEE)**

Discuss and consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

(V) ACTION ITEMS

(5) **MIS2020-018 (DAVID GONZALES)**

Discuss and consider a request by Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a Miscellaneous Case for a variance to the General Overlay District Requirements stipulated by the Unified Development Code (UDC) to allow the construction of a building on a 27.446-acre parcel of land identified as Lot 1, Block A, Rockwall – CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

(6) **SP2020-034 (DAVID GONZALES)**

Discuss and consider a request by Drew Hayes of METHODarchitecture, PLLC on behalf of the owner Mary Courtin of Courtin Dental for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

(VI) DISCUSSION ITEMS

(7) **Z2020-055 (DAVID GONZALES)**

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

(8) **Z2020-056 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family

16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

(9) **Z2020-057 (RYAN MILLER)**

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

(10) **Z2020-058 (HENRY LEE)**

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

(11) **Z2020-060 (DAVID GONZALES)**

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

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

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

(13) **SP2020-032 (DAVID GONZALES)**

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

(14) **SP2020-033 (DAVID GONZALES)**

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

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

- P2020-047: Preliminary Plat for the Phase 3 of the Saddle Star South Subdivision **(APPROVED)**
- Z2020-041: Text Amendment to Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the UDC **(APPROVED; 1st READING)**
- Z2020-048: SUP for Residential Infill in an Established Subdivision at 701 T. L. Townsend Drive **(APPROVED; 1st READING)**
- Z2020-049: SUP for Residential Infill in an Established Subdivision at 304 E. Bourn Street **(APPROVED; 1st READING)**
- Z2020-050: SUP for Residential Infill in an Established Subdivision at 501 S. Clark Street **(APPROVED; 1st READING)**
- Z2020-051: SUP for Residential Infill in an Established Subdivision at 38 Shadydale Lane **(APPROVED; 1st READING)**
- Z2020-052: Zoning Change (AG to C) for 5651 SH-276 **(APPROVED; 1st READING)**
- Z2020-053: Zoning Change (LI to PD) for 1700 Justin Road **(APPROVED; 1st READING)**
- Z2020-054: SUP for Accessory Structure at 707 Parks Avenue **(DENIED)**

(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 December 23, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 8, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

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

8
9 Chairman Chodun advised that the Commission would recess to Executive Session and adjourned the meeting at 6:02 pm.

10
11 II. EXECUTIVE SESSION
12

13 The Planning and Zoning Commission will recess into Executive Session to discuss the following matters as authorized by Chapter 551, *Open*
14 *Meetings*, of the Texas Government Code:

- 15
16 (1) Discussion regarding matters that can be legally considered when reviewing zoning cases pursuant to Section 551.071 (Consultation with
17 Attorney).

18
19 III. ADJOURN EXECUTIVE SESSION/RECONVENE PUBLIC HEARING (6:30 PM)
20

21 Chairman Chodun brought the meeting back to order at 6:36 PM.

22
23 IV. OPEN FORUM
24

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

26
27 Steve Curtis
28 2130 FM 1141
29 Rockwall, TX 75087
30

31 Mr. Curtis came forward and expressed his opposition to the case regarding FM 552 @ FM 1141 development.

32
33 Chairman Chodun asked if anyone else wished to speak; there being no one coming forward, Chairman Chodun closed the open forum.
34

35 V. APPOINTMENTS
36

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

39
40 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at
41 the Architectural Review Board meeting.
42

- 43 2. Appointment with Adam Buczek of the Skorburg Co. on behalf of Ryan Joyce of Michael Joyce Properties, LLC to consider a request to submit a
44 new zoning application for a zoning change in accordance with Section 02.05, *City Council Action*, of Article 11, *Development Applications and*
45 *Review Procedures*, of the Unified Development Code (UDC), and take any action necessary.
46

47 Director of Planning and Zoning Ryan Miller provided a brief summary in regards. The applicant had previously requested a zoning
48 change for 121.16 acres of land located at the southeast corner of FM 1141 and FM 552. The land was zoned Single-Family 16 (SF-16)
49 District and Neighborhood Services and the applicant was requesting that it be changed to a Planned Development District. The
50 proposed land will consist of a 264 residential lot subdivision. Ultimately, the Planning and Zoning Commission heard the case and
51 recommended denial which then caused a super majority at the City Council. The City Council made a motion to approve the case but
52 that failed by a vote of 5-2 due to not having a super majority. That denial restricts the applicant from submitting the same application for
53 a period of one year. According to the Unified Development Code, an applicant is allowed to submit a written request to the Director of
54 Planning and Zoning requesting to resubmit an application based on two (2) criteria: an actual change of conditions relating to the lot or
55 if the new request is more restrictive or less intense land use than the previously denied request. After the Director of Planning and
56 Zoning reviews the case and affirms that it meets the criteria, he must report to the Planning and Zoning Commission on whether or not
57 the request meets the criteria and the Commission must then grant or deny the request for reapplication.
58

59 Adam Buczek
60 8214 Westchester Drive, Suite 900
61 Dallas, TX 75225
62

63 Mr. Buczek came forward and asked for a plea to be able to resubmit their application.
64

65 Commissioner Deckard made a motion to approve the resubmission of the Nelson Lakes development. Commissioner Moeller seconded
66 the motion which passed by a vote of 6-1, with Vice-Chairman Welch dissenting.
67

68 VI. CONSENT AGENDA
69

70 3. Approval of Minutes for the November 24, 2020 Planning and Zoning Commission meeting.
71

72 4. **P2020-047 (DAVID GONZALES)**

73 Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Pat Atkins of CDT Rockwall 2017, LLC for the approval of a
74 Preliminary Plat for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified
75 as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79
76 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located
77 on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action
78 necessary.
79

80 Commissioner Moeller made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by
81 a vote of 7-0.
82

83 VII. PUBLIC HEARING ITEMS
84

85 5. **Z2020-041 (RYAN MILLER)**

86 Hold a public hearing to discuss and consider approval of a Text Amendment to Subsection 06.15, Lake Ray Hubbard Takeline Overlay (TL OV)
87 District, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of
88 amending the requirements for land use and development within the Lake Ray Hubbard Takeline, and take any action necessary.
89

90 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. In response to the Mayor's request for
91 clearer requirements to the Takeline ordinance, Mr. Miller rewrote the ordinance to make these changes along with incentives to help
92 property owners take advantage of these leases. Staff has also included more visual graphics to assist in knowing what uses are
93 allowed in that particular area and decreased the cost of the Takeline leases and renewal cost. Staff sent out a 15+-day notice in
94 accordance with our Unified Development Code (UDC) and state law. Mr. Miller then advised that he was available to answer questions.
95

96 Commissioner Deckard wanted further explanation in regards to leasable and non-leasable areas.
97

98 Chairman Chodun asked what the basis was for generating rules and regulations.
99

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

103 Commissioner Conway made a motion to approve item Z2020-041. Commissioner Thomas seconded the motion which passed by a vote
104 of 7-0.
105

106 6. **Z2020-048 (HENRY LEE)**

107 Hold a public hearing to discuss and consider a request by Brenda Kennedy for the approval of a Specific Use Permit (SUP) for Residential Infill
108 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.34-acre parcel of land identified as Lot 1,
109 Block A, Richard Harris Subdivision #5, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 T. L.
110 Townsend Drive, and take any action necessary.
111

112 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit
113 (SUP) for the purpose of constructing a single family home. This request is coming before the Commission due to it being within 500-
114 feet of the Harris Subdivision and the B.F. Subdivision. Both of these neighborhood are considered established subdivisions due to
115 them being greater than 10 years of age, greater than 5 lots, and greater than 90% developed. Staff mailed out 47 notices to property
116 owners and residents living within 500-feet of the requested property and also alerted any homeowners associations within 1500-feet of
117 the subject area. At the time this was drafted, Staff had received 4 emails and 3 notices in opposition of the applicant's request. Mr. Lee
118 explained that this case was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning
119 Commission.
120

121 Chairman Chodun asked the applicant to come forward.
122

123 Brenda Kennedy
124 1630 Shores Blvd.
125 Rockwall, TX 75087
126

127 The applicant came forward and asked for approval of the request.
128

129 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
130 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
131

132 Commissioner Womble made a motion to approve Z2020-048. Commissioner Deckard seconded the motion which passed by a vote of 6-
133 1 with Commissioner Conway dissenting.

134
135 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
136

137 7. Z2020-049 (HENRY LEE)

138 Hold a public hearing to discuss and consider a request Sam Hernandez for the approval of a *Specific Use Permit (SUP)* for Residential Infill in
139 an Established Subdivision for the purpose of constructing a single-family home on a 0.2342-acre parcel of land identified as Lot 48 of the
140 Canup's Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential
141 Neighborhood Overlay (SRO) District, addressed as 304 E. Bourn Street, and take any action necessary.
142

143 Planner Henry Lee provided a summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit to
144 construct a two-story home facing E. Bourn Street. The applicants have stated that they were open to any changes that needed to be
145 made. On November 18, 2020, Staff mailed out 108 notices to property owners and occupants within 500-feet and also to any
146 homeowner associations within 1500-feet. This case is a discretionary decision to the City Council pending a recommendation from the
147 Planning and Zoning Commission. Mr. Lee then advised the Commission that the applicant was present.
148

149 Chairman Chodun asked the applicant to come forward.

150
151 Sam Hernandez/ Vanessa Hernandez
152 1721 Caddo Drive
153 Irving, TX 75060
154

155 The applicants came forward and were prepared to answer questions and make any changes as needed.
156

157 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
158 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
159

160 Commissioner Thomas made a motion to approve item Z2020-049. Commissioner Welch seconded the motion which passed by a vote of
161 7-0.
162

163 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
164

165 8. Z2020-050 (HENRY LEE)

166 Hold a public hearing to discuss and consider a request Perry Bowen on behalf of Kyle Bryan for the approval of a *Specific Use Permit (SUP)* for
167 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.9655-acre parcel of land identified as
168 Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 501 S.
169 Clark Street, and take any action necessary.
170

171 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Specific Use Permit
172 to construct a single-family two-story home facing Clark Street. Staff sent out 87 notices to property owners and occupants living within
173 500-feet of the subject property and any homeowners associations within 1500-feet. Prior to the meeting, Staff had received 1 notice in
174 favor of the request. As always, this request is a discretionary decision for the City Council pending a recommendation from the
175 Planning and Zoning Commission.
176

177 Chairman Chodun asked the applicant to come forward.

178
179 Kyle Bryan
180 1303 Laurence Drive
181 Heath, TX 75032
182

183 The applicant came forward and provided additional details to his request. He also brought building renderings to present to the
184 Commission.
185

186 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
187 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
188

189 Commissioner Thomas made a motion to approve item Z2020-050. Commissioner Conway seconded the motion which passed by a vote
190 of 7-0.
191

192 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
193

194 9. Z2020-051 (HENRY LEE)

195 Hold a public hearing to discuss and consider a request Travis Redden for the approval of a *Specific Use Permit (SUP)* for Residential Infill
196 Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.30-acre parcel of land identified as Lot 8,
197 Block A, Shadydale Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single-Family
198 8.4 (SF-8.4) District land uses, addressed as 38 Shady Dale Lane, and take any action necessary.

Planner Henry Lee provided a summary in regards to the request. The applicants are requesting the approval of a Specific Use Permit for the purpose of constructing a single-family home facing Shadydale Lane. Staff should note that the proposed home meets all the requirements described by the Unified Development Code. Staff mailed out 81 notices to property owners and occupants living within 500-feet of the subject property and any homeowners associations within 1500-feet of the subject property. At the time this report was drafted, Staff had received 1 notice in support of the request and 14 in opposition of the request. This case is a discretionary decision to the City Council pending a recommendation from the Planning and Zoning Commission.

Chairman Chodun asked the applicant to come forward.

Travis Redden/ Chelsea Redden
1115 Concan Drive
Forney, TX 75126

The applicants came forward and provided additional details in regards to the request.

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

Chris Pittman
42 Shadydale Lane
Rockwall, TX 75032

He came forward and expressed his opposition to the request.

Terry Bybee
2 Shadydale Drive
Rockwall, TX 75032

Mr. Bybee came forward and provided a brief history of the neighborhood. He also expressed his opposition to the request.

John Hackerman
30 Shadydale Lane
Rockwall, TX 75032

He came forward and expressed his opposition to the request.

Karen Slabas
50 Shadydale Lane
Rockwall, TX 75032

Mrs. Slagan came forward and expressed her opposition to the request.

Gerald Thornly
2996 Hunters Glen North
Rockwall, TX 75032

Mr. Thornly came forward and expressed his opposition to the request.

Chairman Chodun asked if anyone else wished to speak; there being no one doing such, Chairman Chodun closed the public hearing and asked the applicant to return to address comments.

The applicants came forward once again and addressed comments made by the homeowners. She provided a USB drive to provide building elevations.

Vice-Chairman Welch made a motion to approve item Z2020-051. Commissioner Thomas seconded the motion which passed by vote of 6-1 with Commissioner Conway dissenting.

Chairman Chodun advised that this case will go before the City Council on December 21, 2020.

10. **Z2020-052 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Thomas Jones of Tomden Engineering, LLP on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a 3.94-acre tract of land identified as Tract 1-8 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 5651 SH-276, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a zoning change from Agricultural (AG) District to Commercial (C) District for the purpose of expanding their current house of worship. The

266 existing house of worship is proposing to construct an addition and increase the parking capacity to accommodate new and future
267 improvements. On November 18, 2020, Staff mailed out 13 notices to occupants and property owners living within 500-feet of the subject
268 property. Approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning
269 and Zoning Commission.

270
271 Chairman Chodun asked the applicant to come forward.

272
273 Thomas Jones
274 5815 Meadow Crest Drive
275 Dallas, TX 75230
276

277 Mr. Jones came forward and provided additional details in regards to their applicant's request.

278
279 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
280 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

281
282 Commissioner Thomas made a motion to approve item Z2020-052. Commissioner Conway seconded the motion which passed by a vote
283 of 7-0.

284
285 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
286

287 11. **Z2020-053 (RYAN MILLER)**

288 Hold a public hearing to discuss and consider a request by David Meinhardt of Meinhardt & Associates, PLLC on behalf of Ed Burke of Channell
289 Commercial Corporation for the approval of a Zoning Change from a Light Industrial (LI) District to a Planned Development District for Light
290 Industrial (LI) District land uses on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision, City of Rockwall, Rockwall
291 County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700
292 Justin Road, and take any action necessary.
293

294 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting the approval
295 of a zoning change from Light Industrial (LI) District to a Planned Development District for Light Industrial (LI) District land uses. The site
296 is currently corporate headquarters and manufacturing facility for the Channel Commercial Corporation. The building was constructed in
297 2015 and has seen subsequent site plans approved in the past. Those allowed the applicant to defer the landscaping in the front. Thru all
298 of these site plans, the owner has indicated an intention to create a corporate campus that involved uses beyond usage office
299 manufacturing. In one of the previous site plans, the owner indicated the incorporation of an amphitheater. Mr. Channel has since come
300 forward with a new plan with an additional 55,760 square-foot building, amphitheater and pavilion. An issue that arose, was that the
301 Light Industrial District is not written for those types of uses in mind. Staff decided that a Planned Development District would be best
302 for this type of usage. Notices were mailed out to occupants and property owners within 500-feet of the subject property. Mr. Miller then
303 advised that the applicant and Staff were present to answer questions.
304

305 Chairman Chodun asked the applicant to come forward.

306
307 David Meinhardt
308 14643 Dallas Parkway
309 Dallas, TX 75254
310

311 The applicant came forward and was prepared to answer questions.

312
313 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
314 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

315
316 Commissioner Moeller made a motion to approve item Z2020-053. Commissioner Welch seconded the motion which passed by a vote of
317 7-0.
318

319 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.
320

321 12. **Z2020-054 (HENRY LEE)**

322 Hold a public hearing to discuss and consider a request by Corky Belanger for the approval of a Specific Use Permit from an accessory structure
323 on a 0.161-acre parcel of land identified as Lot 9, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7
324 (SF-7) District, addressed as 707 Parks Avenue, and take any action necessary.
325

326 Planner Henry Lee provided a brief summary in regards to the request. The applicant is [proposing a 20x30 or 600 square foot accessory
327 building. According to the Unified Development Code, Single-Family 7 district is allowed 2 accessory structures each 144 square-feet or
328 1 accessory building at 144 square feet and 1 detached garage at 625 square feet. In this case, the applicant's request conforms to the
329 setback and height requirements; however, the accessory building proposed exceeds the maximum size by 456 square-feet-which is
330 almost half the size of the residential home. On November 18, 2020, Staff mailed out 150 notices to all residents and property owners
331 within 500-feet of the subject property and notified all homeowner associations within 1500-feet of the subject property. .
332

333 Chairman Chodun asked the applicant to come forward.

334
335 **Corky Belanger**
336 **707 Parks Avenue**
337 **Rockwall, TX 75087**

338
339 The applicant came forward and was prepared to answer questions.

340
341 Commissioner Thomas asked if there was a reason why it was exceeding the requirement.

342
343 Chairman Chodun opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
344 doing such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

345
346 Commissioner Womble made a motion to deny item Z2020-054. Commissioner Thomas seconded the motion which passed by a vote of
347 7-0.

348
349 Chairman Chodun advised that this case will go before the City Council on December 21, 2020.

350
351 VIII. ACTION ITEMS

352
353 13. **SP2020-031 (DAVID GONZALES)**

354 Discuss and consider a request by Darrel Kutzur, PE of KSA Engineers on behalf of the owner Mary Courtin of Courtin Dental for the approval of
355 a *Site Plan* for a daycare facility and a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners
356 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses,
357 situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

358
359 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is proposing 2 facilities
360 on this property. One is a medical office building and the other is a daycare facility. Mr. Gonzales added that there were a number of
361 exceptions being asked: 1 for the medical office and 3 for the daycare facility. These were reviewed by the Architectural Review Board
362 (ARB) and horizontal articulation is not being met. The ARB was pleased with the medical office building and they were wanting for the
363 daycare to be similar and be blended in with a hill country type of look. Mr. Gonzales went into further discussion in regards to the
364 details and articulation of the buildings. Staff wanted to indicate that the proposed plan does appear to conform to the comprehensive
365 plan requirements. The daycare facility will not comply with the intent of the comprehensive plan. The ARB and applicant met and ARB
366 is forwarding a recommendation of approval for the variances requested dental facility but forwarding a recommendation of denial for
367 the variances being requested on the daycare facility. Mr. Gonzales advised that the applicant and Staff were present to answer
368 questions.

369
370 Commissioner Womble asked for clarification in regards to this case being a site plan case only.

371
372 Commissioner Deckard asked there was a second floor to the building. He also asked if there was a flat roof option.

373
374 Vice-Chairman Welch asked if they could vote by building or by each exception.

375
376 Chairman Chodun asked the applicant to come forward.

377
378 **Drew Hayes**
379 **3227 McKinney Ave**
380 **Dallas, TX 75204**

381
382 Mr. Hayes came forward and provided an explanation to his request.

383
384 **Mary Courtin**
385 **3063 W FM 550**
386 **Rockwall, TX 75032**

387 Ms. Courtin came forward and was prepared to answer questions.

388
389 Commissioner Deckard wanted clarification on how to vote on this item.

390
391 Commissioner Deckard made a motion to approve the site plan with staff recommendations for item SP2020-031. Commissioner Thomas
392 seconded the motion which passed by a vote of 7-0.

393
394 Commissioner Deckard made a motion to approve the horizontal articulation variance for the medical office building on item SP2020-
395 031. Commissioner Womble seconded the motion which passed by a vote of 7-0.

396
397 Commissioner Womble made a motion to approve the fence variance on item SP2020-031. Commissioner Conway seconded the
398 motion which passed by a vote of 6-1 with Vice-Chairman Welch dissenting.

400 Commissioner Deckard made a motion to deny horizontal articulation on primary and secondary facades on item SP2020-031.
401 Commissioner Thomas seconded the motion which passed by a vote of 7-0.
402

403 IX. DISCUSSION ITEMS
404

405 14. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
406

- 407 • P2020-048: Replat for Lots 4-7, Block A, Dalton Goliad Addition
- 408 • MIS2020-017: Variance to the Underground Utility Requirements for 2600 Lakefront Trail

409 **Planning and Zoning Manager David Gonzales provided a brief update about the outcome of the above referenced cases at the City**
410 **Council meeting.**
411

412 X. ADJOURNMENT
413

414 **Chairman Chodun adjourned the meeting at 8:33 PM.**
415

416
417
418 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of ____
419 _____, 2020.
420

421 _____
422 Eric Chodun, Chairman

423
424 Attest:

425 _____
426 Angelica Gamez, Planning and Zoning Coordinator
427



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: December 29, 2020
APPLICANT: Bryan Connally; *CBG Surveying, LLC*
CASE NUMBER: P2020-051; *Lot 1, Block A, SDI Rockwall Addition*

SUMMARY

Consider a request by Bryan Connally of CBG Surveying, TX LLC on behalf of SDI S. Rockwall, LLC for the approval of a Final Plat for Lot 1, Block A, SDI Rockwall Addition being a 0.92-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for Lot 1, Block A, SDI Addition being a 0.92-acre parcel of land currently identified as Lot 1, Block A, Mr. M Addition for the purpose of abandoning one (1) 20-foot cross access easement and realigning another 20-foot cross access easement.
- The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-03*. On January 3, 1972, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On November 12, 1973, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 9 (PD-9) [*Ordinance No. 73-49*] for single-family, multi-family, and shopping center uses. On June 16, 1986, the City Council approved *Ordinance No. 86-55*, which amended the concept plan for PD-9 and repealed *Ordinance No. 73-49*. This ordinance established regulations for General Retail (GR) District land uses for the subject property. On February 1, 1987, the City Council approved a final plat [*Case No. PZ1987-73*] for the subject property designating it as Lot 1, Block A, Mr. M Addition. Currently situated on the subject property is a convenience store and fuel canopy that were vacated in ~2016. According to the Rockwall Central Appraisal District (RCAD) these improvements were constructed in 1988.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for Lot 1, Block A, SDI Rockwall Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

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

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: P2020-051
PROJECT NAME: Final Plat for Lot 1, Block A, SDI Rockwall Addition
SITE ADDRESS/LOCATIONS: 2901 RIDGE RD, ROCKWALL, 75032

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

CASE CAPTION: Consider a request by Bryan Connally of CBG Surveying, TX LLC on behalf of SDI S. Rockwall, LLC for the approval of a Final Plat for Lot 1, Block A, SDI Rockwall Addition being a 0.92-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.

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

12/21/2020: P2020-051; Final Plat for Lot 1, Block A, SDI Rockwall Addition

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

I.1 This is a request for the approval of a Final Plat for Lot 1, Block A, SDI Rockwall Addition being a 0.92-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road.

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

M.3 For reference, include the case number (P2020-051) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Scenic Overlay (SOV), Planned Development District 9 (PD-9), and the General Retail (GR) District Standards of Article 05 that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

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

M.7 Correct Title Block to read as follows:

Final Plat
Lot 1, Block A, SDI Rockwall Addition
Being a Replat of Lot 1, Block A, Mr. M Addition
40,148 SQ.FT. / 0.92 Acres
Edward Teal Survey, Abstract No. 207
City of Rockwall, Rockwall County, Texas

M.8 Verify the acreage.

M.9 Correct the current and proposed Lot and Block designations on the plat and on Sheet 2.

Current: Lot 1, Block A, Mr. M Addition,

Proposed: Lot 1, Block A, SDI Addition

M.10 Include the centerlines for Horizon Road and Ridge Road.

M.11 Include the Storm Drainage Improvement statement within the notes on Sheet 1.

M.12 Remove the buildings, landscaping, topo lines, and water/sewer lines/man holes from the plat.

M.13 Indicate what portions of the 24' joint access easement is to kept or abandoned (consider cross-hatch).

M.14 Extend the cross-access drive to Horizon Road.

M.15 The notary for the surveyor is not necessary.

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

Development Comments Page | 2 City of Rockwall, Texas

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

M.18 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

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

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

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

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

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

12/18/2020: M - Remove contours, utilities and other topographic features that don't pertain to plat.

M - Label type of all easements.

M - Show label all proposed easements (firelane, utility, drainage, etc.)

M - Add note 7. (7. Property owner shall be responsible for maintenance, repair, and reconstruction of all drainage and detention systems on site.)

M - Clarify whether the joint access easement is abandoned or saved.

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

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)²

Preliminary Plat (\$200.00 + \$15.00 Acre)²

Final Plat (\$300.00 + \$20.00 Acre)²

Replat (\$300.00 + \$20.00 Acre)²

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)²

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

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)²

Specific Use Permit (\$200.00 + \$15.00 Acre)²

PD Development Plans (\$200.00 + \$15.00 Acre)²

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

² 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 2901 RIDGE ROAD

Subdivision 501 ROCKWALL ADDITION Lot 1 Block A

General Location Intersection of Ridge Road & Horizon Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9 Current Use COMMERCIAL

Proposed Zoning PD-9 Proposed Use COMMERCIAL

Acreage 0.92 Lots [Current] 1 Lots [Proposed] 1

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

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

<input type="checkbox"/> Owner <u>501 S. ROCKWALL, LLC</u>	<input type="checkbox"/> Applicant <u>CBG Surveying, TX LLC</u>
Contact Person <u>PETER T. SIVAN</u>	Contact Person <u>Bryan Connally</u>
Address <u>1800 W. LOOP S. SUITE 1850</u>	Address <u>12025 SHILOH ROAD, STE 238</u>
City, State & Zip <u>HOUSTON, TEXAS 77027</u>	City, State & Zip <u>DALLAS, TEXAS 75228</u>
Phone <u>713-892-5200 XT 105</u>	Phone <u>214-349-9485</u>
E-Mail <u>PSIVAN@501REALTY.COM</u>	E-Mail <u>BryanC@cbgtxllc.com</u>

NOTARY VERIFICATION [REQUIRED]

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

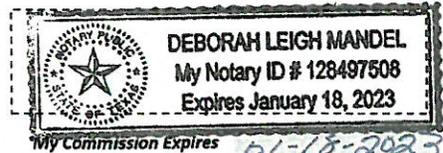
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 21st day of September, 20 20. By signing this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

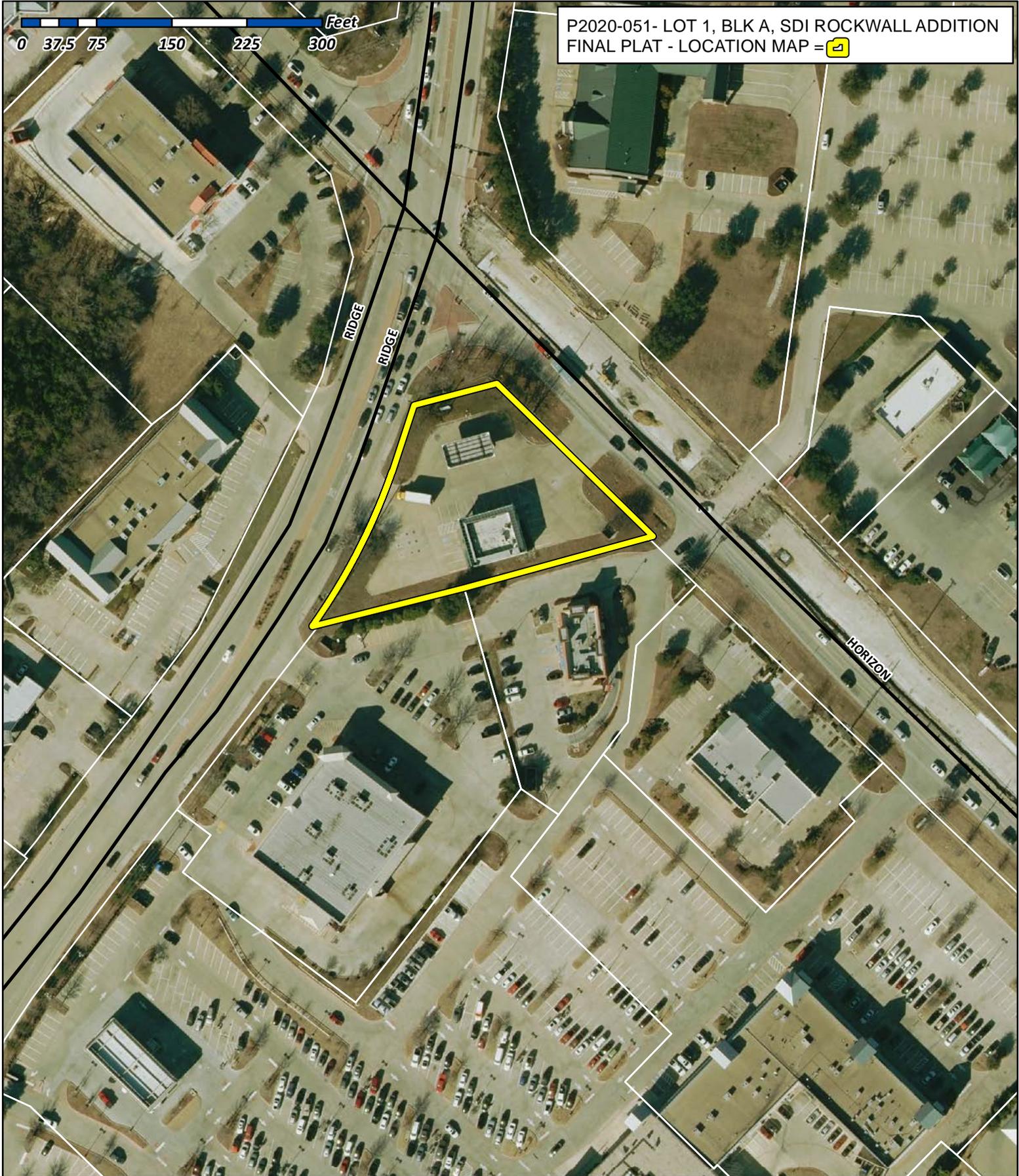
Given under my hand and seal of office on this the 21st day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Charles Shears
Deborah Leigh Mandel





P2020-051- LOT 1, BLK A, SDI ROCKWALL ADDITION
FINAL PLAT - LOCATION MAP = [icon]

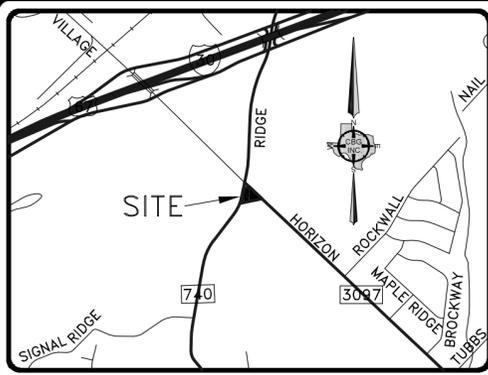


City of Rockwall

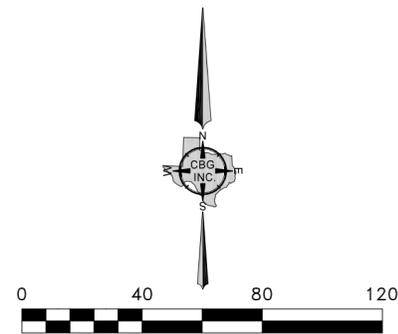
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP - NOT TO SCALE

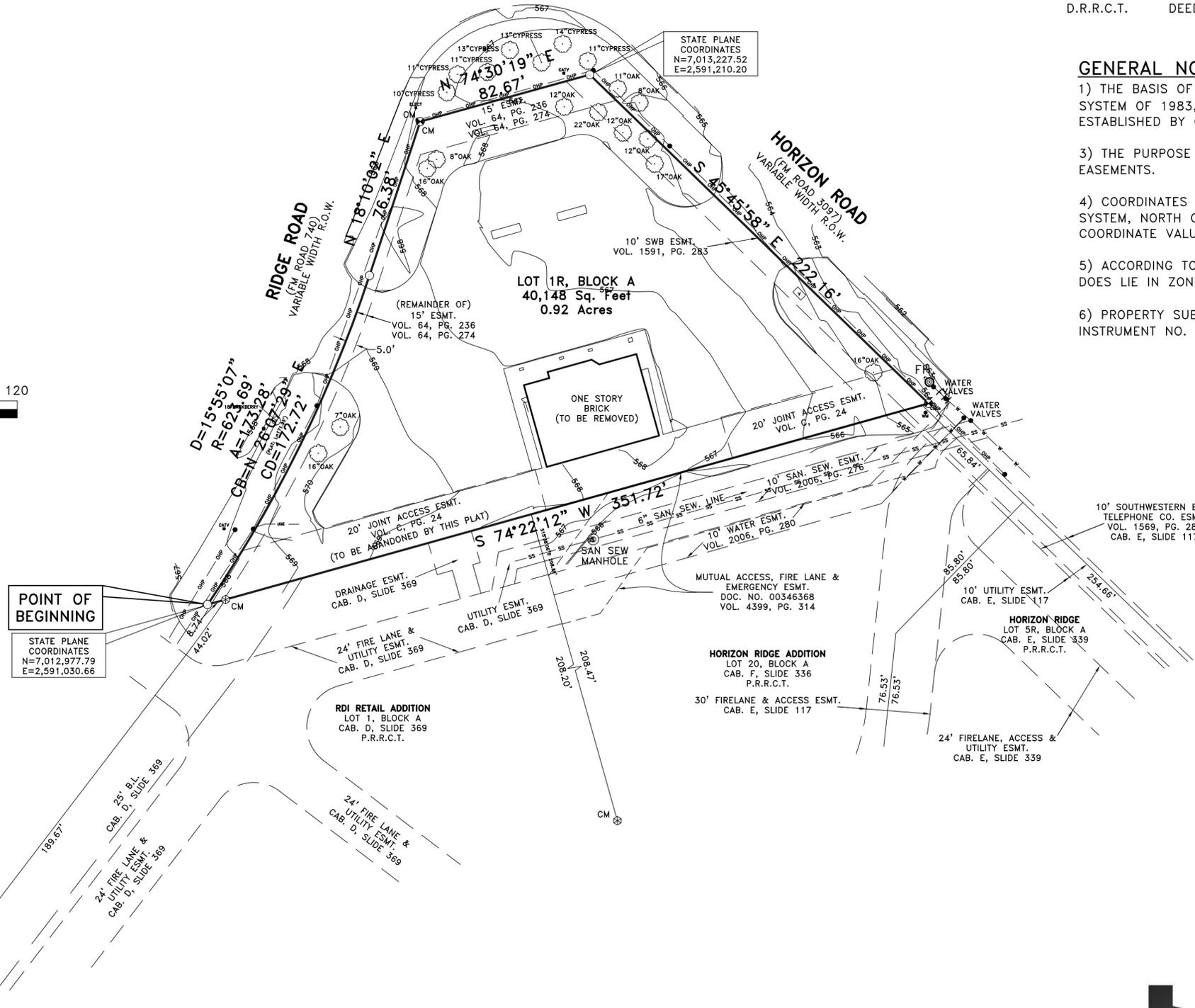


LEGEND:

- ⊗ =TXDOT MONUMENT FOUND
- ⊗ =1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "NDM"
- =1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO ABANDON (1) 20 FOOT JOINT ACCESS EASEMENTS.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY SUBJECT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20200000019448, O.P.R.R.C.T.



SHEET 1 OF 2

PRELIMINARY PLAT
SDI ROCKWALL ADDITION
 LOT 1R, BLOCK A
 40,148 SQ.FT. / 0.92 ACRES
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
www.cbginctx.com

OWNER: SDI S. ROCKWALL, LLC
 1800 WEST LOOP SOUTH, SUITE 1850
 HOUSTON, TEXAS 77027
 PHONE: 713-892-5200 EXT. 105

SCALE: 1"=40' / DATE: 6/12/2020 / JOB NO. 2002465-02PLAT / DRAWN BY: TO

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, SDI S. Rockwall, LLC, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, same being Lot 1, Block A, MR. M Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume C, Page 24, Plat Records, Rockwall County, Texas, same being a tract of land conveyed to SDI S. Rockwall, LLC by deed recorded in Instrument No. 20200000014387, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the East right of way line of Ridge Road (variable width right of way), said corner being the Southwest corner of Lot 1, Block A of said MR. M Addition, said corner being along a curve to the left, having a radius of 623.69 feet, a central angle of 15 degrees 55 minutes 07 seconds, a chord bearing of North 26 degrees 07 minutes 29 seconds East, a chord distance of 172.72 feet:

THENCE along said curve to the left and the East right of way line of said Ridge Road, an arc length of 173.28 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 18 degrees 10 minutes 02 seconds East along the East right of way line of said Ridge Road, a distance of 76.38 feet to a TxDot Monument found for corner;

THENCE North 74 degrees 30 minutes 19 seconds East, a distance of 82.67 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Southwest right of way line of Horizon Road (variable width right of way);

THENCE South 45 degrees 45 minutes 58 seconds East along the Southwest right of way line of said Horizon Road, a distance of 222.16 feet to a TxDot Monument found for corner;

THENCE South 74 degrees 22 minutes 12 seconds West, passing at a distance of 342.98 feet a 1/2 inch iron rod found with yellow plastic cap stamped "NDM" for corner, said corner being the Northwest corner of Lot 1, Block A, RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Plat Records, Rockwall County, Texas, and continuing a total distance of 351.72 feet to the POINT OF BEGINNING and containing 40,148 square feet or 0.92 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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.

By: _____
SDI S. Rockwall, LLC, Owner
Charles W. Shears, (Manager)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Shears, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
SDI S. Rockwall, LLC, Owner
Kenneth Delery, (Manager)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kenneth Delery, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

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.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the _____ day of _____, _____
RELEASED FOR REVIEW 9/18/2020 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bryan Connally, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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

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

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

Mayor, City of Rockwall

City Secretary

City Engineer

PRELIMINARY PLAT
SDI ROCKWALL ADDITION
LOT 1R, BLOCK A
40,148 SQ.FT. / 0.92 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SDI S. ROCKWALL, LLC
1800 WEST LOOP SOUTH, SUITE 1850
HOUSTON, TEXAS 77027
PHONE: 713-892-5200 EXT. 105



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: December 29, 2020
APPLICANT: J. W. Jones
CASE NUMBER: P2020-053; *Lot 1, Block I, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.22-acre parcel of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition for the purpose of establishing one (1) lot (*i.e. Lot 1, Block I, Lake Rockwall Estates East Addition*).
- On April 23, 1968 the subject property was platted as Lots 1050 & 1051 of the Rockwall Lake Properties Development No. 2 Addition. Prior to 2006, Lot 1050 was subdivided by metes and bounds into two (2) equal tracts of land, and one-half was combined with Lot 1051 and one-half was combined with a portion of Lot 1049 by common ownership. On February 17, 2009, the subject property was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the subject property from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On July 6, 2020, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 20-23; S-225*] for *Residential Infill in an Established Subdivision* to allow the construction of a ~2,624 SF single-family home on the subject property. On October 19, 2020, the City Council approved a special exception [*Case No. MIS2020-011*] at the property owner's request allowing a 17-foot front yard building setback adjacent to Chris Drive for the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block I, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

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

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: P2020-053
PROJECT NAME: Replat for Lot 1, Block I, Lake Rockwall Estates East Addition
SITE ADDRESS/LOCATIONS: 247 CHRIS DR, ROCKWALL, 75032

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

CASE CAPTION: Consider a request by J. W. Jones on behalf of Lupe Guardiola for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1052 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

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

12/21/2020: P2020-053; Replat for Lot 1, Block I, Lake Rockwall Estates East Addition

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

I.1 This is a request for the approval of a Replat for Lot 1, Block I, Lake Rockwall Estates East Addition being a 0.22-acre tract of land identified as Lot 1051 and a portion of Lot 1050 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary.

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

M.3 For reference, include the case number (P2020-053) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District 75 (PD-75), and the Single-Family 7 (SF-7) District Standards of Article 05 that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

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

M.7 Correct Title Block to read as follows:

Final Plat
Lot 1, Block I, Lake Rockwall Estates East Addition
Being a Replat of Lots 1051 & S. 1/2 of 1050
Rockwall Lake Properties
Development No. 2
1 Lot Proposed

0.22 Acres
 City of Rockwall, Rockwall County, Texas
 Situated in the Grover Wells Survey, Abstract No. 219
 Rockwall County Texas

- M.8 Verify the acreage.
- M.9 Callout the current and proposed lot and block on the plat.
- M.10 Verify the 17' build line given the scale on the plat.
- M.11 Correct the mentions of 1051R, to Lot 1, Block I, Lake Rockwall Estates East Addition.
- M.12 Include the Storm Drainage Improvement statement within the notes on Sheet 1.
- M.13 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.
- I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

Development Comments Page | 2 City of Rockwall, Texas

M.15 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

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

- 1) Planning & Zoning Work Session meeting will be held on December 29, 2020.
- 2) City Council meeting will be held on January 19, 2020.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/21/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/22/2020	N/A
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-053

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: 247 CHRIS DR
 Subdivision: Rockwall Lake Properties Lot: 1051 Block: N/A
 General Location: South of Interstate 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential Current Use: Residential
 Proposed Zoning: N/A Proposed Use: Residential
 Acreage: N/A Lots [Current]: 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]

<input type="checkbox"/> Owner	Lupe Guardiola	<input checked="" type="checkbox"/> Applicant	J.W. Jones
Contact Person		Contact Person	J.W. Jones
Address	247 CHRIS DRIVE	Address	555 N. 5th ST SUITE 113
City, State & Zip	Rockwall	City, State & Zip	GARLAND, TX 75040
Phone		Phone	214-535-2850
E-Mail		E-Mail	jay.jones1941@hotmail.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 22 day of November, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

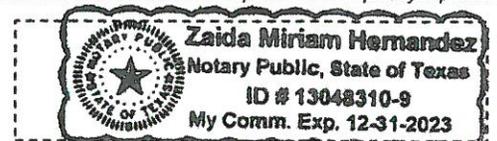
Given under my hand and seal of office on this the 11 day of November, 20 20.

Owner's Signature

Guadalupe Guardiola

Notary Public in and for the State of Texas

[Signature]



My Commission Expires

0 15 30 60 90 120 Feet

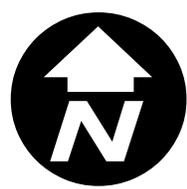
P2020-053 - LOT 1, BLOCK I, ROCKWALL LAKE ESTATES EAST REPLAT - LOCATION MAP = 

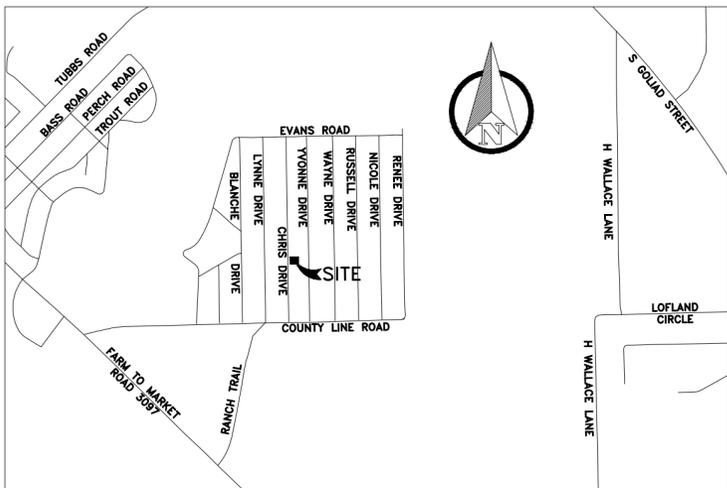


City of Rockwall

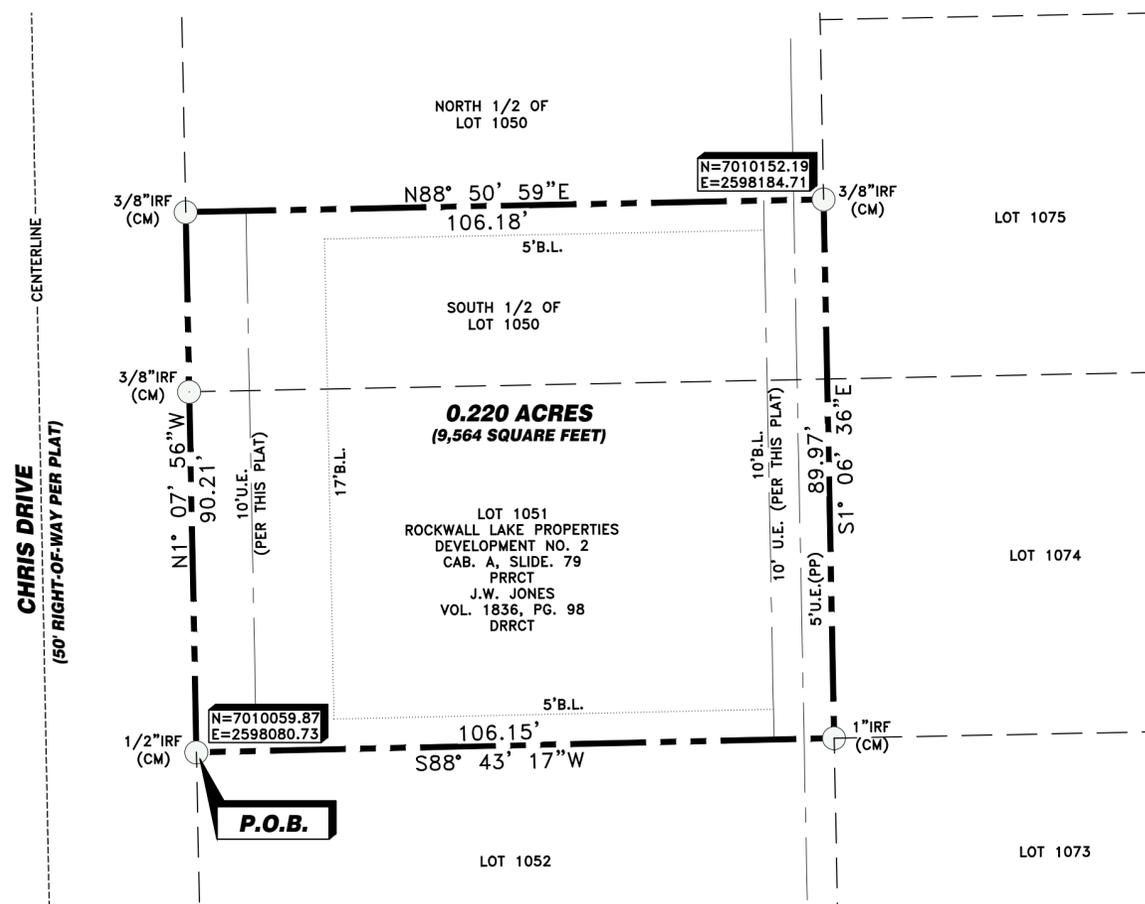
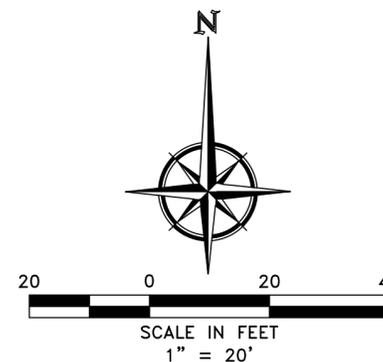
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
N.T.S.



STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

GENERAL NOTES

- Bearing are based on State Plane Coordinate System, North Central Texas Zone 4202, North American Datum 1983(2011).
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2008, for Rockwall County, Texas.
- The City Council approved a 17 foot front yard setback on October 19, 2020 by Case No. MIs2020-011.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT CAB. A, SLIDE 79

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.220 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GUADALUPE GUARDIOLA is the owner of a 0.220 acre tract of land out of the Grover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all Lot 1051 and the south half of Lot 1050 of the Rockwall Lake Properties, an Addition to the City of Rockwall, recorded in Cabinet A, Slide 79 of the Plat Records of Rockwall County, Texas (PRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Chris Drive (a 50' right-of-way per last mentioned Addition) at the southwest corner of said Lot 1051 common to the northwest corner of Lot 1052 of last mentioned Addition;

THENCE North 01°07'56" West, along the east right-of-way line of said Chris Drive and the west lines of said lot 1051 and Lot 1050, a distance of 90.21 feet, to a 3/8" iron rod found for corner thereof;

THENCE North 88°50'59" East, across said Lot 1050, a distance of 106.18 feet, to a 3/8" iron rod found for corner in the east line of said Lot 1050 common to the west line of Lot 1075 of last mentioned Addition;

THENCE South 01°06'36" East, along the east lines of said Lot 1050 and Lot 1051 common to the west lines of said Lot 1075 and Lot 1074 of last mentioned Addition, a distance of 89.97 feet, to a 1" iron rod found for corner at the southeast corner of said Lot 1051 common to the southwest corner of said Lot 1074, the northeast corner of said Lot 1052, and the northwest corner of Lot 1073 of last mentioned Addition;

THENCE South 88°43'17" West, along the south line of said Lot 1051 common to the north line of said Lot 1052, a distance of 106.15 feet, to the POINT OF BEGINNING and containing 9,564 square feet, or 0.220 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GUADALUPE GUARDIOLA, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R, 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 ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2, LOT 1051-R 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:

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

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.

FOR: GUADALUPE GUARDIOLA
BY: GUADALUPE GUARDIOLA

BY: _____
Guadalupe Guardiola

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 _____, 2020.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

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 _____, 2018.

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

WITNESS OUR HANDS, this __ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

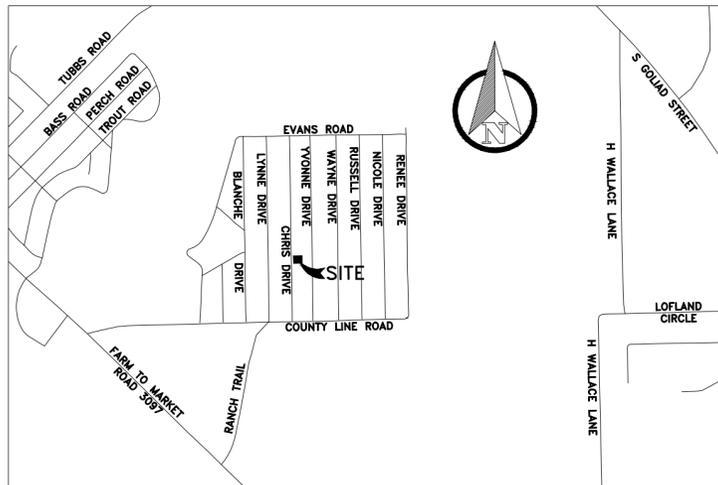
That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.



VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
GUADALUPE GUARDIOLA
247 CHRIS DRIVE
ROCKWALL, TEXAS 75032

DATE REVISED: 11/17/2020

REPLAT
ROCKWALL LAKE
PROPERTIES
DEVELOPMENT NO. 2
LOT 1051-R
A REPLAT OF LOTS 1051 & S. 1/2 OF 1050
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
1 LOT PROPOSED
0.220 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
GROVER WELLS SURVEY,
ABSTRACT NO. 219
ROCKWALL COUNTY, TEXAS



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: December 29, 2020
APPLICANT: Tim Lyssy; *Rockwall Independent School District (RISD)*
CASE NUMBER: MIS2020-018; *Variance Request for an Accessory Building – RISD*

SUMMARY

Discuss and consider a request by Tim Lyssy of Rockwall Independent School District (RISD) for the approval of a variance to the *General Overlay District Requirements* stipulated by the Unified Development Code (UDC) to allow the construction of a building on a 27.446-acre parcel of land identified as Lot 1, Block A, Rockwall – CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

BACKGROUND

On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20 [Case No. A1998-002]*. On December 5, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2016-035*] for the purpose of allowing a *Public School* in an Agricultural (AG) District on the subject property. On December 13, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-029*] -- and recommended approval of all associated variances -- allowing the construction of a two (2) story, 150,848 SF public school [*i.e. College and Career Academy (CCA)*]. On December 19, 2016, the City Council approved all requested variances to the SH-205 By-Pass Overlay (SH-205 BY OV) District regarding primary and secondary material standards. On April 3, 2017, the City Council approved a final plat [*Case No. P2017-013*] for the Rockwall CCA Addition.

PURPOSE

The applicant is requesting approval of a variance to the minimum masonry requirements as stipulated by the Section 06, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to allow for the construction of an accessory structure clad in fiber cement paneling.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2301 John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Lofland Farms Subdivision, which consists of 74-lots on 22.17-acres. North of this subdivision is Dorris A. Jones Elementary School followed by an 11.78-acre tract of vacant land. These properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 10 (SF-10) District land uses. Beyond this is SH-276, which is identified as a *TXDOT6D (i.e. Texas Department of Transportation, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 145.554-acre tract of vacant land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. South of this tract are two (2) more vacant tracts of land (*i.e. Tract 7 of the W. H. Baird Survey, Abstract No. 25 and Tract 3 of the A. Johnson Survey, Abstract No. 123*) zoned Agricultural (AG) District. Beyond this is SH-205, which is identified as a *P6D (i.e. principal arterial, six [6] lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 145.554-acre tract of vacant land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. This tract of land is currently owned by the Rockwall Independent School District (RISD). Beyond this property is a 17.29-acre tract of vacant land (*i.e. Tract 7-2 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. East of this is S FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Hickory Ridge Park and Phase 4 of the Hickory Ridge Subdivision, which consists of 245 lots on 92.62-acres. These properties are zoned Planned Development District 10 (PD-10) for Single Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST:

The applicant is proposing to construct a premanufactured, 300 SF (*i.e. 12-foot [L] x 25-foot [W] x nine [9]-foot [H]*) accessory building clad in fiber cement paneling (*i.e. cementitious panel siding*). The building will have a sloped shingled roof and will be painted a complimentary color to the materials used on the existing building. The proposed structure will be located to the rear of the subject property adjacent to the utility loading dock, which is located on the east side of the facility. This portion of the property is behind an existing masonry wall that faces vacant land owned by the RISD. According to the RISD, this land is intended to be developed as future school site. The applicant has indicated the purpose for the accessory building is for storage for various school programs.

Subsection 06.02.(C)(1)(a), *Cementitious Materials*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) stipulates that "... cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade ...". In this case, the proposed accessory building will be clad in 100% fiber cement paneling (*i.e. cementitious panel siding*), and is considered to be a commercial building. According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, of the Unified Development Code (UDC), in cases where a variance is being requested the applicant shall provide compensatory measures that directly offset the requested exception. Additionally, the approval of a variance by the Planning and Zoning Commission 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. Staff should note, that while the applicant has not indicated the provision of any compensatory measures, the building will be completely contained behind an existing eight (8) foot masonry wall and will not be visible to any of the adjacent properties. The applicant has provided pictures of the proposed location and building elevations for the accessory building. Staff has included these in the attached packet for the Planning and Zoning Commission's review. With this being said, this request is a discretionary decision for the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a variance to the material requirements for the accessory building, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-018

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 2301 S. John King, Rockwall, TX

Subdivision ROCKWALL CCA ADDITION

Lot A Block 1

General Location Dr. Gene Burton College and Career Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use Education

Proposed Zoning N/A - Not Applicable

Proposed Use Education

Acreage 27.4460

Lots [Current] 1

Lots [Proposed] 1

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

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

Owner Rockwall Independent School District

Applicant Rockwall Independent School District

Contact Person Tim Lyssy

Contact Person Tim Lyssy

Address 1191 T.L. Townsend Drive

Address 1191 T.L. Townsend Drive

City, State & Zip Rockwall, TX 75087

City, State & Zip Rockwall, TX 75087

Phone 4696987152

Phone 4696987152

E-Mail tim.lyssy@rockwallisd.org

E-Mail tim.lyssy@rockwallisd.org

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:

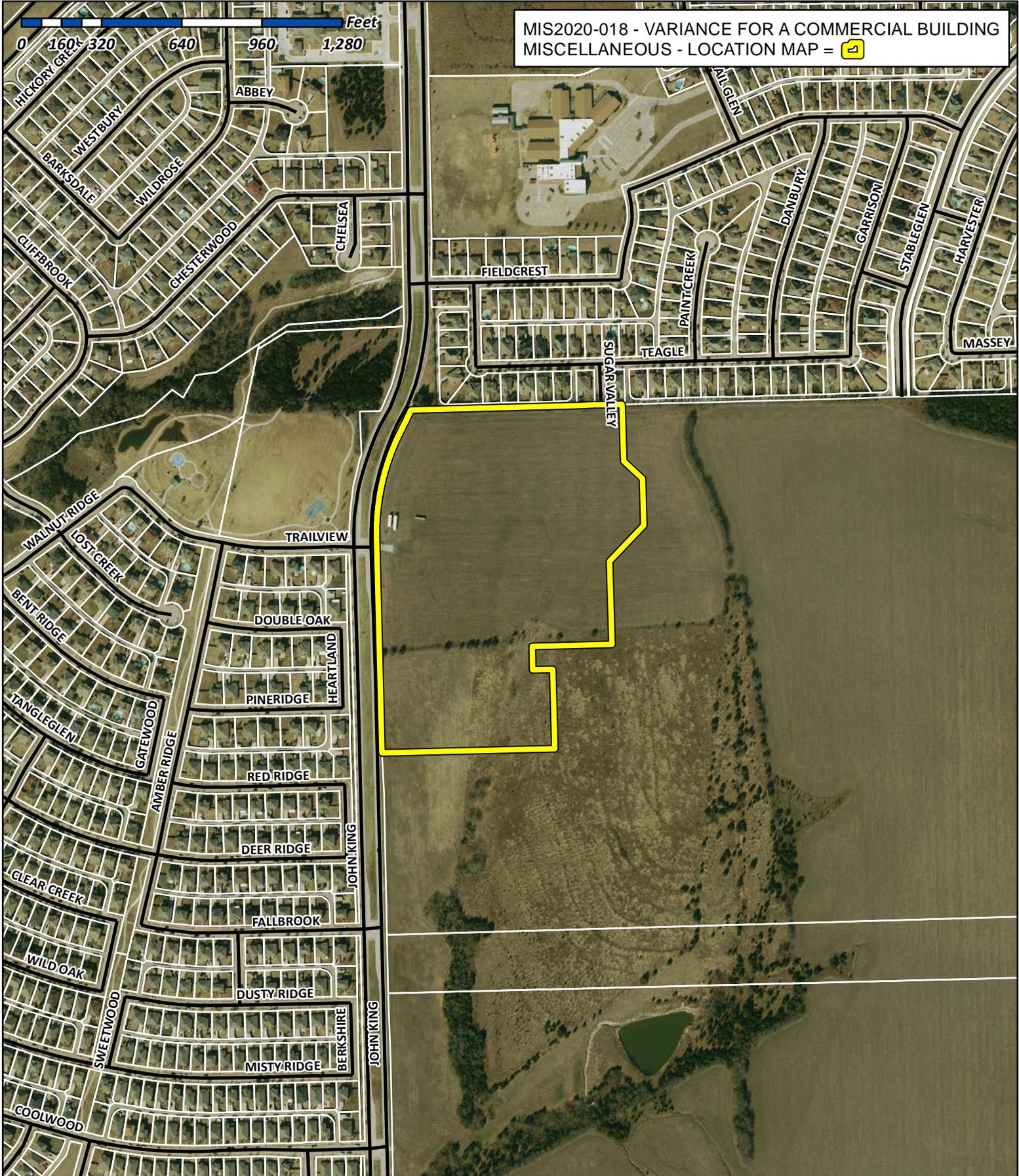
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, 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 _____



MIS2020-018 - VARIANCE FOR A COMMERCIAL BUILDING
 MISCELLANEOUS - LOCATION MAP = 



City of Rockwall

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

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





December 02, 2020

David Gonzales
Planning & Zoning Manager
City of Rockwall
385 South Goliad
Rockwall, TX 75087

Rockwall ISD – Dr. Gene Burton College and Career Academy Storage Building
Request for Variance – Exception to Building Exterior Finish Ordinance

Dear Mr. Gonzales,

Rockwall ISD is requesting an exception to the building finish requirements in order to add one new pre-manufactured 12' wide by 25' long by 9' height storage buildings at Rockwall High School. The purpose for this addition is to provide additional storage for the ever growing needs of our college and career programs.

The proposed buildings are fully enclosed with adequately sloped shingled roofs, and finished with painted fiber cement siding panels. These structures will be screened from the public view and right of way by the adjacent masonry wall around the utility dock for the building.

Attached within you will find a site aerial image with the proposed location, floorplans of the proposed buildings, a three dimensional image of the proposed buildings with colors to match the existing building and photos of the proposed storage area.

Sincerely,
Tim Lyssy, AIA
RISD Construction Project Manager

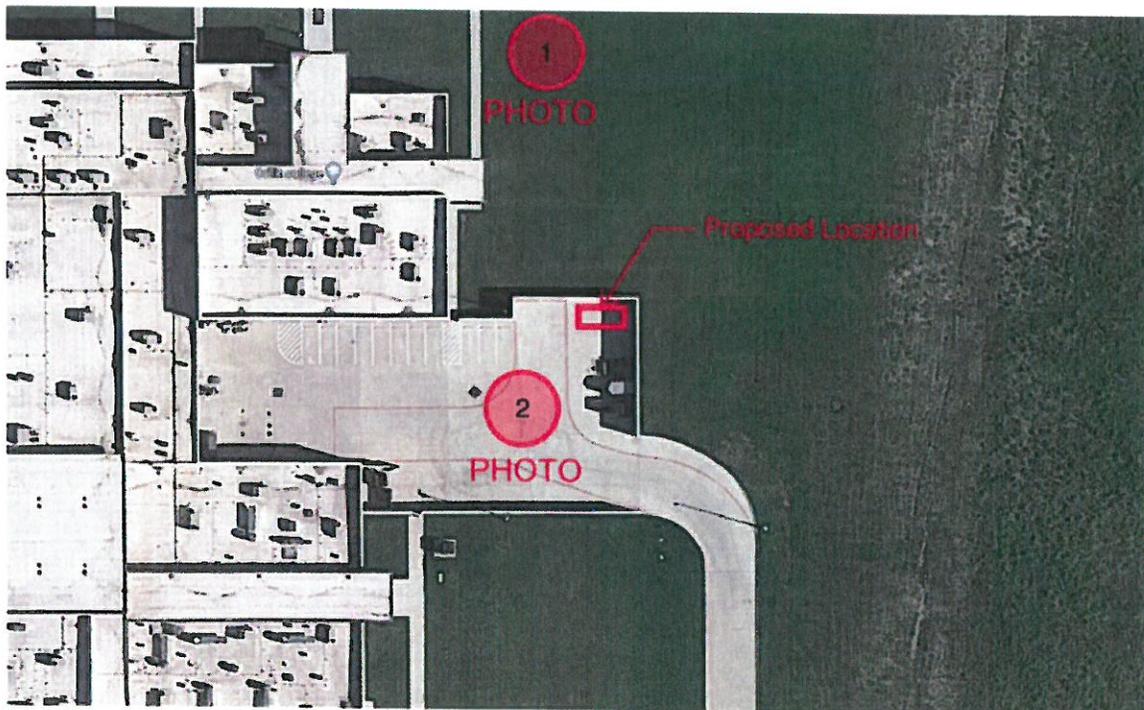
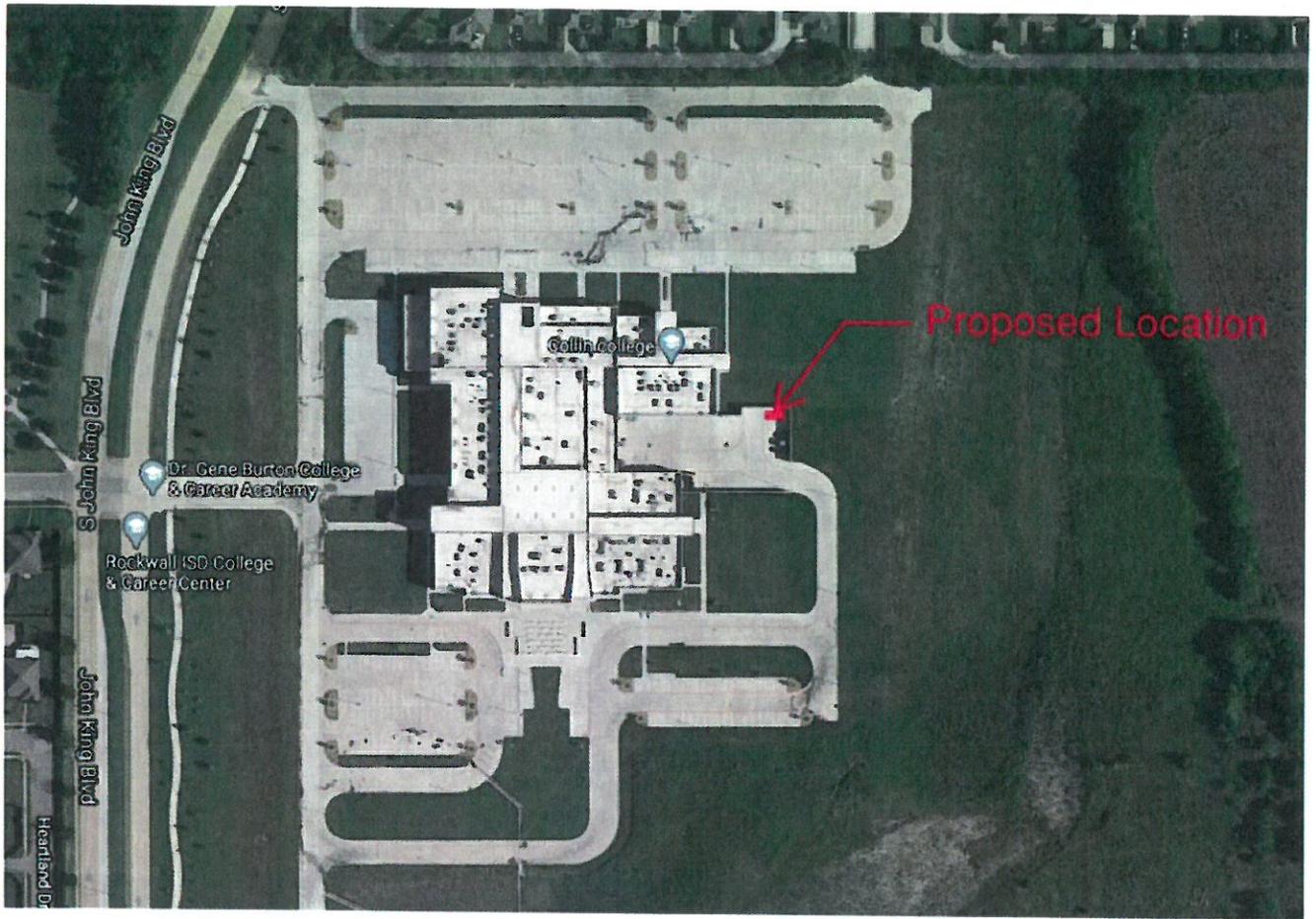




PHOTO 1

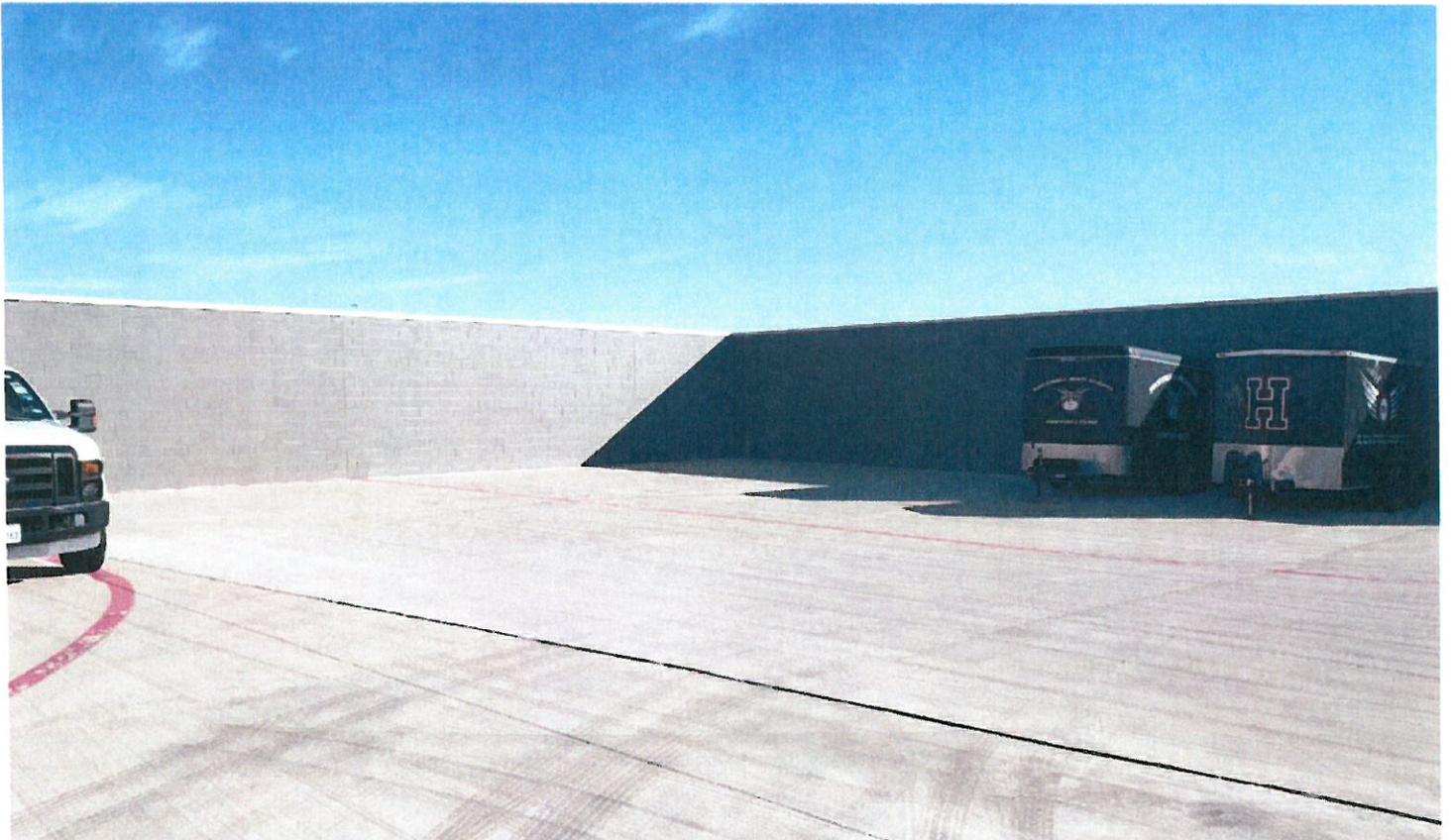
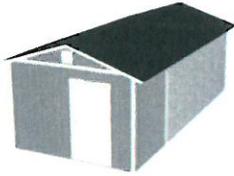


PHOTO 2



Customer Information

Rockwall ISD
 2301 S John King Blvd
 Rockwall, TX 75032
 will.salee@rockwallisd.org

Shipping Information

Rockwall ISD
 2301 S John King Blvd
 Rockwall, TX 75032

Description	Qty	List Price	Discount	Ext Net Price
Sundance Ranch Garage 12 x 25	1/Ea	\$7609.00	\$500.00	\$7109.00
3068 R-In 6-Panel Residential Door	1/Ea	\$0.00	\$0.00	\$0.00
16'x7' Standard Garage Door	1/Ea	\$0.00	\$0.00	\$0.00
Transom Window (16"x8")	13/Ea	\$60.00	\$0.00	\$780.00
Paint - Dover Gray	623/Ea	\$0.00	\$0.00	\$0.00
Paint - Southern Breeze	1/Ea	\$0.00	\$0.00	\$0.00
Paint 10% of building base price	1/Ea	\$761.00	\$0.00	\$761.00
Charcoal 3 Tab	366/Sq Ft	\$0.00	\$0.00	\$0.00
Radiant Barrier Roof Decking	366/Sq Ft	\$1.00	\$0.00	\$366.00
Custom Foundation: 2x6 Pressure Treated with 3/4" treated flooring	300/Ea	\$5.00	\$0.00	\$1500.00
12"x12"Gable End Vent, White	2/Ea	\$32.00	\$0.00	\$64.00
Leveling 0"-4"	1/Ea	\$0.00	\$0.00	\$0.00
Custom Services:	1/Ea	\$1000.00	\$0.00	\$1000.00
Garage Delivery Fee	1/Ea	\$0.00	\$0.00	\$0.00
List Price				\$12080.00 USD
Discount				\$500.00 USD
Subtotal				\$11580.00 USD

Pricing for this quote is based on the delivery zip: 75032

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of \$2 per mile for any one - way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

The price quoted is valid through the expiration date of the promotion. Once an order has been placed, pricing is guaranteed for up to 12 months. If the installation is not completed within 12 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: December 29, 2020

SUBJECT: SP2020-034; *Amended Site Plan for Daycare Facility*

The applicant, Drew Hayes of Method Architecture, PLLC, is requesting the approval of an amended site plan for the purpose of revising the building elevations for a daycare facility associated with an approved Site Plan [Case No. SP2020-031] that was approved on December 8, 2020. At the time this site plan was being considered, there were two (2) buildings proposed: [1] a dental office and [2] a daycare facility. After receiving a recommendation from the Architectural Review Board (ARB), the Planning and Zoning Commission approved the building elevations and an exception to the building articulation standards for the dental office, and an exception to allow for a front yard fence for the daycare facility; however, the Planning and Zoning Commission approved a motion to deny the requested exceptions to the building articulation standards for the daycare facility (*i.e. north, south, and east facing elevations*) by vote of 7-0. This motion effectively denied the submitted design of the building. It should be noted that the Architectural Review Board (ARB) during three (3) separate meetings (*i.e. October 27, 2020, November 24, 2020, and December 8, 2020*) recommended the applicant change the design of the daycare facility to better conform to the adjacent buildings, which were constructed in a *Hill Country Modern* appearance as opposed to the *Colonial* look that was presented, and ultimately denied. With this in mind, staff conducted a search of the Goddard Schools and found several varying elevations that could be considered appropriate for a *Hill Country Modern* appearance, and forwarded an example to the applicant for consideration. Staff has provided a copy of the example in your packet. Staff should point out that the applicant's request does incorporate some of the elements from the example (*i.e. gabled front entry with exposed rafters, elongated dormers, gabled accents on two (2) sides of the elevations, and a lowered roof profile*); however, the building elevations still do not meet the horizontal articulation standards. With this being said, the applicant is requesting the same exceptions to the requirements of Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) and has provided a letter proposing compensatory measures for the following items:

- (A) *Articulation (Primary Building Façades)*. According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.
- (B) *Articulation (Secondary Building Façades)*. According to Subsection 04.01(C)(2), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In addition, no wall should exceed a length of three (3) times the walls height without an architectural/entryway element.
- (C) *Roof Design Standards*. According to Subsection 04.01(C)(1), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the UDC, structures being constructed with a pitched roof system must have a minimum of a 6:12 roof pitch. The proposed building does not meet the roof design standards established by the UDC for the roof pitch at a minimum of 6:12 and requires approval of an exception. *It should be noted that this change was requested by staff and should not be subject to additional compensatory measures.*

With this being said, the Architectural Review Board (ARB) will need to review the proposed changes and forward a recommendation to the Planning and Zoning Commission at the *December 29, 2020* meeting; however, this remains a discretionary matter for the Planning and Zoning Commission.

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: SP2020-034
PROJECT NAME: Site Plan for Daycare Facility
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Discuss and consider a request by Drew Hayes of METHODarchitecture, PLLC on behalf of the owner Mary Courtin of Courtin Dental for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	12/22/2020	Needs Review

12/22/2020: SP2020-034; Building Elevation – Daycare Facility- Flagstone Corners Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of an Amended Site Plan for a daycare facility in conjunction with a medial office on a 1.743-acre tract of land identified as a portion of Lot 9, Block A, Flagstone Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 54 (PD-54) for Commercial (C) District land uses, situated at the southeast corner of the intersection of E. Ralph Hall Parkway and Mims Road.

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

M.3 For reference, include the case number (SP2020-034) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

M.4 All pages of the building elevations are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. (§03.04.A, Art. 11, UDC)

M.5 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) An exception to the building articulation standards (i.e. horizontal articulation) will be required for south, east, and west elevations.
- 2) Roof pitch requires approval of an exception for not meeting the 6:12 standard.
- 3) All signage requires a separate permit through the Building Inspections Department.

Based on the revised building elevation submitted, staff has identified the following that require approval of an exception to the Unified Development Code (UDC) and Planned Development District 54 (PD-54):

- 1) Building Articulation. The proposed building (i.e. Daycare Facility) does not meet the articulation standards for horizontal articulation of the north, south, and east elevations as established by the UDC and requires approval of an exception. Exception Required. (§04.01.C.1, Art. 05, UDC)

2) Roof Design Standards. The proposed building does not meet the roof design standards established by the UDC for the roof pitch at a minimum of 6:12 and requires approval of an exception. Exception Required. (§04.01.C.1, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

I.6 The Architectural Review Board (ARB) meeting will be held on December 29, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

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

- 1) Planning & Zoning work session meeting will be held on December 29, 2020.
- 2) Architectural Review Board (ARB) meeting will be held on December 29, 2020.
- 3) Planning & Zoning regular meeting will be held on January 12, 2021. (if necessary)
- 4) Architectural Review Board (ARB) meeting will be held on January 12, 2021. (if necessary)

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requests that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	Approved w/ Comments

12/22/2020: Currently, I don't have specific recommendations due to the special considerations with the child care facility and the layout for the dental office without a formal meeting with the owners/architects. I am more than willing to speak directly with them and provide real time recommendations.

Transferred comment from SP2020-031.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/22/2020	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

N/A

SUBDIVISION

Flagstone Corners

LOT

9

BLOCK

A

GENERAL LOCATION

Southeast of E. Ralph Hall Pkwy. and Mims Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Planned Development District

CURRENT USE

Undeveloped

PROPOSED ZONING

PROPOSED USE

Dental Office/Daycare

ACREAGE

1.74

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

Courtin Dental

APPLICANT

Method Architecture

CONTACT PERSON

Mary Courtin

CONTACT PERSON

Julie McElvain

ADDRESS

991 East I-30
Suite 103

ADDRESS

3227 McKinney Ave.
Suite 201

CITY, STATE & ZIP

Rockwall, TX 75082

CITY, STATE & ZIP

Dallas, TX 75204

PHONE

214-471-3810

PHONE

214-790-7171

E-MAIL

marycourtin@yahoo.com

E-MAIL

jmcelvain@methodarchitecture.com

NOTARY VERIFICATION [REQUIRED]

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

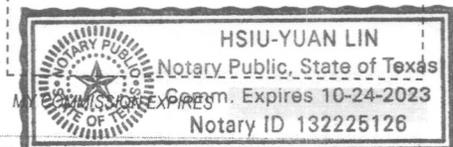
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF December, 2020. BY SIGNING THIS APPLICATION, 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."

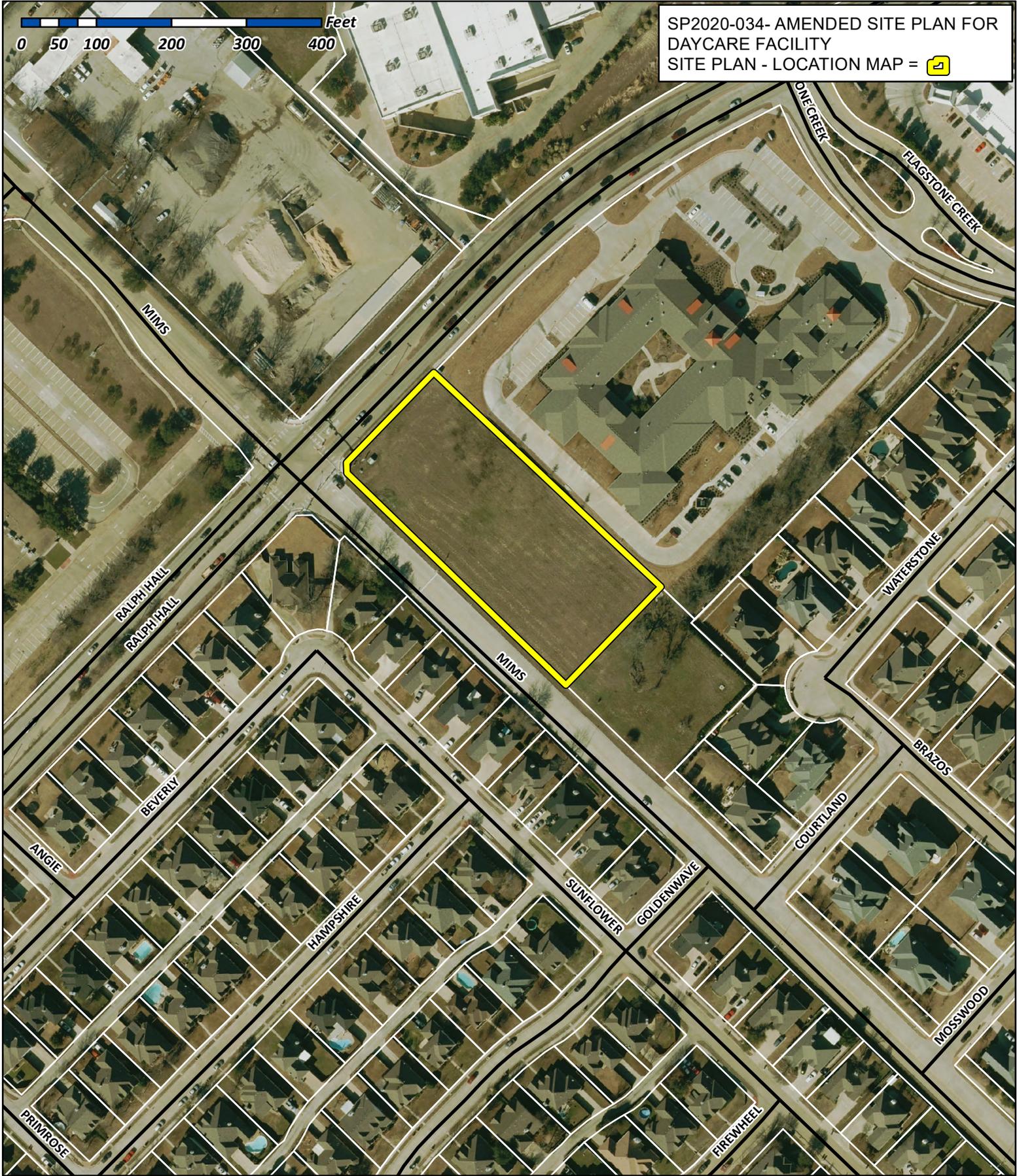
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21st DAY OF December, 2020

OWNER'S SIGNATURE

Julie McElvain

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2020-034- AMENDED SITE PLAN FOR DAYCARE FACILITY
 SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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





DARK GREY
CAST STONE



BLACK ASPHALT
SHINGLE



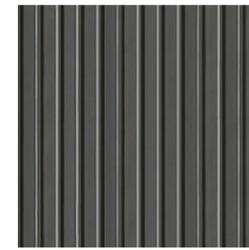
COMMON BRICK
MASONRY



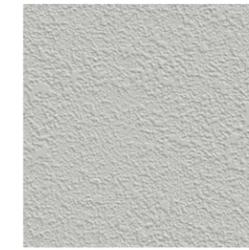
'STACKED' STONE
VENEER



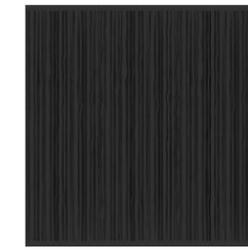
CEDAR WOOD
PANELS



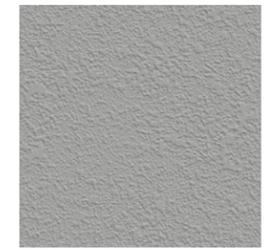
STANDING SEAM
ROOF



WHITE STUCCO



DARK PAINTED
CEDAR WOOD

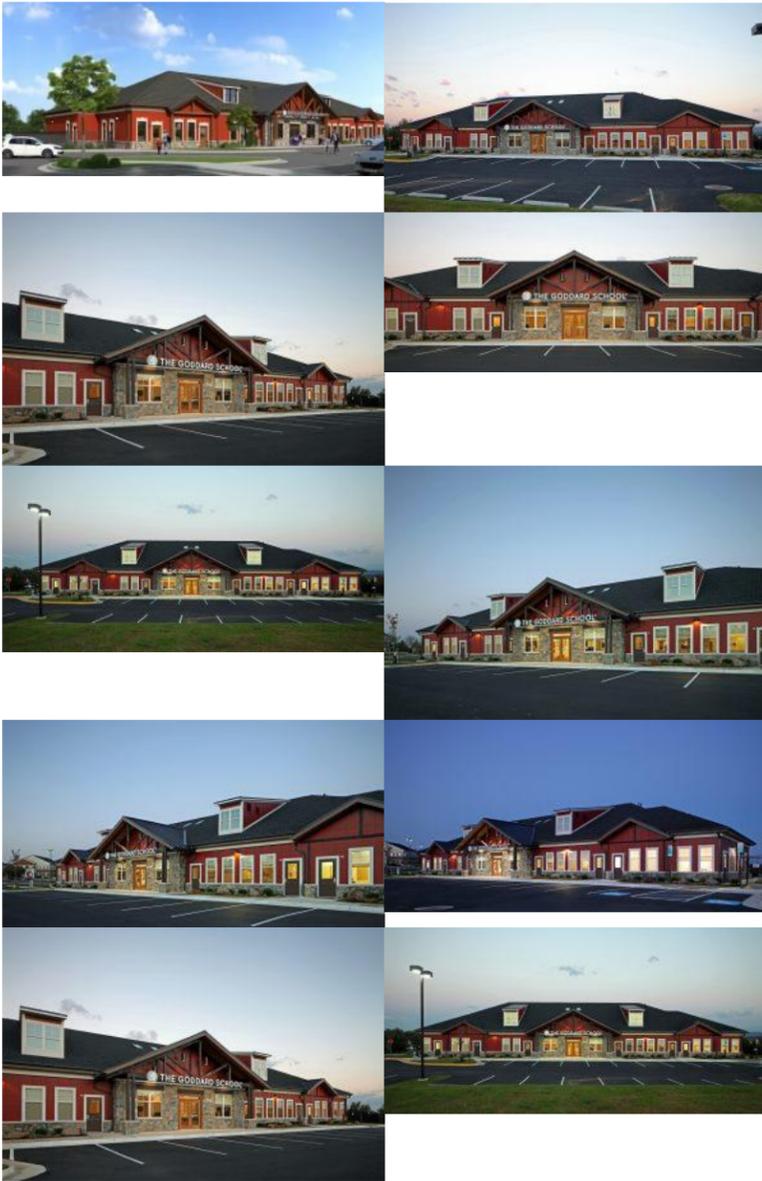


GREY STUCCO





The Goddard School of Gainseville



[Daycares and Schools](#)

States Licensed in:

- Virginia
- Maryland
- Washington D.C.
- Wisconsin
- Pennsylvania

Facebook

 **Loveless Porter Ar...**
496 likes

[Like Page](#) [Share](#)

 **Loveless Porter Architects**
on Thursday

Keep it going!



Testimonials

Sean, I just wanted to send you a quick letter to let you know how highly we regard your services here at GSI. The drawings Continue Reading

Goddard Schools Project Manager

[Click here to view full testimonials.](#)

Contact Us

Design: Imagine.

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PROPOSED COMPENSATORY MEASURES

Project: GODDARD DAYCARE

Attention: David Gonzales, AICP

Jurisdiction: City of Rockwall

Date: 12/18/20

Dear Mr. Gonzales,

Pursuant to our conversation this week regarding the above referenced projects, Method Architecture is proposing the following façade treatments and features as compensation for the requested variance to forego horizontal articulation as defined by City of Rockwall's the unified development code. Horizontal articulation is being provided at the front entry, but is not present on playground facing facades such that teachers can maintain a line of sight on the children at all times. Thank you for the opportunity to offset horizontal articulation in favor of enhanced architecture as described below:

Compensate Item F) – Above and beyond 90% masonry

Masonry is being provided over 95% including stone, brick, and stucco applications, on all elevations.

Compensate Item G) – Above and beyond 20% stone

Stone is provided in excess of 30% Min. on all elevations and at the dental clinic entry feature.

Compensate Item H) – Decorative architectural elements

- The Goddard School entrance has been given a 'Hill Country Modern' design including a featured projecting entrance of exposed structural trusses w/ craftsman columns, wood soffit and façade accents, and a modern front door with sidelites.
- Two (2) modern roof dormers have been added with standing seam metal roof accents.
- Additional gables have been added, two (2) at the front façade, and one (1) facing Mims Road, as add to the articulation of the building.
- A continuous decorative stucco cornice is present at all four elevations.
- A standing seam metal roof has been added to the entry portico.

Best Regards,



Brian 'Drew' Hayes

Associate Principal, North Texas Market Lead

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-055
PROJECT NAME: SUP for a General Retail Store at 505 N. Goliad Street
SITE ADDRESS/LOCATIONS: 505 N GOLIAD ST, ROCKWALL, 75087

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	12/21/2020	Approved w/ Comments

12/21/2020: Z2020-055; Specific Use Permit for 505 N. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street

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

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

(A) Proposed operation conditions of the SUP Ordinance:

The following conditions pertain to the operation of a General Retail Store land use on the Subject Property and conformance to these requirements is necessary for continued operations:

- 1) The General Retail Store shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance;
- 2) The operation of the General Retail Store shall be limited to the area on the first floor and shall generally conform to the Floor Plan depicted in Exhibit 'C' of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,

5) Parking in the front of the building (i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]) shall be prohibited.

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

- (1) Planning & Zoning work session meeting will be held on December 29, 2020.
- (2) Planning & Zoning Work Public Hearing will be held on January 12, 2020.
- (3) City Council Public Hearing will be held on January 19, 2020. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on February 1, 2021. [1st Reading of Ordinance]

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/17/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/15/2020	Approved w/ Comments
12/15/2020: # 1. Will Require ADA access # 2. ADA Restroom # 3. Building Permit # 4. Parking			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/16/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/15/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/21/2020	N/A
No Comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-055

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 505 NORTH GOLIAD

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 CAROLINE HARKLAU Applicant _____

Contact Person CAROLINE HARKLAU Contact Person _____

Address 102 E. RUSK Address _____

City, State & Zip ROCKWALL, TX 75087 City, State & Zip _____

Phone 972-333-3844 Phone _____

E-Mail hersouthernroots@gmail.com E-Mail _____

NOTARY VERIFICATION [REQUIRED]

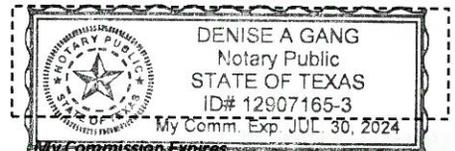
Before me, the undersigned authority, on this day personally appeared Caroline Harklau [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 30 day of December, 2020. 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 30 day of December, 2020.

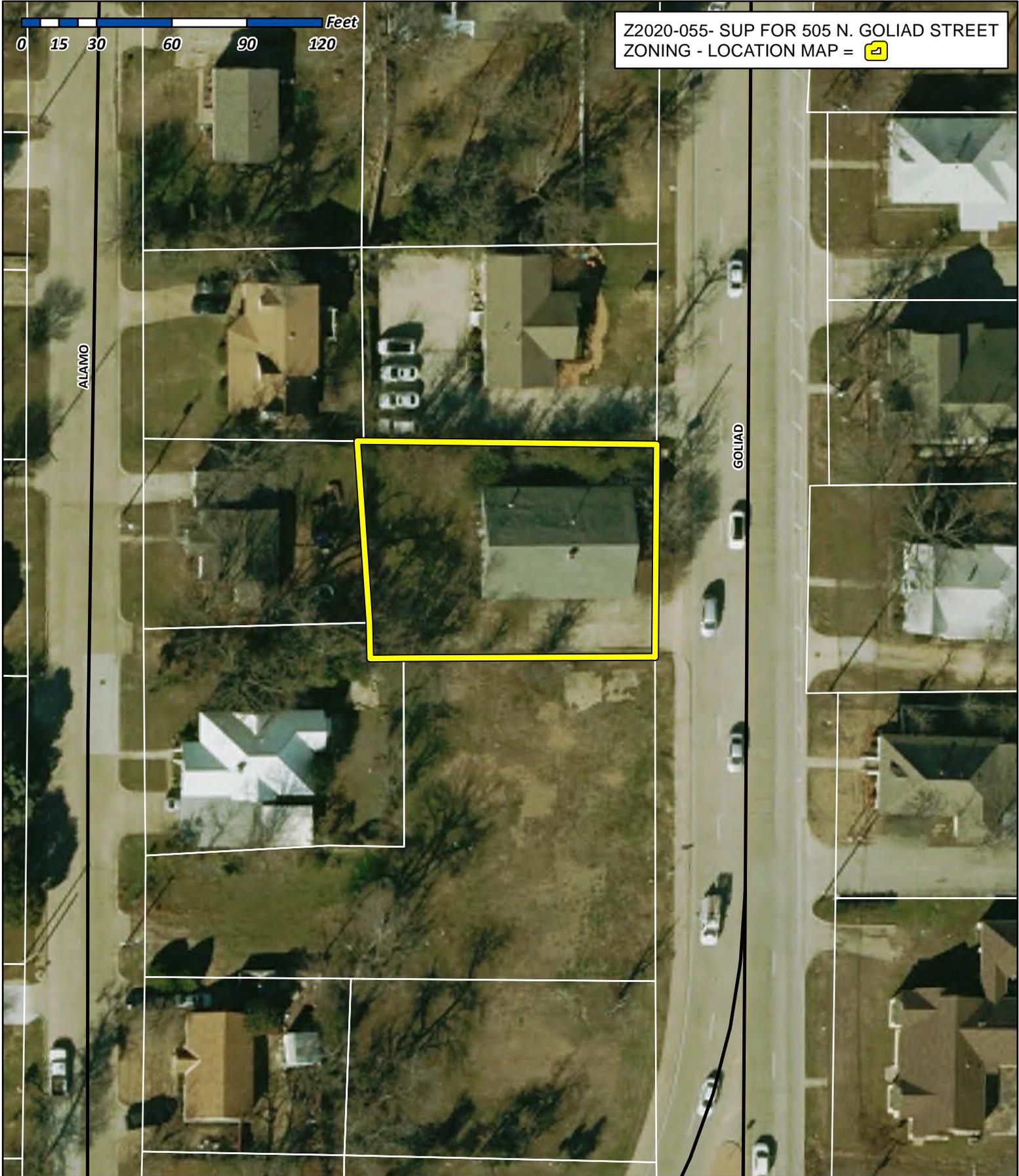
Owner's Signature

Notary Public in and for the State of Texas



0 15 30 60 90 120 Feet

Z2020-055- SUP FOR 505 N. GOLIAD STREET
ZONING - LOCATION MAP = 



City of Rockwall

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

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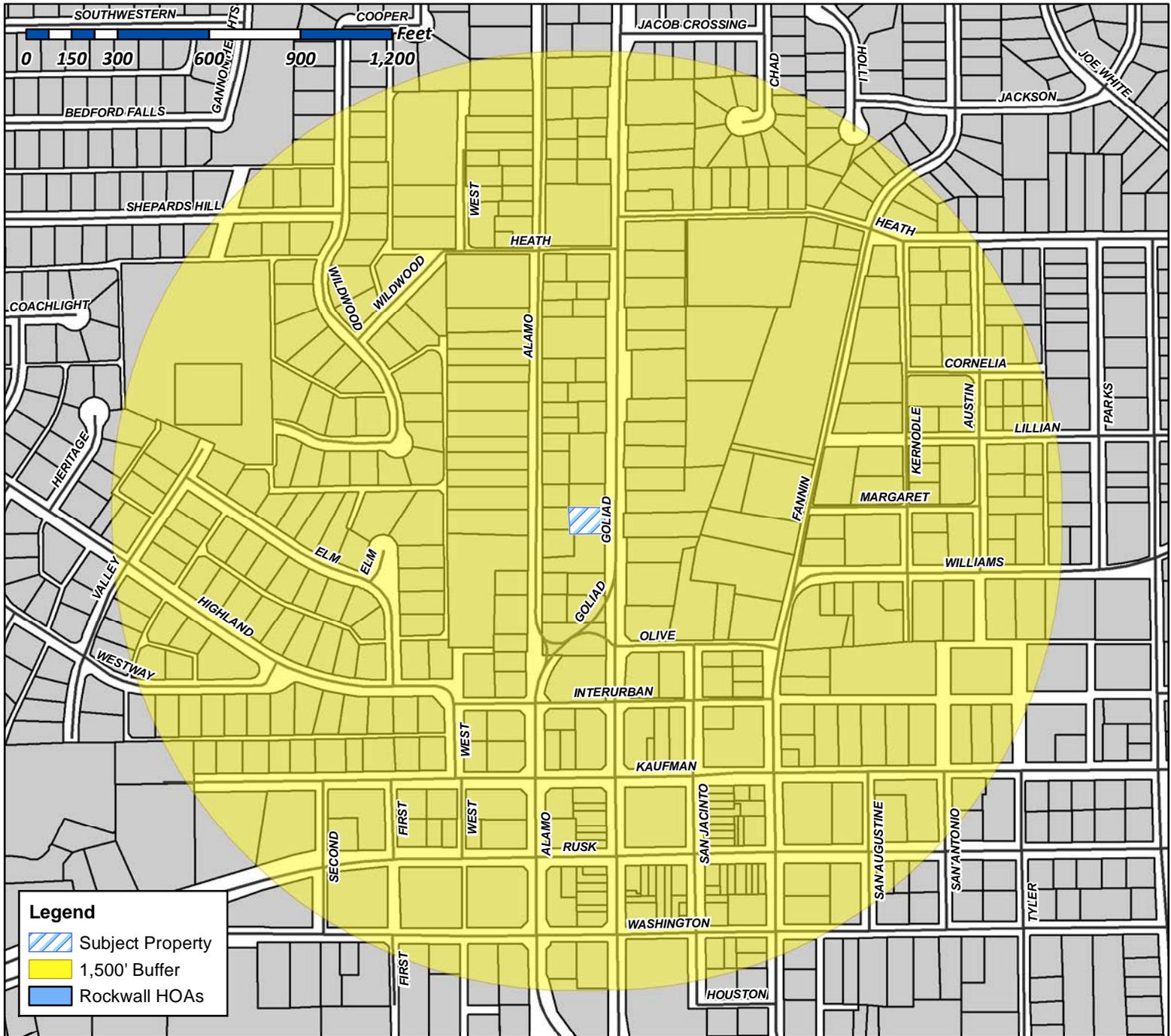




City of Rockwall

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

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Case Number: Z2020-055
Case Name: SUP for a General Retail Store
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 505 N. Goliad Street

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745



BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

R & S OPERATING CO LP
105 OLIVEST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

BLACK SHIRLEY M
1924 PALMETTO ISLE DR
MT. PLEASANT, SC 29466

ODOM JAY & ALISON
201 OLIVE ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
202 INTERURBAN ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
215 GRIFFIN AVE.
ROYSE CITY, TX 75189

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
301 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
301 N SAN JACINTO
ROCKWALL, TX 75087

REILLY KELSEY AND DAVID
302 ELM DRIVE
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

SMITH MARY SUE
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

KILLION OLIN R
401 N ALAMO
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
401 N FANNIN ST
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
404 N GOLIAD
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
405 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
474 KEYSTONE BEND
HEATH, TX 75032

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

MILDER SCOTT & LESLIE
501 CAMP CREEK RD
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
501 N ALAMO
ROCKWALL, TX 75087

STATE OF TEXAS
501 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
502 N ALAMO
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD
ROCKWALL, TX 75087

KILLION OLIN R
503 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
503 N FANNIN ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

CRAWFORD STEVE
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
505 N GOLIAD
ROCKWALL, TX 75087

LAYTON ERIC A
506 N ALAMO
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

PATEL ASMINI BHAVIK
508 N ALAMO RD
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CRISWELL BARBARA
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

CRISWELL BARBARA
604 N GOLIAD
ROCKWALL, TX 75087

RNDI COMPANIES INC
605 N ALAMO
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
703 N ALAMO RD
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
703 N ALAMO RD
ROCKWALL, TX 75087

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704 N GOLIAD
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
705 N ALAMO RD
ROCKWALL, TX 75087

WAGNER GERALD P
705 N GOLIAD ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
708 N ALAMO
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
803 N GOLIAD ST
ROCKWALL, TX 75087

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

POINTER PRICE AND
MANUEL LOZANO
906 N GOLIAD STREET
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
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. Z2020-055: Specific Use Permit for a General Retail Store

Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a General Retail Store on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad 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, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-055: Specific Use Permit for a General Retail Store

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

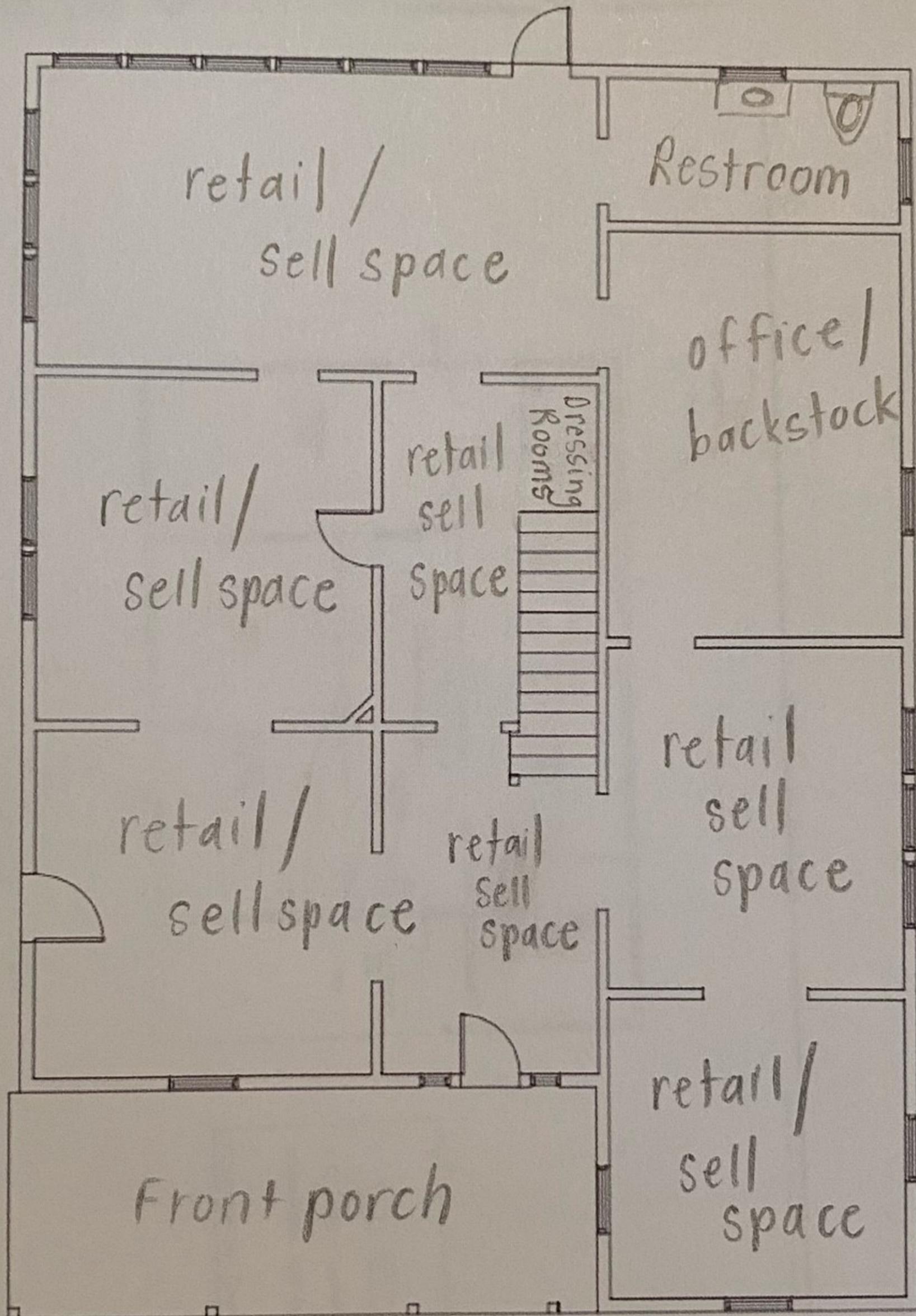


As the owner of Southern Roots during these unprecedented times, it is with great pride I can confirm our success during the year of 2020. We have not only seen growth but have been able to hire more employees and are looking to expand our growing business by moving to a new location. During this pandemic we have focused our efforts on social media marketing and our website. We opened our doors in 2014 in Rockwall and have seen continual growth and support from our community. Southern Roots prides itself on carrying exclusive brands that are not available outside of this area within 30 miles. We have developed a loyal customer base that chooses now more than ever to support local businesses. I am thrilled to see where the next chapter of my business is headed with the growth and community support we have seen during Covid-19 as well as the last 7 years in our Downtown Rockwall location. Now is the perfect time to move to a new building of our own and continue growing and supporting the Rockwall community.

My plan for the new location will create a specialized shopping environment that gives our customers more space to shop as well as parking specifically available to Southern Roots. I am so excited to create a bright and fun retail environment that customers will continue to enjoy and have the same but “upgraded” shopping experience. Southern Roots has grown so much in the last few years and we are in need of a larger back office space where we can receive merchandise and store extra inventory. Our ecommerce division has also grown and we will operate our website business including shipping procedures from our new location as well. Our social media and marketing team will also occupy the back office space. We will continue to focus on community and growth. We hope to hire more local students and create more jobs within our town. What an amazing time to grow in Rockwall. As a graduate from Rockwall High School it is an honor to see how my hometown has flourished. It is an honor to be a part of this community and to continue to expand my growing business in Rockwall Texas.

Thank you for your time and consideration.

Caroline Harklau



CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Subsection 01.01, Use of Land and Buildings*, of *Article 04, Permissible Uses*, and *Subsection 04.02, Residential Office (RO) District*, of *Section 04, Commercial Districts*, of *Article 05, District Development Standards*, and *Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District*, of *Section 06, Overlay Districts*, of *Article 05, District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

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

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

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance

shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street

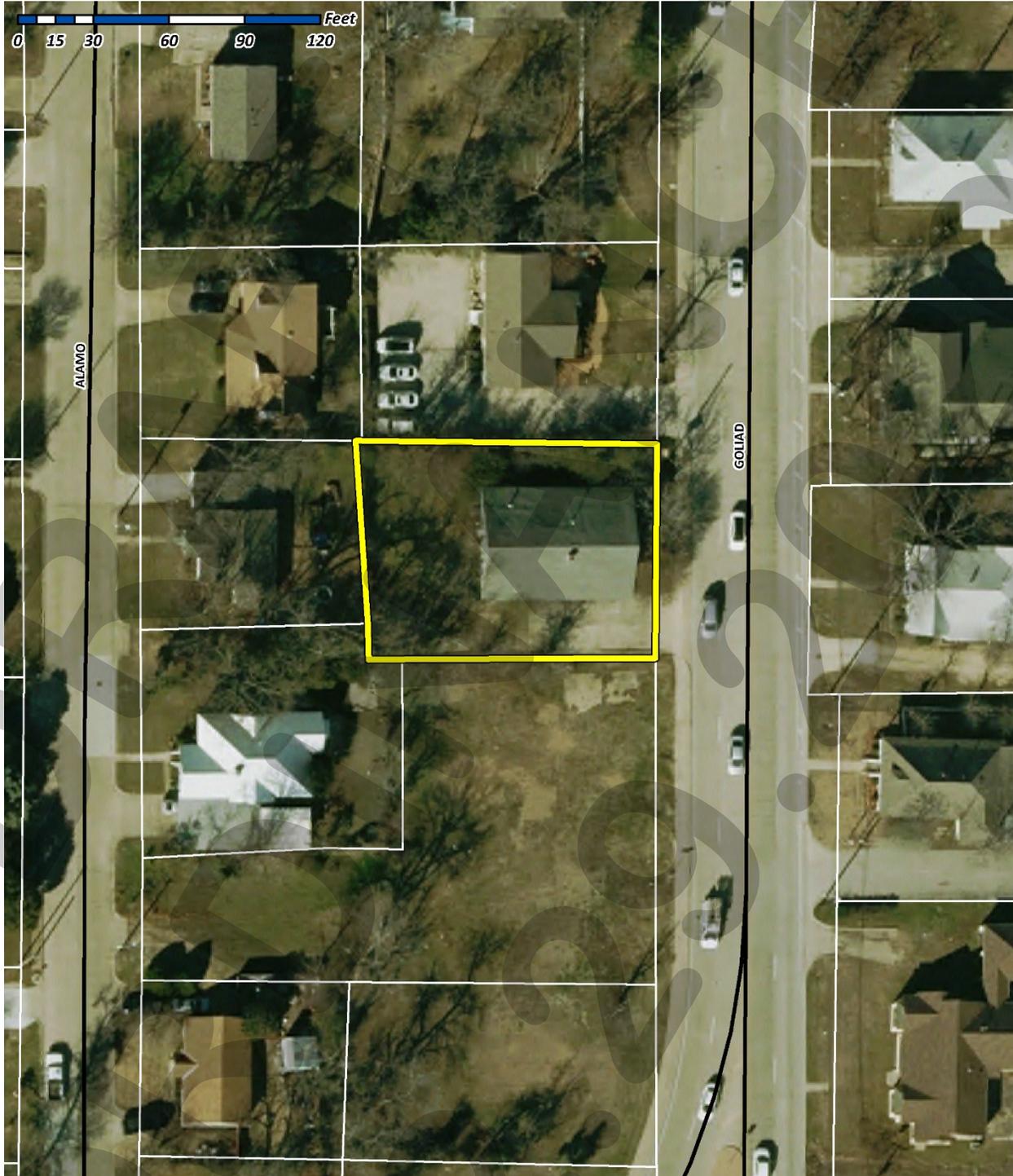
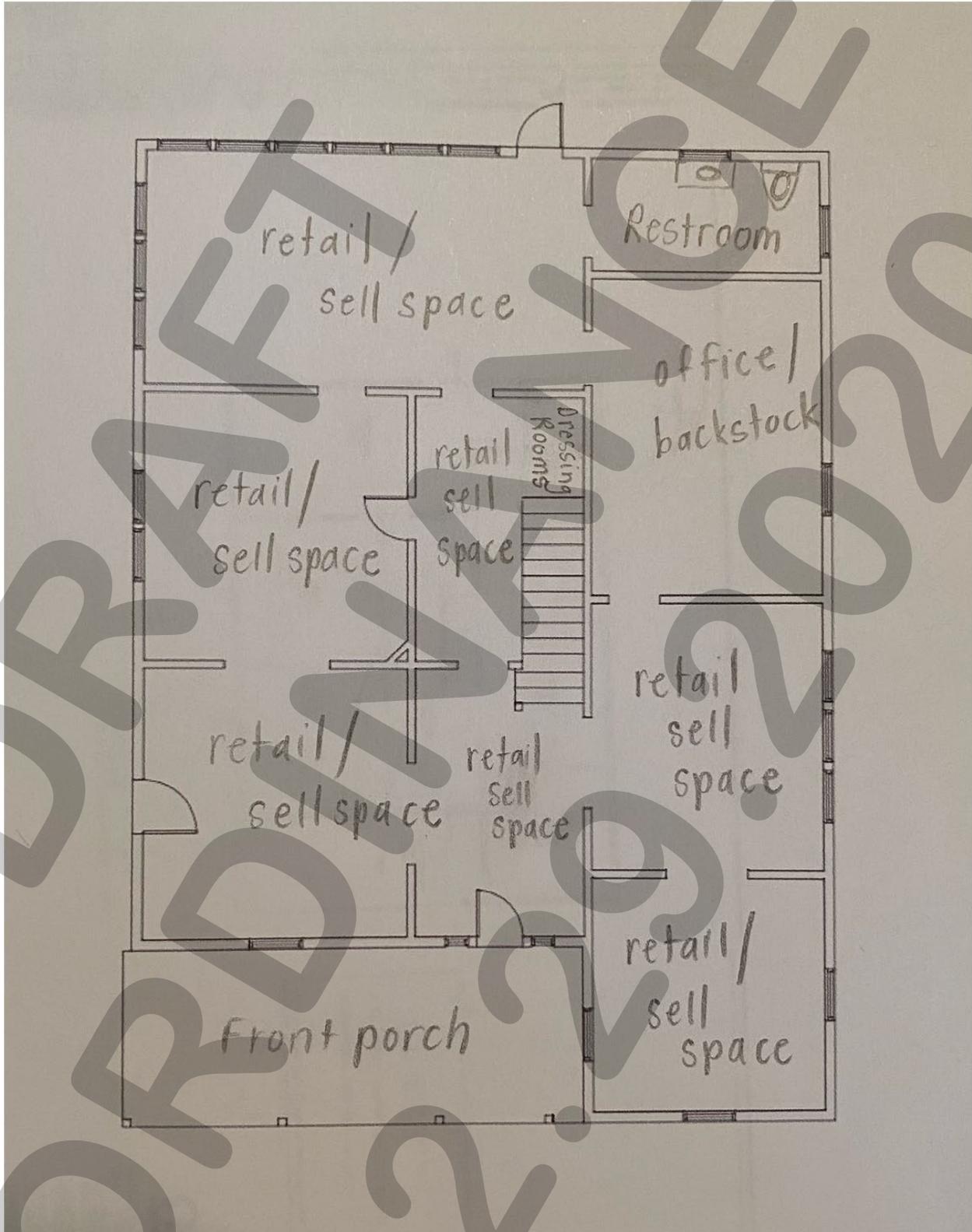


Exhibit 'C'
Floor Plan



PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-056
PROJECT NAME: Zoning Change from NS & SF-16 to PD
SITE ADDRESS/LOCATIONS:

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

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, 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
	Ryan Miller	12/18/2020	Approved w/ Comments

12/18/2020: Z2020-056; Zoning Change (NS & SF-16 to PD) for Nelson Lake Estates
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, and 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 Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference, include the case number (Z2020-056) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northeast Residential District, and according to the Future Land Use Map the subject property is designated for Low Density Residential and Commercial/Retail district land uses. The proposed zoning request appears to generally conform to the Low Density Residential designation; however, the Commercial/Retail designation (i.e. roughly where the Neighborhood Services [NS] District is currently zoned) will require the City Council to amend the Future Land Use Map.
- I.5 According to the District Strategies for the Northeast Residential District -- as outlined in the Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan -- "(a)ny new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in the district." As of right now the smallest lots in the district are 80-feet in size. In this case, 60' x 120' lots, 70' x 120' lots, and 72' x 120' lots are being proposed, which would be smaller than all other lots in the district. It may be beneficial for the proposed zoning plan to incorporate some larger 80-foot lots around the outside of the development to off-set the plans non-conformity to the District Strategies.
- I.6 The OURHometown Vision 2040 Comprehensive Plan stipulates various goals for single-family residential developments. The following aspects of the applicant's proposal either do not conform to the stated goals of the City's plan or there is not enough information to determine if the request conforms, and the plan could be revised -- per staff's recommendations -- to bring the project closer to conformance with the plan:

(1) CH. 08 | Sec. 02.03 | Goal 1; Policy 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.

Staff Response: The houses at the end of each block face could be turned to front onto the open space areas as opposed to side to them. This may result in the loss of lots, but

would make the request better conform to the Comprehensive Plan.

M.7 On the zoning exhibit please make the following changes:

- (1) Indicate the open space acreage that is located within the 100-year floodplain and that is located outside of the 100-year floodplain. This will help staff verify if the proposed development is in compliance with the required 20% open space. Please also note that floodplain can only be counted for ½-acre for every one (1) acre dedicated as open space [Subsection 02.02(E); Article 10].
- (2) Provide a separate exhibit showing conformance to the requirement that all lots less than 12,000 SF be within 800-feet of a neighborhood park or public/private open space [Subsection 02.02(E); Article 10]. This was NOT provided with the last submittal and is required to move forward.
- (3) Please provide a minimum of a 30-foot landscape buffer adjacent to all perimeter roadways. This landscape buffer is required to have a built-up berm, ground cover, and shrubbery along the entire length of the frontage. In addition, you will be required to plant three (3) canopy trees and four (4) accent trees per 100-linear feet [Subsection 02.02(D); Article 10].

Variance: The draft ordinance proposes an alternative buffer along North Country Lane, which is discretionary to the Planning and Zoning Commission and City Council.

- (4) Consider running a street parallel to FM-552 as a single loaded street to create separation between the homes and this major roadway. This is similar to Barlass Drive, which is located within the Stone Creek Subdivision.

M.8 Please review the attached Draft Ordinance prior to the December 29, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 5, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 12, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 29, 2020.

I.10 The projected City Council meeting dates for this case will be January 19, 2021 (1st Reading) and February 1, 2021 (2nd Reading).

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

12/18/2020: *+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.
- 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 - Detention must be above the floodplain elevation where adjacent.
- 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.

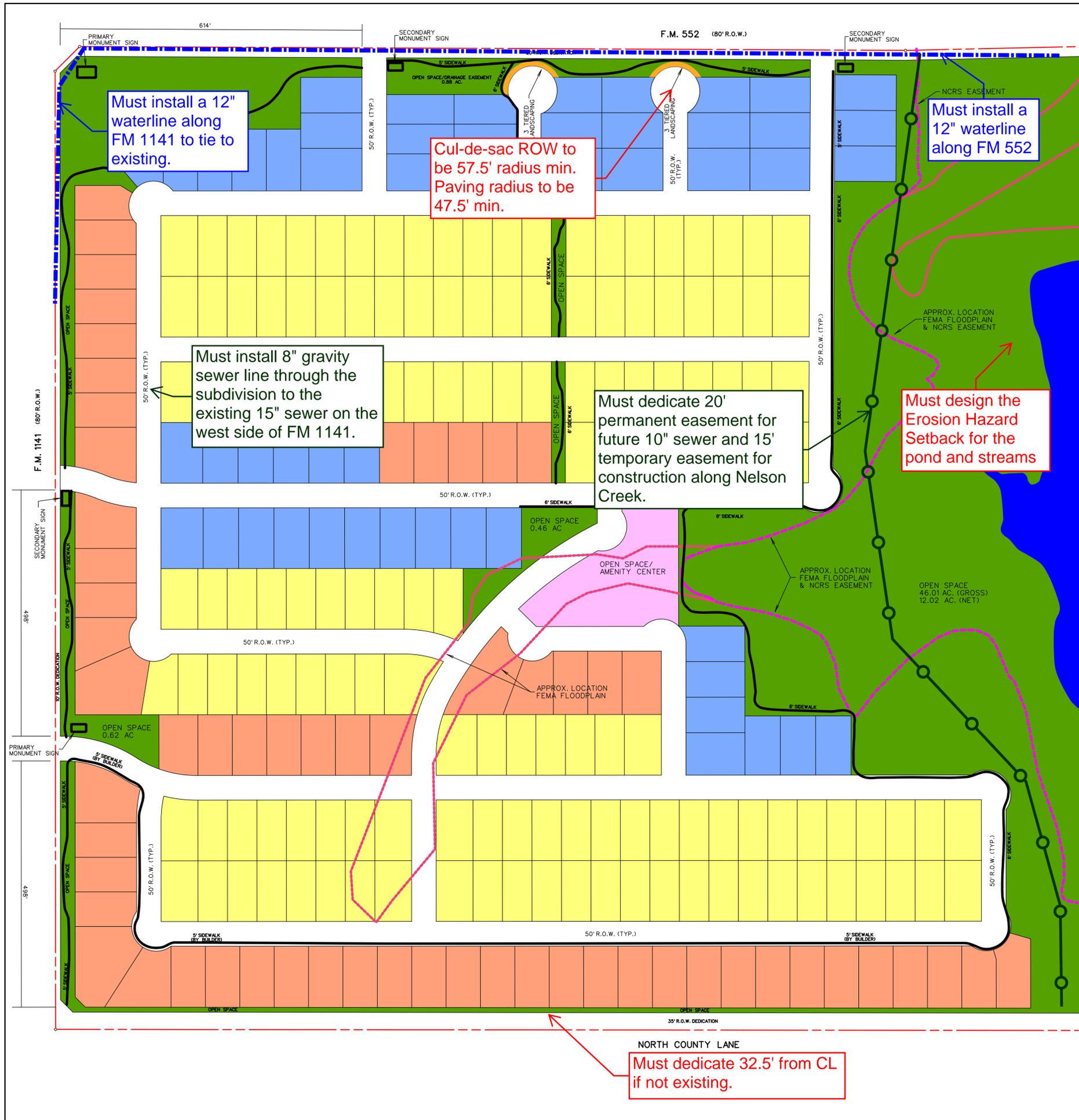
- I - Must have 10" sewer line along Nelson Creek per master plan.
- I - Infrastructure study has been requested to verify capacity at Stoney Hollow Lift Station to Squabble Creek. (review fees apply)
- I - Must pay the sewer pro-rata of no less than \$350/acre for Stoney Hollow upgrades. The infrastructure study will determine the cost.
- I - Must loop 8" water line on site. No dead-end lines allowed.
- I - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.

+Roadway Paving Items:+

- I - 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.
- I - 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.

+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.



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

Drainage Items:

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- I - Must install a 12" water line along the FM 552 and FM 1141 Frontage per the Master Water Plan.

Roadway Paving Items:

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- 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.
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- 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.



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 1447 FM 1141, Rockwall, TX 75087

Subdivision J. M. Glass Survey

Lot N/A

Block N/A

General Location Southeast corner of FM 552 and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning NS and SF-16

Current Use AG

Proposed Zoning PD - SF - 7

Proposed Use Residential subdivision

Acreage 121.16

Lots [Current] 109

Lots [Proposed] 262

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 Unison Investment, a California LP

Applicant Michael Joyce Properties, LLC

Contact Person JEN-LIANG WU, General Partner

Contact Person Ryan Joyce

Address 23545 Crenshaw Blvd

Address 1189 Waters Edge Dr

Ste 201

City, State & Zip Torrance, CA 90505

City, State & Zip Rockwall, TX 75087

Phone 310-325-0300

Phone 512-965-6280

E-Mail Uniinv@aol.com

E-Mail Ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEN LIANG WU [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 17 day of DECEMBER, 2020

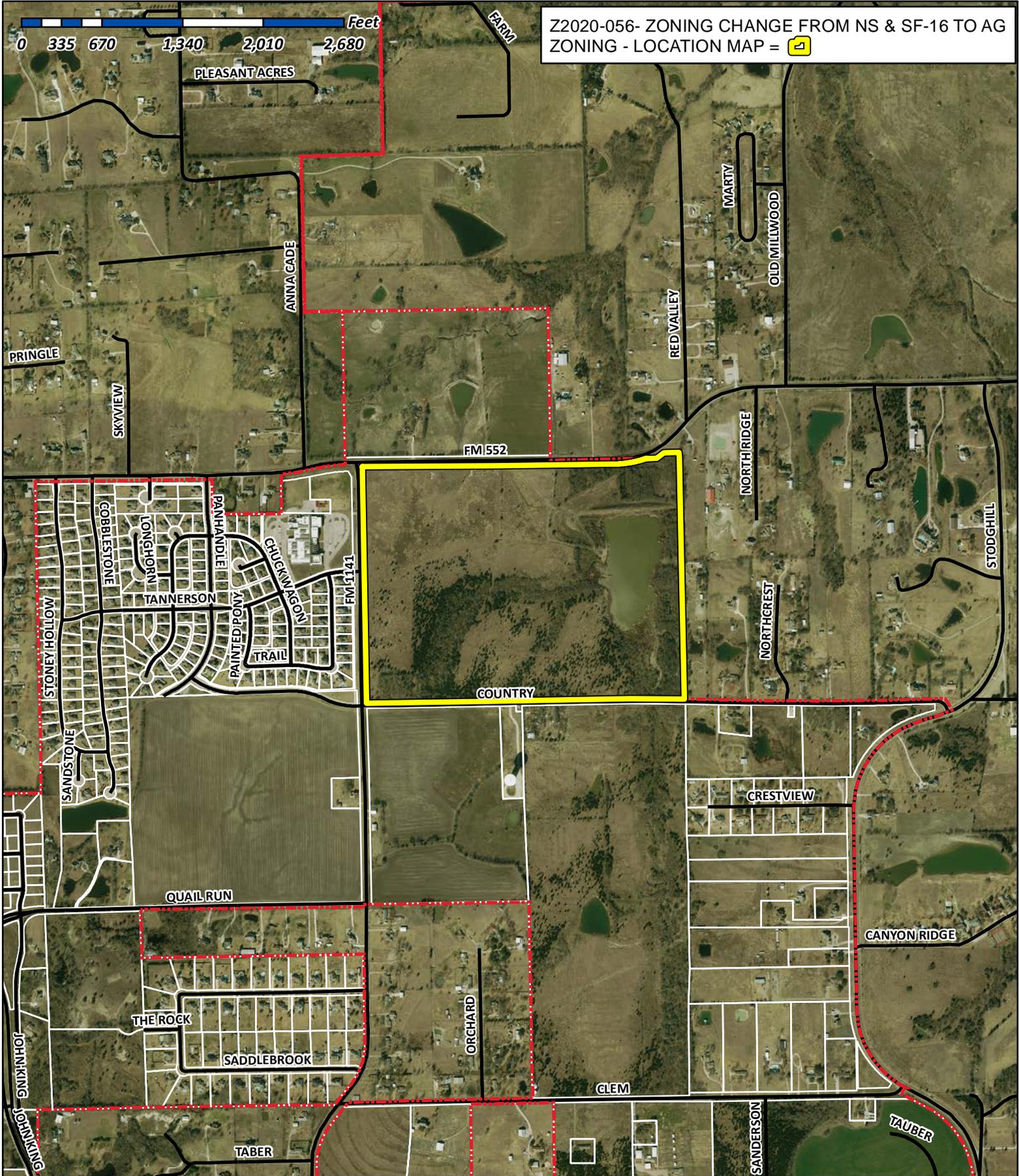
Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

01/31/2024



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.

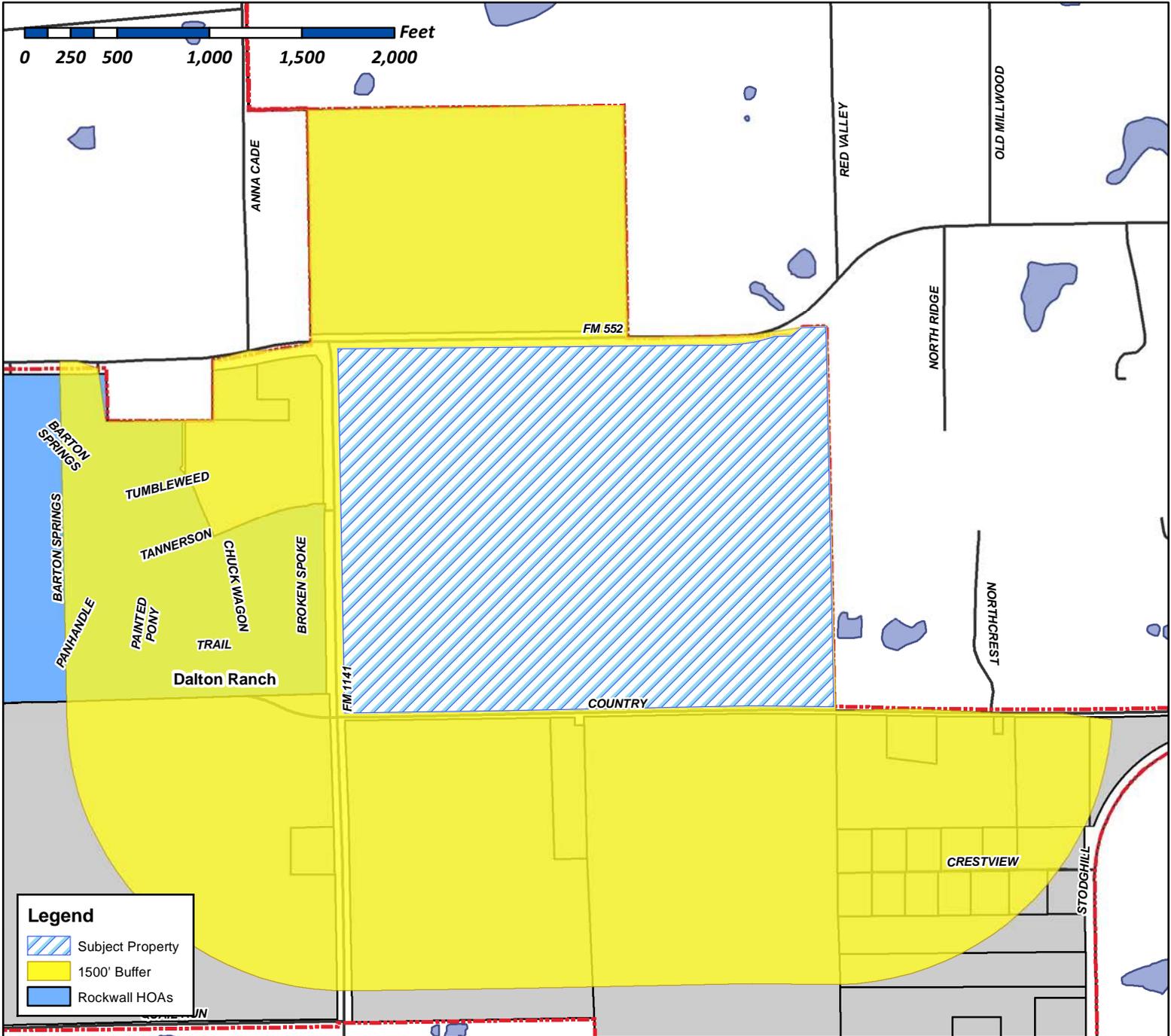




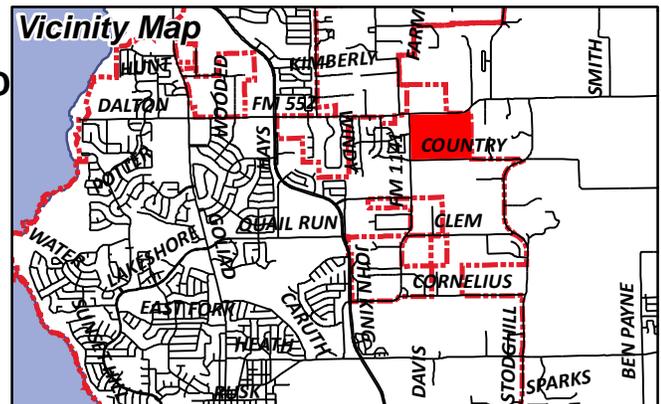
City of Rockwall

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Case Number: Z2020-045
Case Name: Zoning Change from NS & SF-16 to PD
Case Type: Zoning
Zoning: NS & SF-16
Case Address: SEC of FM 552 and FM 1141



Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-056]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).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 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

Z2020-056 Zoning Change from SF-16 & NS to PD

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

WEIR JAMES B & CRYSTAL
1831 TRAIL DR
ROCKWALL, TX 75087

OLIVER MICHAEL
1832 TRAIL DRIVE
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY
1833 TRAIL DRIVE
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE
1834 TRAIL DRIVE
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A
1835 TRAIL DRIVE
ROCKWALL, TX 75087

SANTOSO HARDJO AND
SENDYTIAWATI KURNIAWAN
1836 TRAIL DR
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE
1837 TRAIL DRIVE
ROCKWALL, TX 75087

STOVALL KEVIN
1847 TANNERSON DRIVE
ROCKWALL, TX 75087

ROCKWALL I S D
1880 TANNERSON
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

UNISON INVESTMENT
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

EIDT WILLIAM H AND
MARGARET E SHEEHAN/JOHN EIDT
2728 MCKINNON ST APT 1902
DALLAS, TX 75201

KIM BUNNA
2908 BROKEN SPOKE LN
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M
2910 BROKEN SPOKE LN
ROCKWALL, TX 75087

RODRIQUEZ MONICA CANO & ISRAEL A JR
2912 BROKEN SPOKE LANE
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI
2913 BROKEN SPOKE LANE
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE
2914 BROKEN SPOKE LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2914 CHUCK WAGON DR
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE
2915 BROKEN SPOKE LANE
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN
2916 BROKEN SPOKE LN
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE
2916 CHUCK WAGON DR
ROCKWALL, TX 75087

DE MASELLIS ADAM CLAUDE & STEPHANIE
DENISE
2917 BROKEN SPOKE LANE
ROCKWALL, TX 75087

2018 S M TAYLOR REVOCABLE TRUST
STEVEN EUGENE TAYLOR AND MICHELLE DIANE
TAYLOR- TRUSTEES
2918 BROKEN SPOKE LANE
ROCKWALL, TX 75087

DORROUGH JEFFREY
2918 CHUCK WAGON DR
ROCKWALL, TX 75087

GAY VINCENT NEIL AND KERRI L
2919 BROKEN SPOKE LN
ROCKWALL, TX 75087

SANTIAGO ABE D AND ROCIO D SIMENTAL
2920 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BOYD JOEY D
2920 CHUCK WAGON DR
ROCKWALL, TX 75087

RANNIGAN MICHAEL R & RACHELLE LE ANN
2921 BROKEN SPOKE LANE
ROCKWALL, TX 75087

DENNISON BOBBY & RAMONA
2922 BROKEN SPOKE LN
ROCKWALL, TX 75087

JONAS CHAD & JOANA
2924 BROKEN SPOKE LANE
ROCKWALL, TX 75087

BUNCH LLOYD M & LINDA G
2925 BROKEN SPOKE LANE
ROCKWALL, TX 75087

QUINTERO JORGE & DELILAH
2926 BROKEN SPOKE LANE
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
379 N COUNTRYLN
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC
C/O VISION COMMUNITIES MANAGEMENT INC
5757 ALPHA RD STE 680
DALLAS, TX 75240

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON ST
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. Z2020-056: Zoning Change from SF-16 & NS to PD

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, 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 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-056: Zoning Change from SF-16 & NS 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

October 16, 2020

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

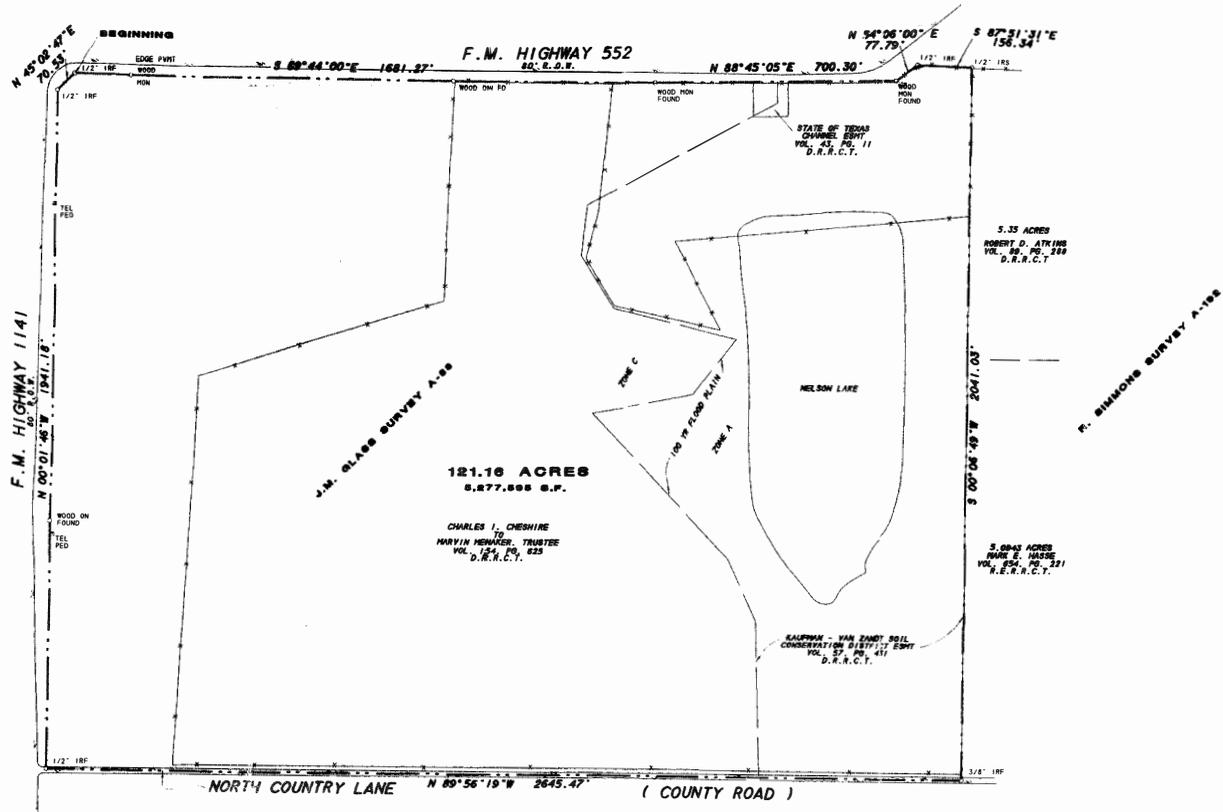
Michael Joyce Properties, LLC is requesting that our project be taken to the November 10th, 2020 Planning and Zoning Meeting. This project is the development of 121.16 Acres in the J.M. Glass Survey, Tract 2 Abstract 88, City of Rockwall, Rockwall County, located at the Southeast corner of F.M. 552 and F.M. 1141.

The property is currently zoned NS and SF – 16. We are proposing a development of Single-Family Residential homes on 7,000 - 8,400 square foot lots. This community will provide for a greater variety of housing that the market demands and will still reflect the beautiful aesthetic of the surrounding communities like Stone Creek and Breezy Hill, and the City of Rockwall as a whole.

We look forward to working with the City once again to develop another gorgeous development.

Cordially Yours,

Ryan Joyce



DESCRIPTION

All that certain lot, tract or parcel of land situated in the J.M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Charles J. Cheshire to Marvin Menaker Trustee, dated April 23, 1980, and being recorded in Volume 154, Page 825 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the East cut back corner at the intersection of the East right-of-way line of F.M. Highway 552 (80' R.O.W.) with the South right-of-way line of F.M. Highway 1141 (80' R.O.W.);

THENCE along the South right-of-way line of said F.M. Highway 552 the following:

- S. 89 deg. 44 min. 00 sec. E. (Controlling bearing) a distance of 1681.27 feet to a 1/2" iron rod found for corner;
- N. 88 deg. 45 min. 05 sec. E. a distance of 700.30 feet to a tack found in wood monument for corner;
- N. 54 deg. 06 min. 00 sec. E. a distance of 77.79 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 51 min. 31 sec. E. leaving the South line of said F.M. Highway 552, a distance of 156.34 feet to a 1/2" iron rod set for corner at the base of a fence corner post for corner at the Northeast corner of said Menaker tract;

THENCE S. 00 deg. 00 min. 49 sec. E. along the East line of said Menaker tract a distance of 2041.03 feet to a 3/8" iron rod found for corner in the center of North Country Lane (county road);

THENCE N. 89 deg. 06 min. 19 sec. W. along and near said center of North Country Lane a distance of 2645.47 feet to a 1/2" iron rod found for corner at the Southwest corner of said Menaker tract at the intersection of the center of said road with the East right-of-way line of said F.M. Highway 1141;

THENCE N. 00 deg. 01 min. 45 sec. W. with the East right-of-way line of said F.M. Highway 1141 a distance of 1941.18 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 02 min. 47 sec. E. along the East right-of-way line of said highway a distance of 7050 feet to the POINT OF BEGINNING and containing 121.16 acres or 5,277,595 square feet of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0035 B, dated SEPT 17, 1980, this property lies in Zones A & C. Part of this property does appear to be within a 100-year flood plain.
- 2) BEARING SOURCE IS RECORDED DEED IN VOL. 154, PG. 825, D.R.R.C.T.

SURVEYOR'S CERTIFICATE

I, Harold D. Fety, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat or map was prepared for ROCKWALL COUNTY ABSTRACT & TITLE COMPANY as 123 acres, on FM 552 and FM 1141, 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 on the 15th day of Feb., 2000.

Harold D. Fety III
 Harold D. Fety III, R.P.L.S. No. 5034



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9. In the event the easement described herein is abandoned, the rights, privileges, and authority granted hereunder to the second party shall cease and determine.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names and affixed their seals as of the day and year first above written.

- 1 Charles D. Wilson
- 2 James R. Murphy
- 3 Thomas Nelson Murphy
- 4 M. Burns D. Watkins
- 5 Aslee Nelson Watkins
- 6 James R. Dudley
- 7 Iva Nell Dudley
- 8 Henry C. Carr
- 9 Mrs. Jennie Nelson Carr
- 10 William G. Nelson
- 11 Mary Dee Nelson

Mrs J M Nelson
W J Burt Rodgers
Jennie Nelson Rodgers
 (Signature of first party)

Kaufman Van Zandt Soil Conservation District
Soil Conservation District

BY Frank Springer
 Chairman, Board of Supervisors

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ and _____, ~~his wife,~~ both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____, wife of the said _____, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 27 day of April, A. D. 1956.

Notary Public in and for _____

SEAL
 My Commission Expires: 6-1-57 County, _____

THE STATE OF Texas

COUNTY OF Rockwall

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mrs. J.M. Nelson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 27 day of April, A. D. 1956.

Frank Springer
 Notary Public in and for Rockwall
Rockwall County Texas

SEAL
 My Commission Expires: June 1, 1957

THE STATE OF Texas

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Alton A. Nelson and Mary Dee Nelson, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mary Dee Nelson wife of the said.

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Alton A. Nelson having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

Mary Doe Nelson acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 1 day of March, A. D. 1957.

BETTY ARRANT, Betty Arrant
Notary Public in and for
Ector County, Oklahoma (Texas)

SEAL:

My commission expires: June 14, 1957

THE STATE OF Texas

COUNTY OF Bosque

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Henry A. Carr and Mrs. Lennie Nelson Carr, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lennie Nelson Carr, wife of the said

Henry A. Carr having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lennie Nelson Carr acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, the 13 day of Feb., A. D. 1957.

J. D. Starcher
Notary Public in and for
Bosque County, Tex.

SEAL:

My commission expires:

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Rockwall

BEFORE ME, the undersigned, a Notary Public,

in and for said County, Texas, on this day personally appeared Jennie Nelson Rodgers, wife of K. Barto Rodgers known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Jennie Nelson Rodgers acknowledged such instrument to be her act and deed, and

she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 3 day of Jan., A. D. 1957

(L. S.)

Frank Springer
Rockwall Co., Texas

THE STATE OF Texas

COUNTY OF _____

434

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Melbourn I. Watkins

and Aslee Nelson Watkins his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Aslee Nelson Watkins, wife of the said

Melbourn I Watkins having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Aslee Nelson Watkins acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS, the 29 day of January,
M. Watkins
Aslee Nelson Watkins

A. D. 1957.

Gayle C. Wright
Notary Public in and for Dallas
County, _____

SEAL:

My commission expires: 6/1/57

THE STATE OF Texas

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Murphree and Omaree Nelson Murphree, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Omaree Nelson Murphree of the said

James R. Murphree wife having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

Omaree Nelson Murphree acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 29 day of January,
James R. Murphree
Omaree Nelson Murphree

A. D. 1957.

Genevieve L. ...
Notary Public in and for Dallas
County, Texas

SEAL

My commission expires: 6-1-57

THE STATE OF Texas
COUNTY OF Rockwall

435

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Albert J. Wilson

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 14 day of Jan., A. D. 1957.

Gladys James
Notary Public in and for Rockwall
Rockwall, County, Texas

SEAL
THE STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared James R. Dudley and Joan Nell Dudley, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Joan N. Dudley wife of the said

James R. Dudley having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

Joan N. Dudley acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

SIGNED: James R. Dudley
SIGNED: Joan Nell Dudley

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 28th day of June, A. D. 1955.

SEAL
My commission expires: 6-1-1957
J. T. Lofland
Notary Public in and for Rockwall County, Texas

THE STATE OF Texas
COUNTY OF Rockwall

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared K. Barto Rodgers known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this, the 3 day of Jan., A. D. 1957

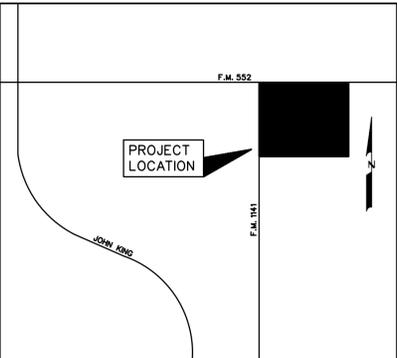
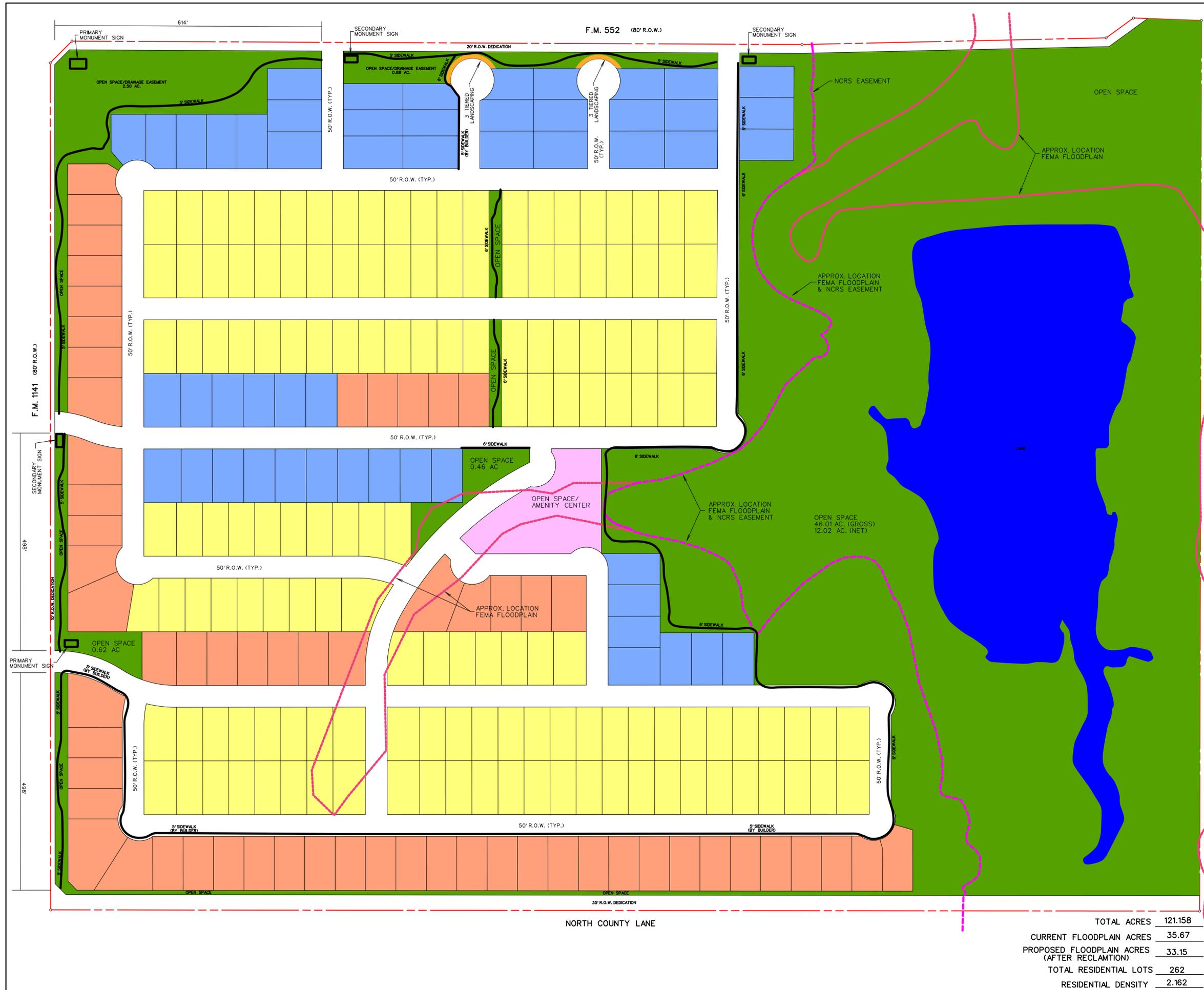
Frank Springer
Notary Public in and for Rockwall County Texas

SEAL
My Commission Expires: 6-1-1957

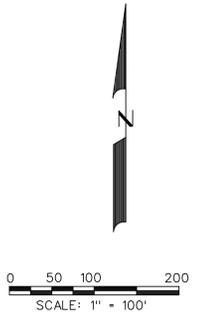
FILED FOR RECORD 16 DAY OF April A.D. 1958, AT 2-30 M.

RECORDED 17 DAY OF April A.D. 1958, AT 9-30 A.M.

Deborah Wimpee
DERWOOD WIMPEE, CLERK COUNTY COURT, ROCKWALL COUNTY, TEXAS.



LOCATION MAP
N.T.S.



LEGEND

TYPICAL LOT SIZES

- 60' X 120' - 149 LOTS
- 70' X 120' - 61 LOTS
- 72' X 120' - 52 LOTS
- PUBLIC OPEN SPACE/
LANDSCAPE BUFFER - 50.80 AC.
- AMENITY CENTER - 1.145 Ac.

NOTE:
THE MAXIMUM NUMBER OF RESIDENTIAL LOTS
SHALL NOT EXCEED 262 LOTS.

CONCEPT PLAN
OF
NELSON LAKE ESTATES
SITUATED IN THE
J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

OWNER
UNISON INVESTMENT
23545 CRENSHAW BLVD., STE. 201
TORRANCE, CA 90505

TOTAL ACRES	121.158
CURRENT FLOODPLAIN ACRES	35.67
PROPOSED FLOODPLAIN ACRES (AFTER RECLAMATION)	33.15
TOTAL RESIDENTIAL LOTS	262
RESIDENTIAL DENSITY	2.162

FISCAL IMPACT ANALYSIS TOOL

ASSUMPTIONS: (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

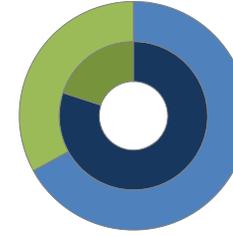
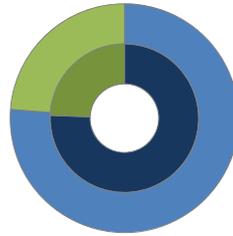
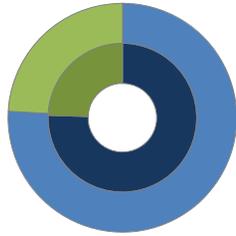
DISCLAIMER: The information provided below is not a reasonable basis for the approval or denial of any zoning case. This is a general tool that is meant to assist elected and appointed officials in the understanding the potential fiscal impacts of a zoning request, and to track conformance to the Comprehensive Plan's targeted land use ratios of 80% residential to 20% commercial land use, which is intended to yield a 67% residential value to 33% commercial value.

SUMMARY OF METHODOLOGY: The methods used in this study are based on a rough fiscal impact analysis, and involve reducing the City's land values down to a per square footage cost to estimate potential impact on existing property value. The cost of service model is constructed around the City's current fiscal year costs versus the percentage of land area that is currently residential and non-residential. A per capita multiplier and average cost method were used to estimate sales tax.

CASE NO.: Z2020-045

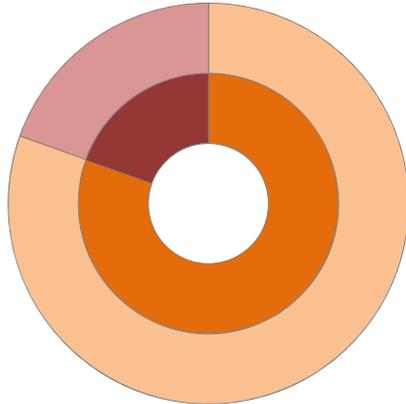
CASE NAME: Zoning Change (SF-16 & NS to PD) [Nelson Lake Estates]

ZONING MAP



	PRESENT				PROPOSED				CHANGE				GOAL		
	LAND USE		LAND VALUE		LAND USE		LAND VALUE		LAND USE		LAND VALUE		ACREAGE	VALUE	DIFFERENCE
	ACRES	%	EST. PROP. VALUE	%	ACRES	%	EST. PROP. VALUE	%	CH. ACRES	% CHANGE	CHANGE IN VALUE	% CHANGE			
RESIDENTIAL	10,934.11	75.49%	\$ 4,086,072,836.39	75.92%	10,949.47	75.59%	\$ 4,159,745,765.77	76.24%	15.36	0.11%	\$ 73,672,929.38	1.37%	80%	67%	-9.24%
NON-RESIDENTIAL	3,550.31	24.51%	\$ 1,296,229,067.61	24.08%	3,533.95	24.40%	\$ 1,296,111,589.15	23.76%	(16.36)	-0.11%	\$ (117,478.46)	0.00%	20%	33%	-9.24%
OPEN SPACE	14,484.42	100.00%	\$ 5,382,301,904.00	100.00%	14,483.42	99.99%	\$ 5,455,857,354.92	100.00%			\$ 73,555,450.92	1.37%	100%	100%	
TOTAL	2,487.57		\$ 380,531,381.26		2,488.57		\$ 389,033,454.47								
TOTAL	16,971.99		\$ 5,762,833,285.26		16,971.99		\$ 5,844,890,809.39								

PRESENT		
	ACRES	%
RESIDENTIAL	19,697.30	80.41%
NON-RESIDENTIAL	4,799.77	19.59%
OPEN SPACE	6,114.49	
TOTAL	30,611.56	
PROPOSED		
	ACRES	%
RESIDENTIAL	19,729.78	80.54%
NON-RESIDENTIAL	4,783.41	19.53%
OPEN SPACE	6,098.36	
TOTAL	30,611.56	
CHANGE		
	ACRES	%
RESIDENTIAL	32.48	0.13%
NON-RESIDENTIAL	(16.36)	-0.07%



FUTURE LAND USE MAP

ESTIMATED COST/REVENUES

BENCHMARKS

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Value	\$ 402,557.62	\$ 39,692,435.04	\$ 73,672,929.38	\$ 33,980,494.35
Non-Residential Value	\$ 117,478.46	\$ 9,527,246.00	\$ -	\$ (9,527,246.00)
Residential Acreage	56.06	56.06	71.42	15.36
Non-Residential Acreage	16.36	16.36	-	(16.36)

ANNUAL REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Residential Revenues	\$ 1,489.46	\$ 147,034.16	\$ 272,684.08	\$ 125,649.91
Non-Residential Revenues	\$ 434.67	\$ 56,519.64	\$ -	\$ (56,519.64)
Direct Sales Tax Increase	\$ -	\$ 229,556.40	\$ -	\$ (229,556.40)
Indirect Sales Tax Increase	\$ -	\$ 179,187.05	\$ 309,948.52	\$ 130,761.47
Total Revenues	\$ 1,924.13	\$ 612,297.26	\$ 582,632.60	\$ (29,664.66)

ANNUAL EXPENDITURES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
Cost of Community Service for Residential	\$ -	\$ (345,644.92)	\$ (715,566.98)	\$ (369,922.06)
Cost of Community Service for Non-Residential	\$ -	\$ (78,815.93)	\$ -	\$ 78,815.93
Total Estimated Expenditures	\$ -	\$ (424,460.84)	\$ (715,566.98)	\$ (291,106.14)

EST. ANN. COST/REVENUES

	[A] Current Zoning	[B] Current Zoning Potential @ BO	[C] Proposed Zoning @ BO	[B] - [C] Difference of Proposed vs. Current
EST. ANN. COST/REVENUES	\$ 1,924.13	\$ 187,836.42	\$ (132,934.38)	\$ (320,770.80)
OTHER BENCHMARKS				
Additional Citizens Added to Population		438	758	320
Estimated Non-Resident Consumers in City		147	-	(147)

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A NEIGHBORHOOD SERVICES (NS) DISTRICT AND A SINGLE-FAMILY 16 (SF-16) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 121.16-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Ryan Joyce of Ryan Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a zoning change from a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, 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. 04-38*] 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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *J.M. GLASS SURVEY, ABSTRACT NO. 88*, Rockwall County, Texas, and being all of that tract of land as described in a Warranty Deed from Charles I. Cheshire to Marvin Menaker, *Trustee*, dated April 23, 1980, and being recorded in *Volume 154, Page 625* of the *Deed Records* of Rockwell County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found for corner at the east cut back corner at the intersection of the east right-of-way line of FM-1141 (80' ROW) with the South right-of-way line of FM-552 (80' ROW);

THENCE along the south right-of-way line of said FM-552 the following:

S. 89 DEG. 44 MIN. 00 SEC. E. (*Controlling Bearing*) a distance of 1681.27-feet to a ½-inch iron rod found for corner;

N. 88 DEG. 45 MIN. 05 SEC. E. a distance of 700.30-feet to a tack found in wood monument for corner;

N. 54 DEG. 06 MIN. 00 SEC. E. a distance of 77.79-feet to a ½-inch iron rod found for corner;

THENCE S. 87 DEG. 51 MIN. 31 SEC. E. leaving the South line of said FM-552, a distance of 156.34-feet to a ½-inch iron rod set for corner at the base of a fence corner post for corner at the northeast corner of said *Menaker Tract*;

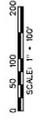
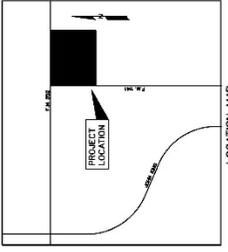
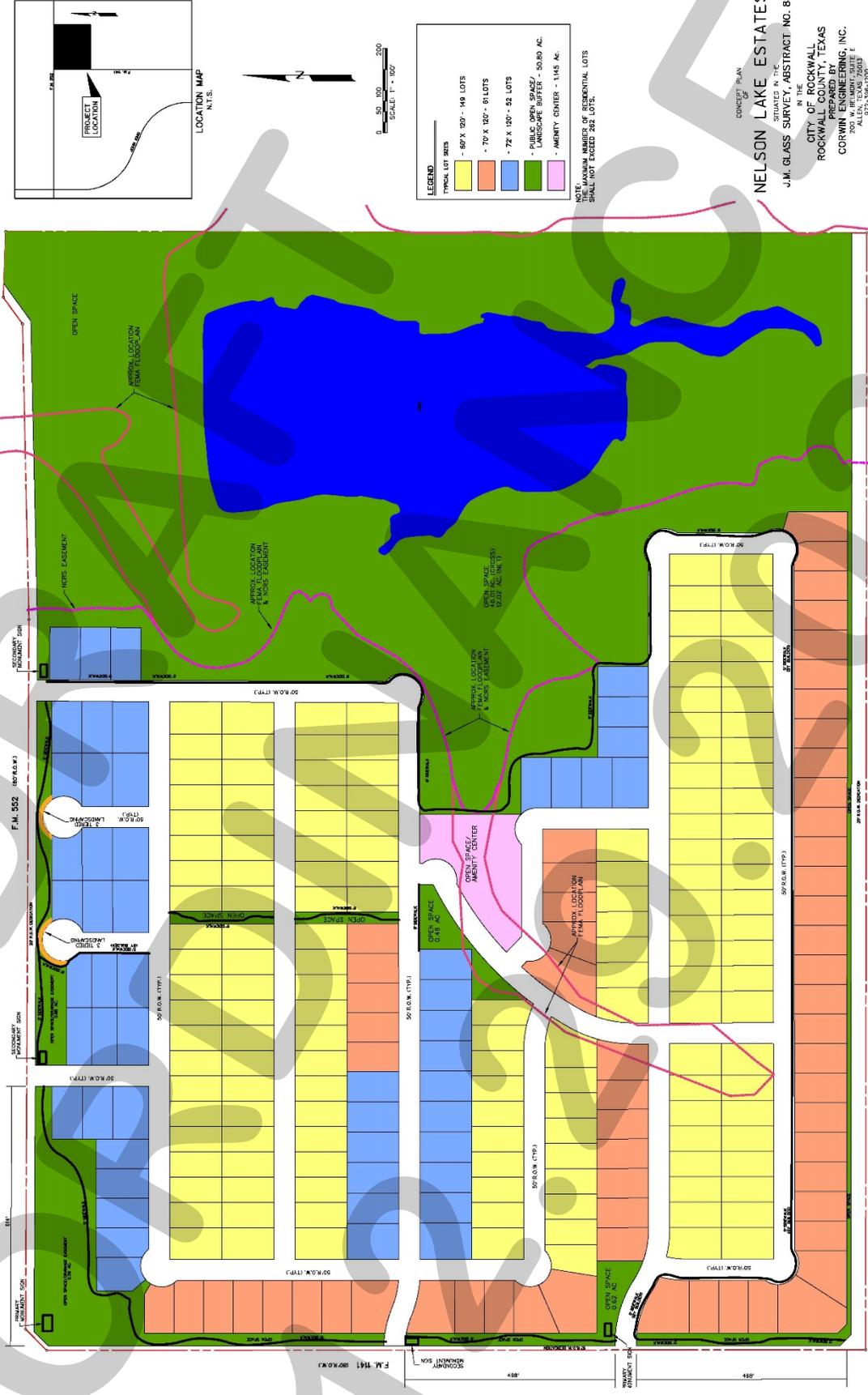
THENCE S. 00 DEG. 06 MIN. 49 SEC. E. along the east line of said *Menaker Tract* a distance of 2,041.03-feet to a 3/8-inch iron rod found for corner in the center of North Country Lane;

THENCE N. 89 DEG. 56 MIN. 19 SEC. W. along and near said center of North Country Lane a distance of 2,645.47-feet to a ½-inch iron rod found for corner at the southwest corner of said *Menaker Tract* at the intersection of the center of said road with the east right-of-way line of said FM-1141;

THENCE N. 00 DEG. 01 MIN. 46 SEC. W. with the east right-of-way line of said FM-1141 a distance of 1,941.18-feet to a ½-inch iron rod found for corner;

THENCE N. 45 DEG. 02 MIN. 47 SEC. E. along the east right-of-way line of said highway a distance of 70.50-feet to the *POINT OF BEGINNING* and containing 121.16-acres or 5,277,595 SF of land.

Exhibit 'C': Concept Plan



LEGEND

TYPICAL LOT SIZES

- 80' X 20' - 148 LOTS
- 70' X 100' - 81 LOTS
- 72' X 100' - 82 LOTS
- PUBLIC OPEN SPACE / LANDSCAPE BUFFER - 50,890 AC.
- AMENITY CENTER - 1145 AC.

NOTE: MINIMUM NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 282 LOTS.

NELSON LAKE ESTATES
CONCEPT PLAN
OF
STRATFORD IN THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORNUM ENGINEERING, INC.
203 W. M. STEWART BLVD.
ALLEN, TEXAS 75002
OWNER
UNISON INVESTMENT
23541 CORKWOOD BLVD. SUITE 201
CORPUS CHRISTI, TX 78408
DATE: 12/15/2020
SCALE: 1\"/>

TOTAL ACRES	121.158
CURRENT FLOODPLAIN ACRES	35.87
PROPOSED FLOODPLAIN ACRES AFTER RECLAMATION	33.15
TOTAL RESIDENTIAL LOTS	282
RESIDENTIAL DENSITY	2.182

**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* 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	60' x 120'	7,000 SF	149	56.87%
B	70' x 120'	8,400 SF	61	23.28%
C	72' x 120'	8,600 SF	52	19.85%
<i>Maximum Permitted Units:</i>			262	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.17 dwelling units per gross acre of land; however, in no case should the proposed development exceed 262 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾	60'	70'	72'
<i>Minimum Lot Depth</i>	120'	120'	120'
<i>Minimum Lot Area</i>	7,000 SF	8,400 SF	8,600 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,200 SF	2,200 SF	2,200 SF
<i>Maximum Lot Coverage</i>	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

Exhibit 'D':
Density and Development Standards

the encroaching faces.

- 6: Flat front entry garage configurations are permitted on up to 35% (*i.e. a maximum of 91 lots*) of the total number of lots provided that: [1] no more than 40% (*i.e. a maximum of 59 lots*) of the lots for Lot Type 'A' have a flat front entry garage, [2] no more than 29% (*i.e. a maximum of 32 lots*) of the combined total of the Lot Type 'B' and Lot Type 'C' may have a flat front entry garage, and [3] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet.

(4) **Building Standards**. All development shall adhere to the following building standards:

(a) **Masonry Requirement**. The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-552 and FM-1141 as shown on Exhibit 'C' of this ordinance*).

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

(c) **Garage Orientation and Garage Doors**. This development shall adhere to the following garage design and orientation requirements:

(1) **Type 'A' Lots**. Garages shall be oriented in a *traditional swing* (or *j-swing*) -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration -- or in a flat front entry configuration (*i.e. even with the front façade of the primary structure*). On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. Garages configured in a flat front entry configuration shall be allowed on a maximum of 40% of the lots (*i.e. a maximum of 59 lots*) provided that the front yard building setback is increased to 25-feet. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

(2) **Type 'B' and 'C' Lots**. Garages shall be oriented in a *traditional swing* (or *j-swing*) -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration -- or in a flat front entry configuration (*i.e. even with the front façade of the primary structure*). On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. Garages configured in a flat front entry configuration shall be allowed on a maximum of 29% of the lots (*i.e. a maximum of 32 lots of the combined total of the Lot Type 'B' and Lot Type 'C' Lots*) provided that the front yard building setback is increased to 25-feet. All garage configurations not

Exhibit 'D':
Density and Development Standards

conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



Carriage Hardware

- (5) 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

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	60' x 120'	(1), (2), (3), (4)
B	70' x 120'	(1), (2), (3), (4)
C	72' x 120'	(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-552, FM-1141, or North Country Lane 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:

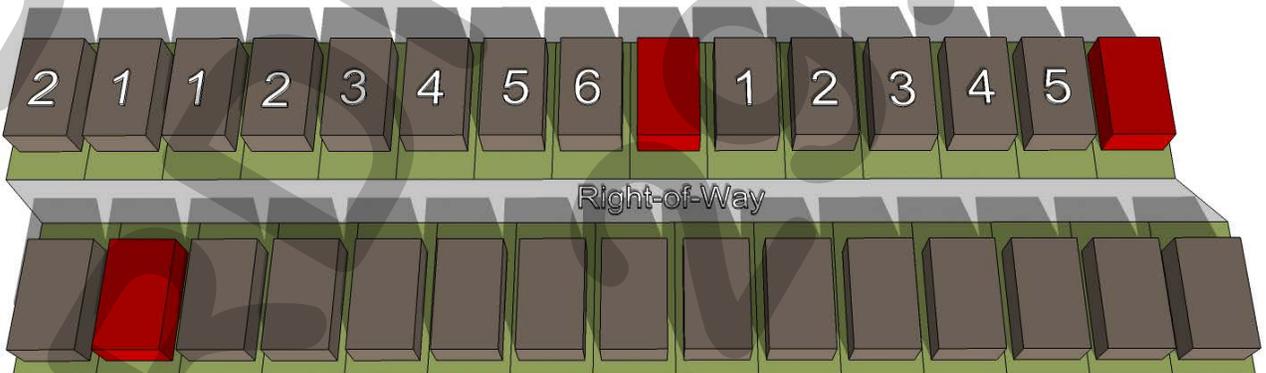
Exhibit 'D':
Density and Development Standards

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) **Front Yard Fences.** Front yard fences shall be prohibited.

Exhibit 'D':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-552, FM-1141 and North Country Lane*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
- (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(7) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (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-552). A minimum of a 30-foot landscape buffer shall be provided along FM-552 (*outside of and beyond any required right-of-way dedication*), that shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer. In addition, additional three (3) tiered landscaping (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be required adjacent to the cul-de-sacs along FM-552 as depicted in *Exhibit 'C'* of this ordinance.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (North Country Lane). A minimum of a 10-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning* --, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of North Country Lane. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to North Country Lane, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved by the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.

Exhibit 'D':
Density and Development Standards

- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 24.232-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including *landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (including *drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-057
PROJECT NAME: Zoning Change from SF-10 to PD-41
SITE ADDRESS/LOCATIONS: 1940 N LAKESHORE DR, ROCKWALL, 75087

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/22/2020	Approved w/ Comments

12/22/2020: Z2020-057; Zoning Change (SF-10 & PD-41 to PD-41)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change superseding Specific Use Permit No. 57 (S-57; Ordinance No. 08-39) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

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 (Z2020-057) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the North Lakeshore District, and according to the Future Land Use Map the subject property is designated for Commercial/Retail land uses. The proposed zoning request appears to generally conform to the Commercial/Retail designation, and the zoning change is considered to be in conformance with the Land Use Plan.

I.5 The proposed layout of Lot 1 does not conform to the minimum standards for properties in a General Retail (GR) District. Specifically, a minimum lot depth of 100-feet is required. Currently, the lot is depicted as only being 83.17-feet in depth. This deficiency can be addressed in the Planned Development District ordinance; however, staff highly recommends that an off-setting compensatory measure (as defined in Section 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code [UDC]) be incorporated into the request.

I.6 According to Subsection 02.03, Minimum Standards for Non-Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC) "(u)nless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards." Per this requirement staff has incorporated language from the General Overlay District Standards into the Planned Development District ordinance.

M.7 On the zoning exhibit please make the following changes:

- (1) Change 'Parking Summery' to 'Parking Summary'.
- (2) Change the parking calculations to the following:

Medical Office (1/250 SF @ 3,444 SF): 13.776 or 14 Parking Spaces

Office (1/300 SF @ 2,545 SF): 8.483 or 9 Parking Spaces
 Day Care (1/300 SF @ 10,005 SF): 33.35 or 34 Parking Spaces
 TOTAL: 57 Parking Spaces Required

(3) Please indicate how the parking deficiency will be addressed. In addition, a shared parking agreement will be required to be submitted and filed along with the mylars for the proposed replat.

M.8 Please review the attached Draft Ordinance prior to the December 29, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 5, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 12, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 29, 2020.

I.10 The projected City Council meeting dates for this case will be January 19, 2021 (1st Reading) and February 1, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/18/2020	Approved w/ Comments

12/18/2020: *+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 - 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	Ryan Miller	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	12/22/2020	N/A

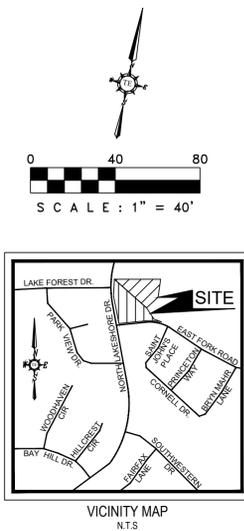
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/22/2020	N/A

No Comments



LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	SMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

---	PROPERTY LINE
---	EXISTING WATER LANE
---	PROPOSED WATER LINE
---	EX. SANITARY SEWER LINE
---	PROP. SANITARY SEWER LINE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT
---	PROPOSED FIRE CONNECTION
---	PROPOSED WATER METERS
---	PROPOSED BACK FLOW PREVENTER
---	P.S.&V.E. PEDESTRIAN SIGN & VISIBILITY EASEMENT
---	U.E. UTILITY EASEMENT
---	W.E. WATER EASEMENT
---	S.S.E. SANITARY SEWER EASEMENT
---	D.D.E. DRAINAGE EASEMENT
---	F.A.W.E. FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
---	V.E. VISIBILITY EASEMENT
---	PROPOSED FIRE LANE
---	FRONT SET BACK
---	LANDSCAPE SET BACK
---	BARRIER FREE RAMP
---	EXISTING STORM SEWER
---	EXISTING PAVEMENT/CURB
---	EXISTING SEWER MANHOLE
---	PROPOSED HANDICAP PARKING SPACE
---	EXISTING POWER POLE
---	EXISTING STORM INLETS
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED BOLLARDS
---	PROPOSED CAR STACKING
---	PROP. 6' HIGH WROUGHT IRON FENCE
---	EXISTING TREE
---	TRANSFORMER
---	F.A.U.E. FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
---	GREASE TRAP
---	SAMPLING WELL
---	SINGLE CLEAN OUT
---	DOUBLE CLEAN OUT
---	MONUMENT/POLE SIGN
---	PROPOSED WHEEL STOP
---	PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

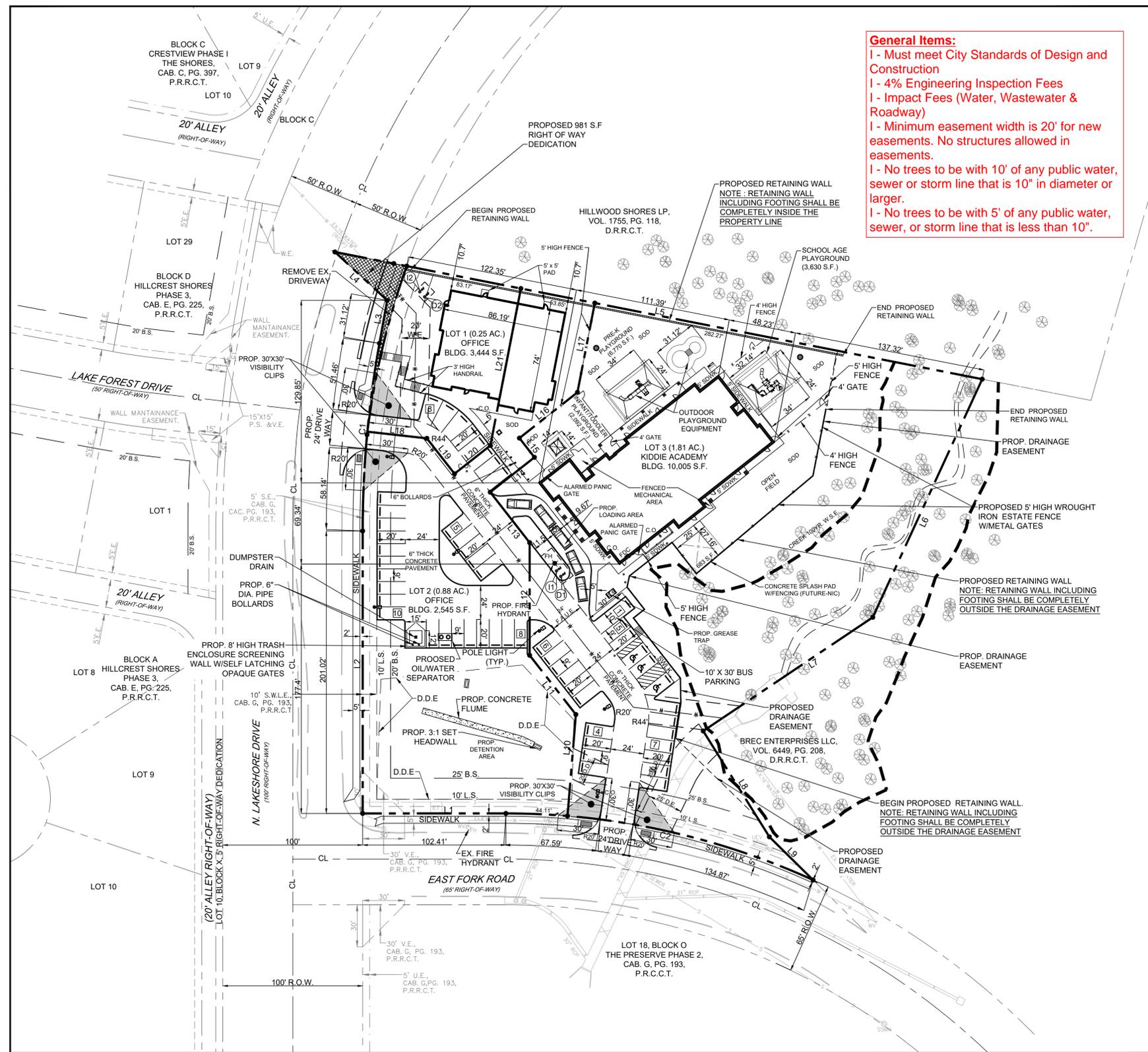
PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)
NET AREA	2.937 ACRES (127,962 S.F.)
LOT 1	0.25 ACRES (10,842 S.F.)
LOT 2	0.88 ACRES (38,268 S.F.)
LOT 3	1.81 ACRES (78,852 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	DAYCARE
LOT COVERAGE DATA	
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)
TOTAL BLDG AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)
PARKING SUMMARY	
PARKING REQUIREMENT	REQUIRED PROVIDED
1 SPACE PER 300 GFA	54 55
TOTAL PARKING	54 55
BUILDING DATA	
NO. OF BUILDINGS	3
PEAK HEIGHT	29'-0"
TOTAL SQUARE FOOTAGE	15,994 S.F.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



General Items:
 1 - Must meet City Standards of Design and Construction
 1 - 4% Engineering Inspection Fees
 1 - Impact Fees (Water, Wastewater & Roadway)
 1 - Minimum easement width is 20' for new easements. No structures allowed in easements.
 1 - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 1 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
 - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE
 1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
(D1)	DOM.	1 1/2"	1	
(I1)	IRR.	1"	1	
(D2)	DOM.	1"	1	6"
(I2)	IRR.	1"	1	

**CASE #
RECORD DRAWING**

REDESIGNED SITE PLAN
 KIDDIE ACADEMY
 NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
 T: 214.609.9271 F: 469.359.6709 E: kpatel@triangle-engr.com
 W: triangle-engr.com | O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
 Planning | Civil Engineering | Construction Management
 DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: 3
 TX PE FIRM #11525

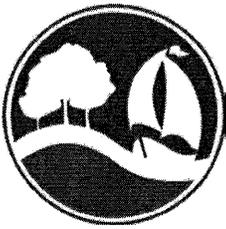
AS-BUILT DRAWINGS:
 TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.
 KARTAVYA S. PATEL, P.E. NO. 97534

OWNER/DEVELOPER DUNKIN ACADEMY ON LAKESHORE LLC DUNKIN GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590	ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR A&W SURVEYORS INC. P. O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975	ARCHITECT GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767
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NO.	DATE	DESCRIPTION	BY
1	12/15/2020	AS-BUILT RECORD DRAWINGS	KP



12/15/2020



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **1.13**

Lots [Current] **1**

Lots [Proposed] **3**

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

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

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

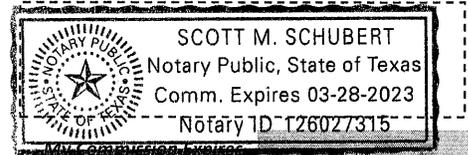
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

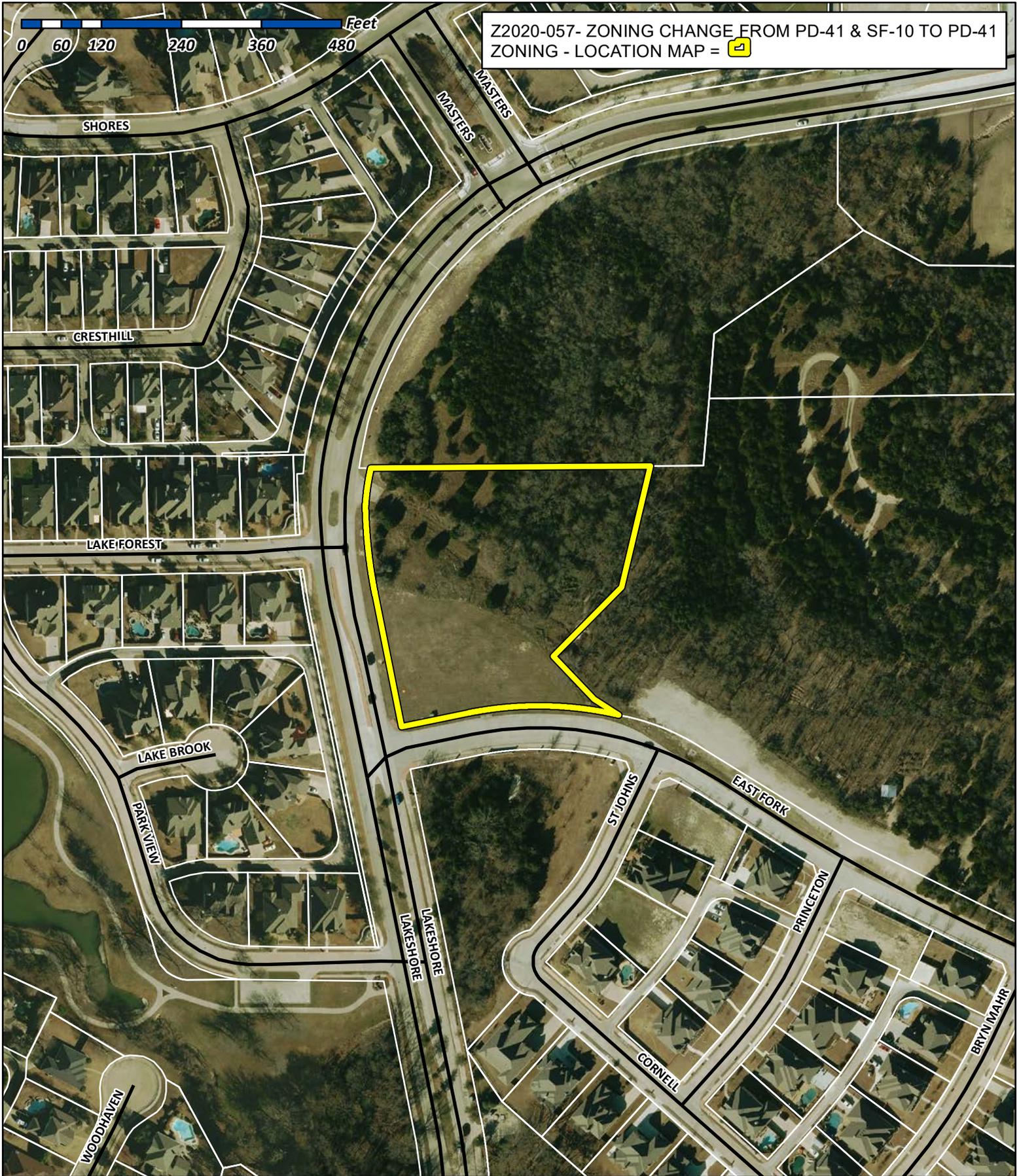
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 244.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

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

Owner's Signature

Notary Public in and for the State of Texas





City of Rockwall

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

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

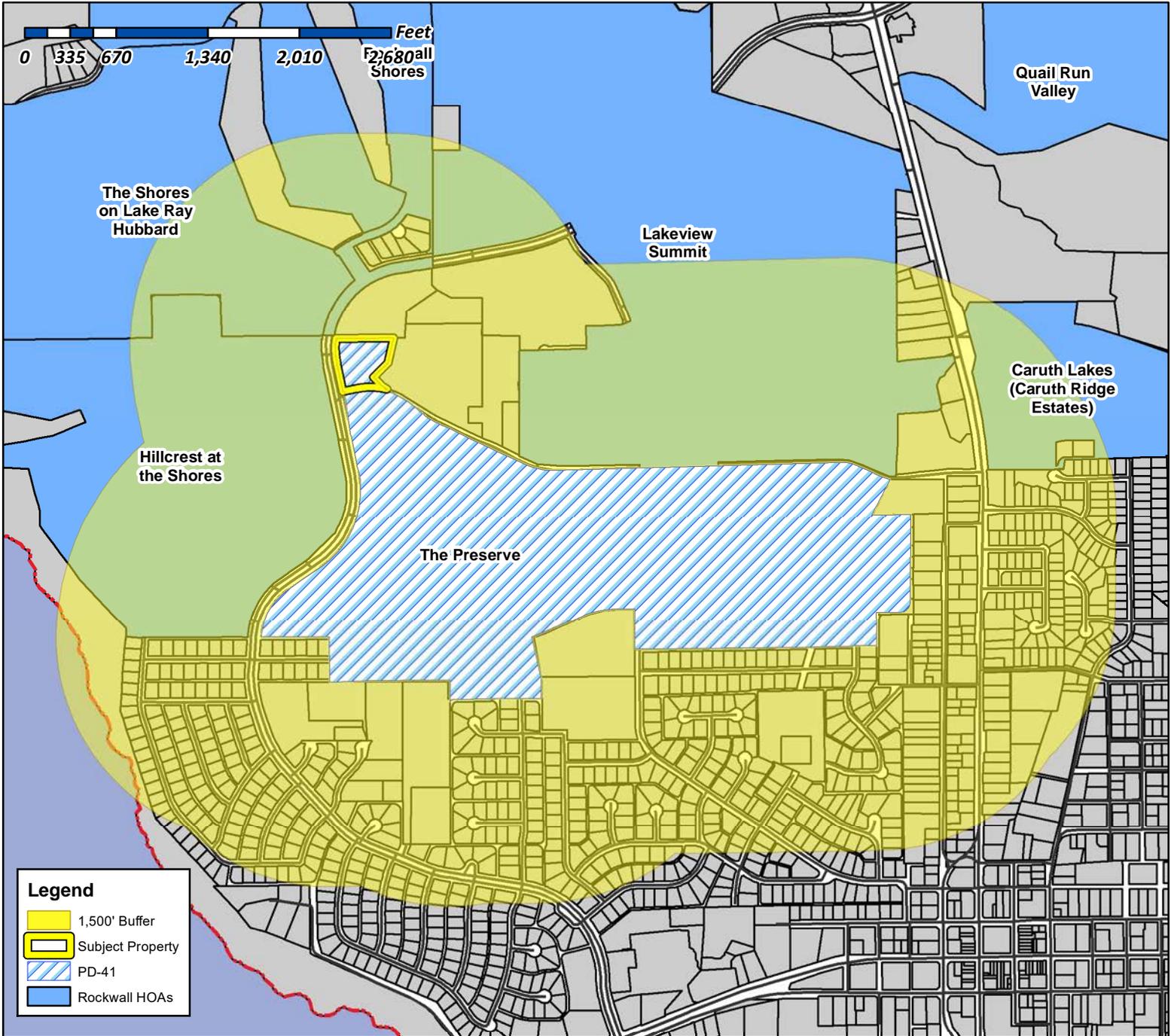
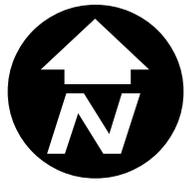




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-057]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).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 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

Z2020-057 Zoning Change from SF-10 to PD-41

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

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

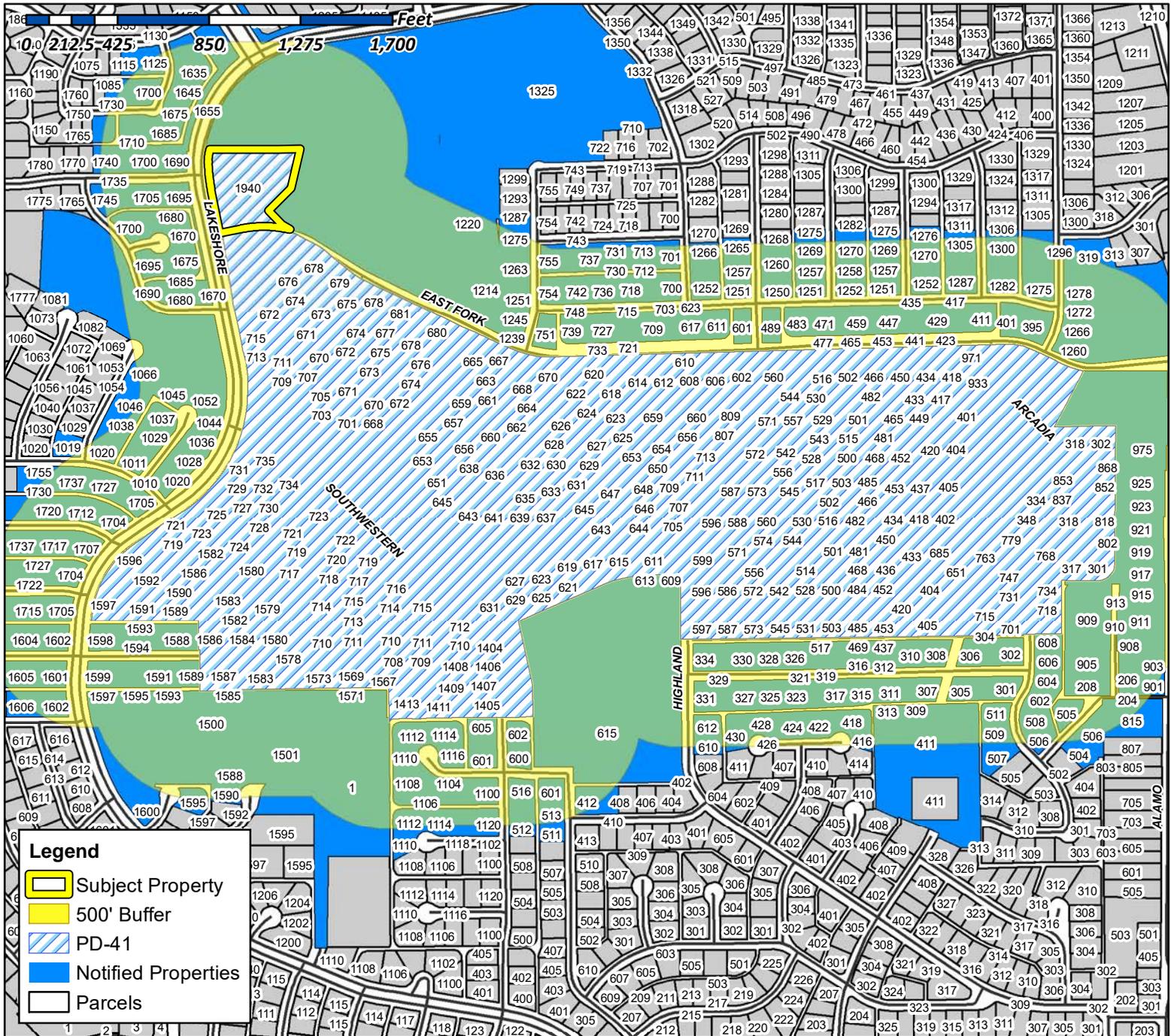
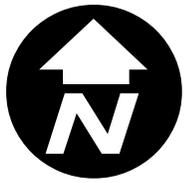
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City of Rockwall

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

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: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: 12/19/2020

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





City of Rockwall
Planning & Development

Zoning Application - Letter of Intent

Lakeshore Office Building

To Whom It May Concern,

We are requesting approval to rezone our entire property to GR, in PD-41. This is in order to develop the pad site we created when developing the Kiddie Academy of Rockwall.

When we purchased the property there were two platted lots, one for the daycare with a SUP in place in PD-41, the other was R-12 outside of PD-41, which we graded and created a pad site.

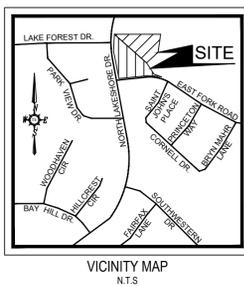
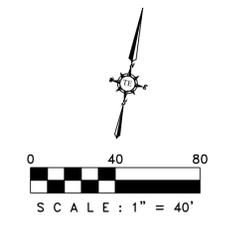
Our intent is to separate the 2.9 ac parcel into the Kiddie Academy site, and two office sites.

Sincerely,

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

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





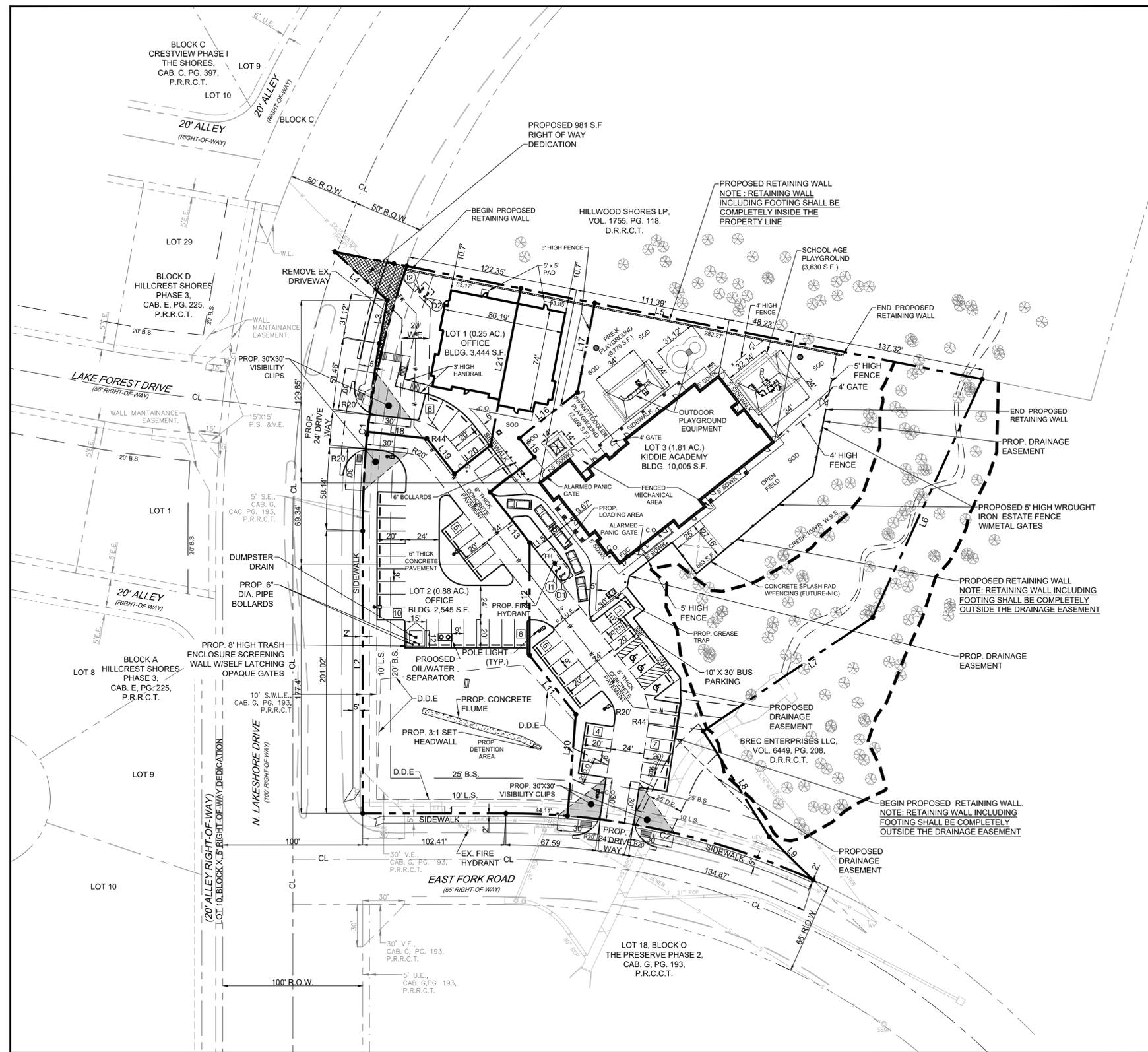
LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE EASEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

SITE DATA SUMMARY TABLE		
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.937 ACRES (127,962 S.F.)	
LOT 1	0.25 ACRES (10,842 S.F.)	
LOT 2	0.88 ACRES (38,268 S.F.)	
LOT 3	1.81 ACRES (78,852 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
TOTAL BLDG AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMARY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	54	55
TOTAL PARKING	54	55
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRING DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590	ENGINEER TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	SURVEYOR A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975	ARCHITECT GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767
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- ### GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
 - A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
 - ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D1)	DOM.	1 1/2"	1	
(I1)	IRR.	1"	1	
(D2)	DOM.	1"	1	6"
(I2)	IRR.	1"	1	

CASE # RECORD DRAWING

REDESIGNED SITE PLAN
KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Planning | Civil Engineering | Construction Management

DESIGN/DRAWN: KP DS DATE: 08/23/16 SCALE: SEE SCALE BAR PROJECT NO.: 028-16 SHEET NO.: 3

TX PE FIRM #11525

AS-BUILT DRAWINGS:
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

NO.	DATE	DESCRIPTION	BY
1	12/15/2020	AS-BUILT RECORD DRAWINGS	KP



12/15/2020

Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.
3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.
4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.
5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

SECTION 4. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
 COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
 THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21" East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2" iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ feet to the Point of

Beginning and containing 145.744 acres of land.

500.68

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
 2331 GUS THOMASSON ROAD, SUITE 102
 P.O. BOX 28355 214-328-8133
 DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS

Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys	-----	-----
	386	137.7 Acres
Park/Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

The plan as submitted indicates the following percentages:

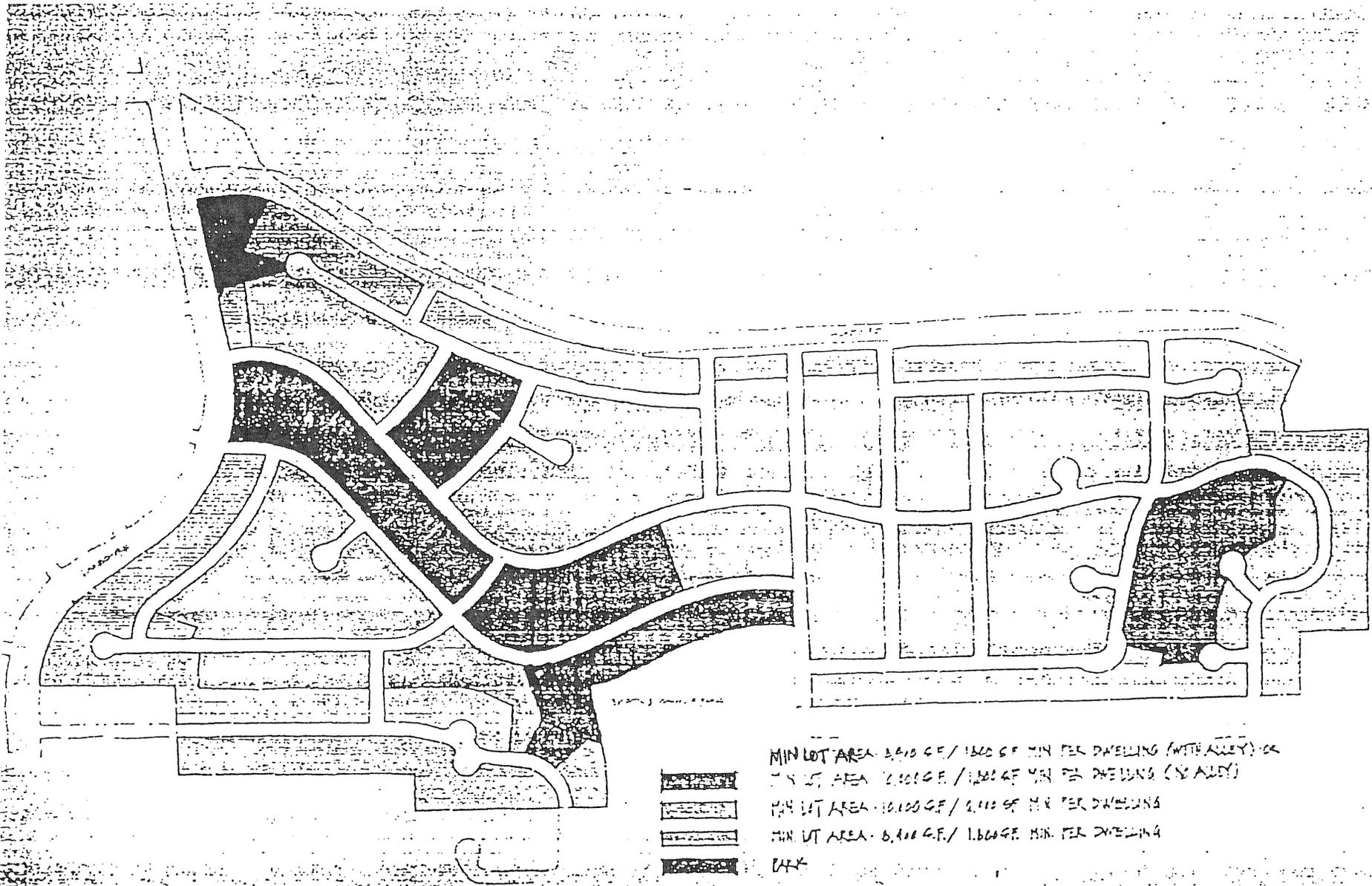
10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

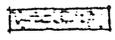
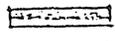
HILLCREST MEADOWS
PD _____
AREA REQUIREMENTS - AREA ONE

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 10,000 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 2,000 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |

HILLCREST MEADOWSPDAREA REQUIREMENTS - AREA TWO

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 8,400 square feet |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 65 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



-  MIN LOT AREA - 2,410 G.F. / 1,800 SF MIN PER DWELLING (WITH ALLEY) OR 2,500 SF AREA / 1,800 SF MIN PER DWELLING (NO ALLEY)
-  MIN LOT AREA - 10,100 G.F. / 2,410 SF MIN PER DWELLING
-  MIN LOT AREA - 6,410 G.F. / 1,800 SF MIN PER DWELLING
-  PARK

HILLCREST MEADOWS 'PD'

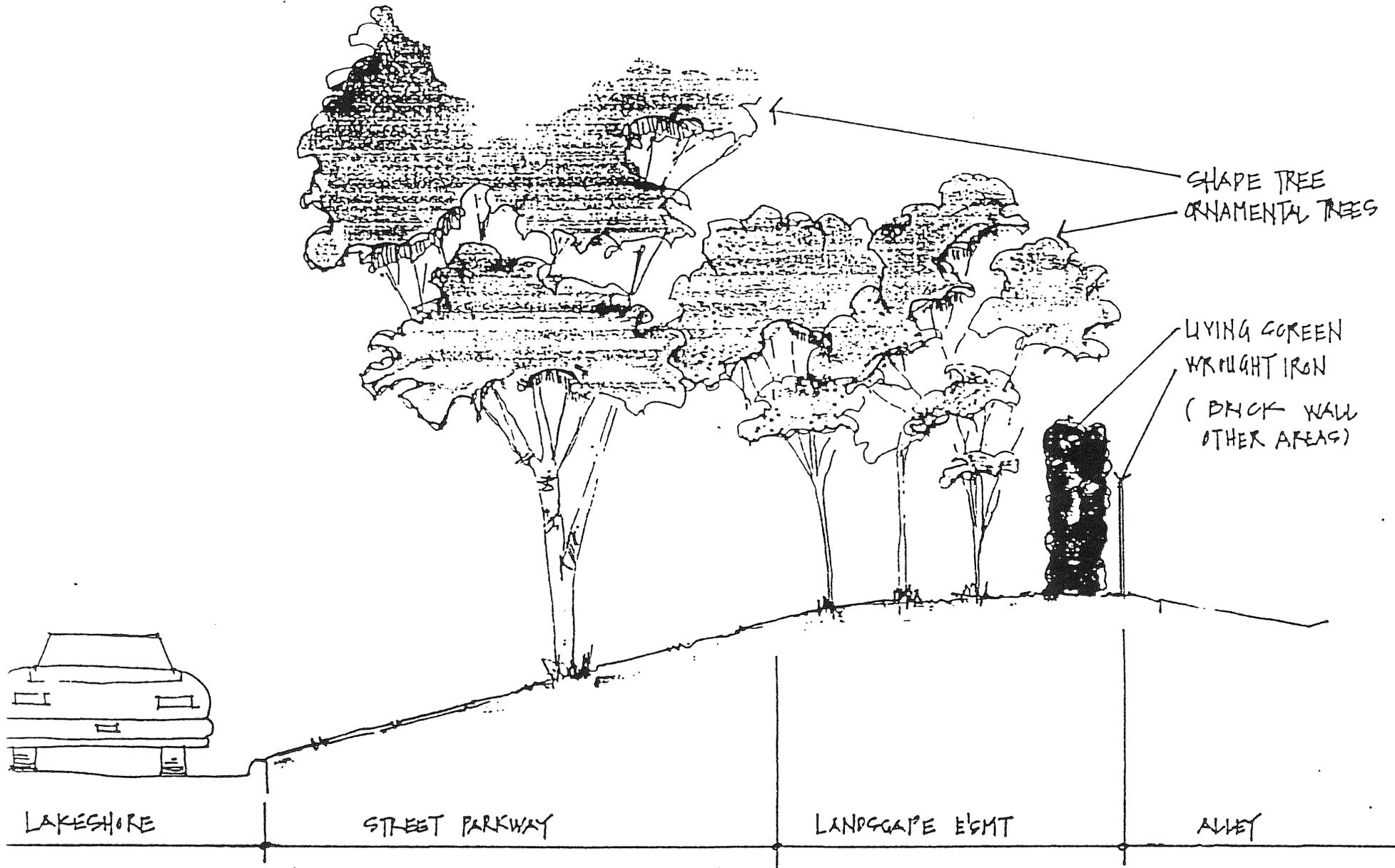
DATE: 11/11/11
 SCALE: AS SHOWN
 SHEET NO. 11 OF 11

HILLCREST MEADOWS

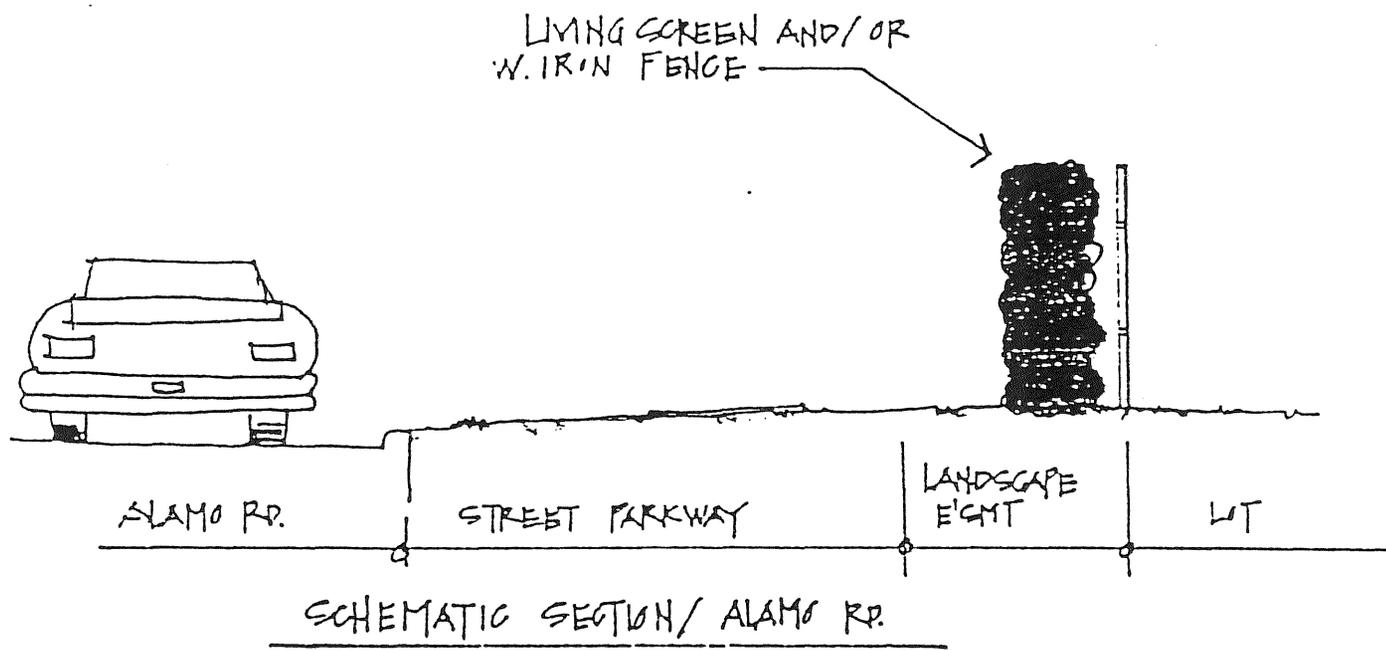
PD _____

AREA REQUIREMENTS - AREA FOUR

- | | |
|---|------------------------------------|
| 1. Minimum Lot Area - | 10,000 square feet (w/o alleys) |
| | 8,400 square feet (with alleys) |
| 2. Max. number of single family dwellings per lot - | 1 |
| 3. Minimum square footage per dwelling unit - | 1,800 square feet |
| 4. Minimum lot width - | 70 feet at the front building line |
| 5. Minimum lot depth - | 100 feet |
| 6. Minimum depth of front set back - | 25 feet |
| 7. Minimum depth of rear set back - | 10 feet |
| 8. Minimum width of side set back - | |
| a) Internal lot - | 6 feet |
| b) Sideyard set back (abutting street) - | 15 feet |
| c) Sideyard set back (abutting an arterial) - | 20 feet |
| 9. Minimum distance between separate buildings on the same lot - | 10 feet |
| 10. Maximum building area (as a percentage of lot area) - | 35% |
| 11. Maximum height of structures - | 36 feet |
| 12. Minimum number of off street parking spaces per unit (garage area will not be considered) - | 2 |



SCHEMATIC SECTION / LAKE SHORE



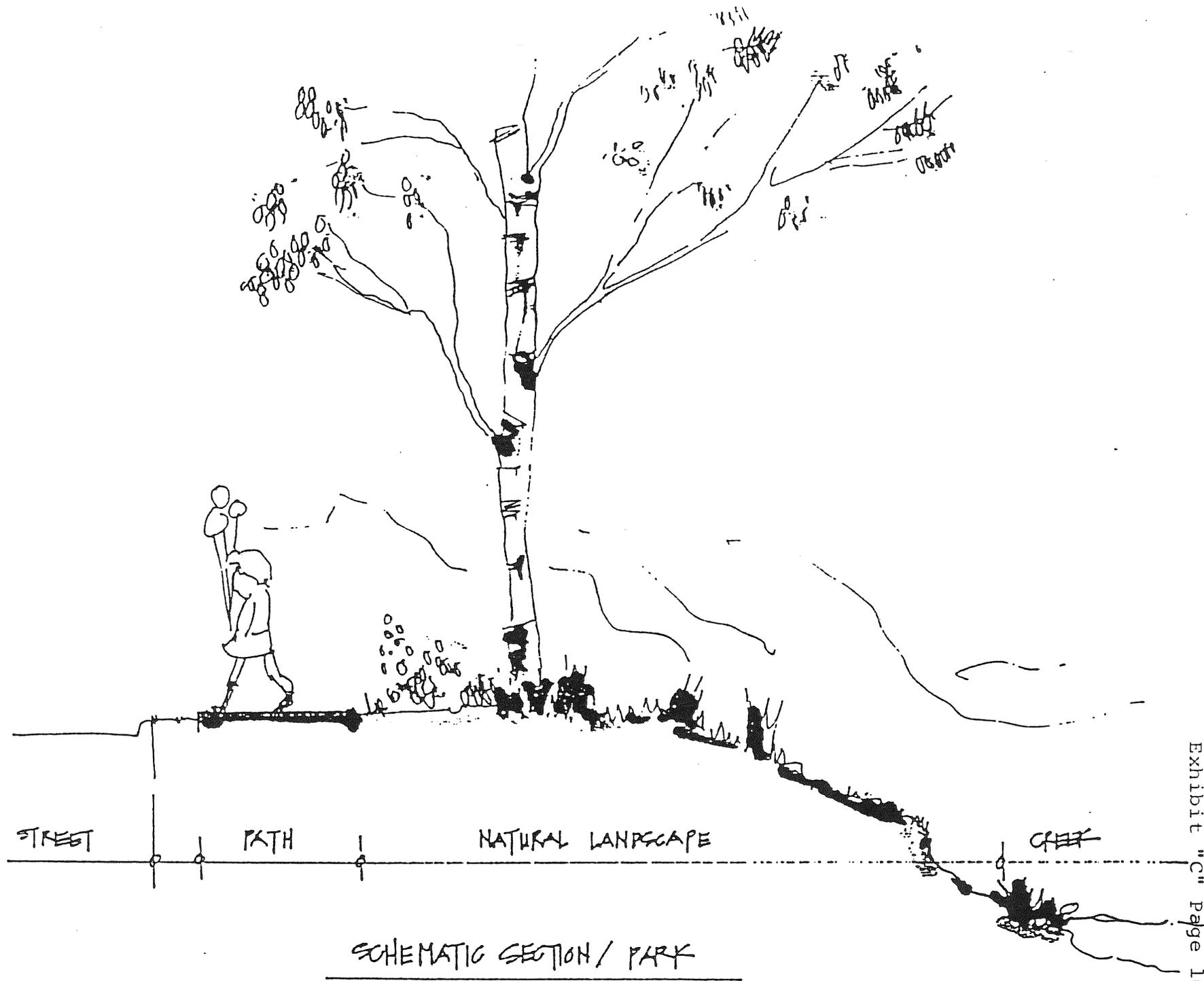
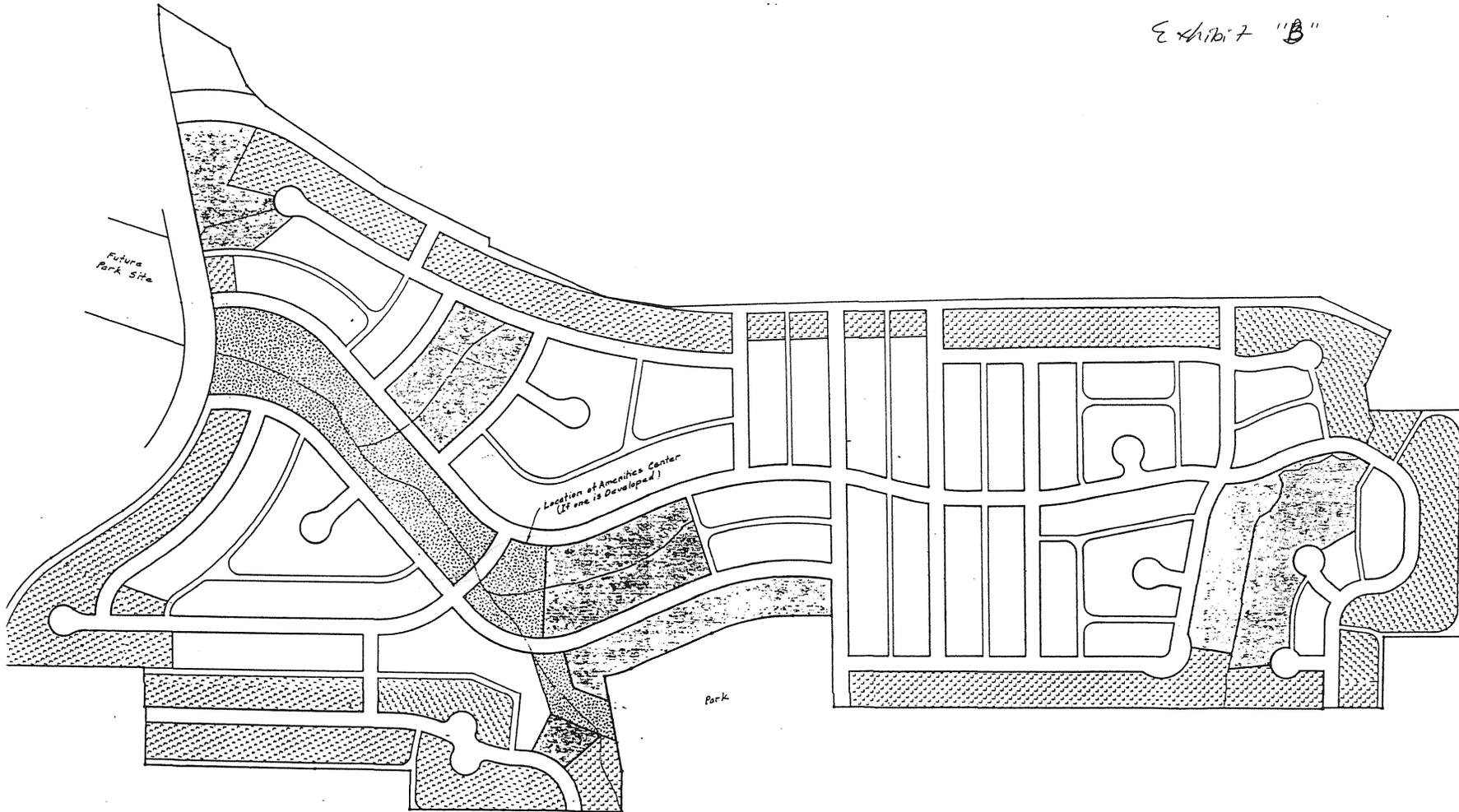


Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

- 46.1 ACRES - [diagonal hatching] AREA ONE - MIN. LOT AREA - 10,000 SQ. FT. - 2,000 MIN. SQ. FT. PER DWELLING.
- 72.0 ACRES - [horizontal hatching] AREA TWO - MIN. LOT AREA - 10,000 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.
- 8 ACRES - [stippled] AREA THREE - PARK / GREEN BELT
- 12.6 ACRES - [vertical hatching] AREA FOUR - MIN. LOT AREA - 10,000 SQ. FT. - 1,800 MIN. SQ. FT. PER DWELLING.

APPLICABLE SETBACKS ARE SHOWN ADJACENT TO DRAINAGEWAYS

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 02 DALLAS, TEXAS 75228 PHONE (214) 328-8133	DATE	JOB NO.
	HILLCK. M	
	MAHR DEVELOPMENT CO.	

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; 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 Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".
2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".
3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.
5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

Section 3. 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 4. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.



APPROVED

Belinda Page
ATTEST



1st Reading 6-4-01
2nd Reading 6-18-01

EXHIBIT "A"

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO. 41

STATE OF TEXAS COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;

THENCE: Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;

Along said curve an arc distance of 405.28 feet to the end of said curve;

North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;

Along said curve an arc distance of 799.87 feet to the end of said curve;

North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;

Along said curve an arc distance of 134.21 feet to the end of said curve; and

North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

EXHIBIT "A"

½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;

THENCE: South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;

THENCE: South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;

THENCE: South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01°10'53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;

South 00°58'56" West a distance of 3.55 feet to a point for a corner;

South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;

THENCE: South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;

THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;

THENCE: South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

EXHIBIT "A"

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;

THENCE: South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;

THENCE: South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;

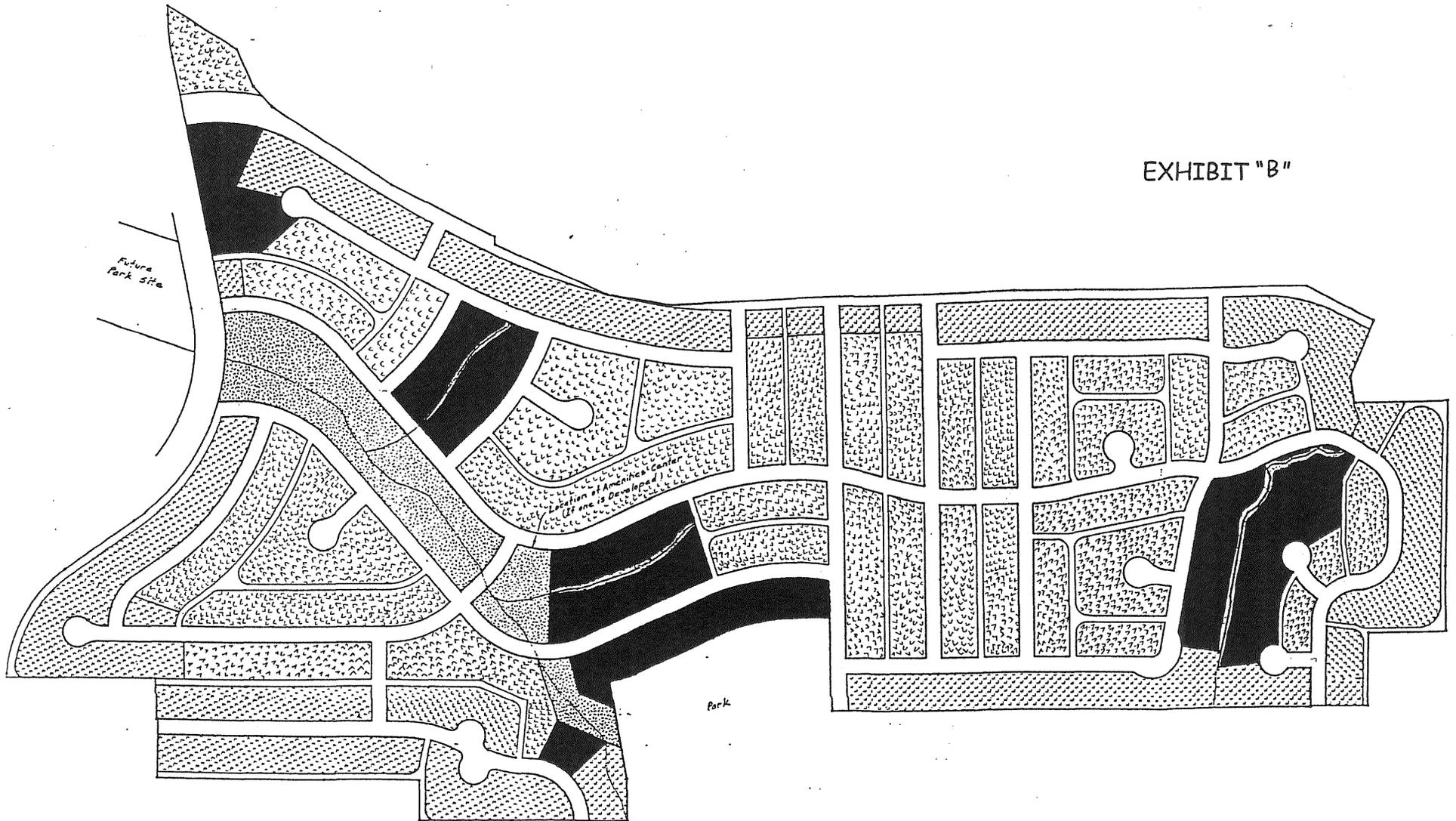
THENCE: North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE: North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

- 118.1 ACRES - [Pattern] AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING
- 19.6 ACRES - [Pattern] AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES
- 8 ACRES - [Pattern] AREA THREE - PARK / GREENBELT

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP
HILLCREST MEADOWS
MAHR DEVELOPMENT CORP.
14755 Preston Road, Suite 830, Dallas, Texas 75240

REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

**PROPOSED PLANNED DEVELOPMENT DISTRICT
FOR
RESIDENTIAL USES**

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.
2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.
4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.
5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

EXHIBIT "C"

HILLCREST MEADOWS
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	<hr/>	<hr/>
	349 units	137.7 Acres
Area Three - Park / Greenbelt		<u>8.0 Acres</u>
		145.7 Acres

*The revised Concept Plan as reflected through
this ordinance indicates the following percentages:*

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

EXHIBIT "C"

**HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA ONE**

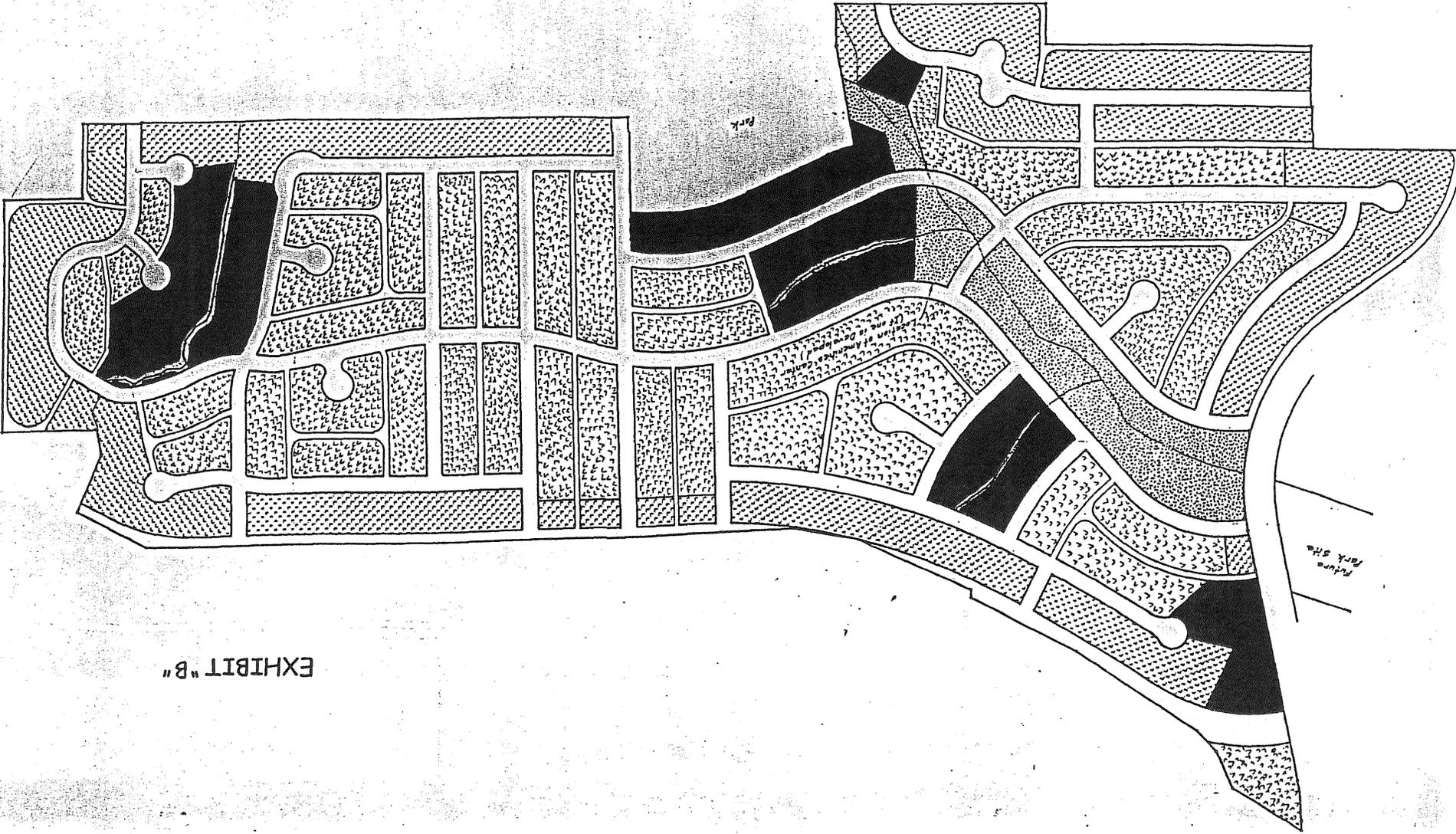
1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

**HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA TWO**

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

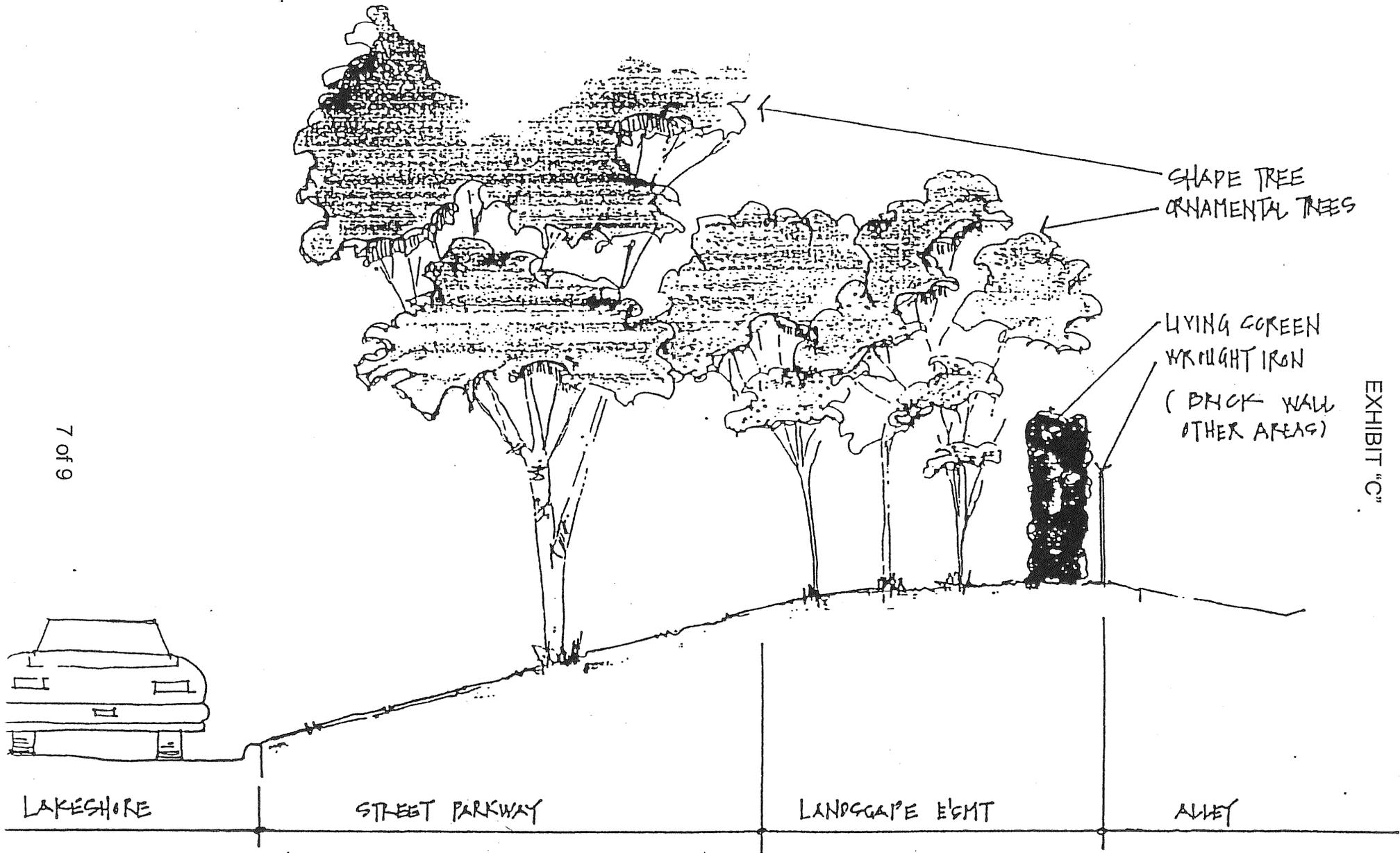
ZONING MAP		HAROLD L. EVANS CONSULTING ENGINEER	
HILLCREST MEADOWS		2331 BUS THOMASSON RD, SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133	
MAHR DEVELOPMENT CORP.		JOB NO.	9923-A
14755 Preston Road, Suite 830, Dallas, Texas 75240		DATE	11-23-93
		SCALE	1"=200'

- NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.
- 118.1 ACRES - MIN. LOT AREA=10,000 SQ. FT.-2,000 MIN. SQ. FT. PER DWELLING
 - 19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ. FT.-1,800 MIN. SQ. FT. PER DWELLING ASSUMING ALLEYS ARE WAITED ADJACENT TO DRIVINGWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES
 - 8 ACRES - AREA THREE - PARK / GREENBELT



6 of 9

EXHIBIT "B"



7 of 9

SHAPE TREE
ORNAMENTAL TREES

LIVING SCREEN
WROUGHT IRON
(BRICK WALL
OTHER AREAS)

LAKE SHORE

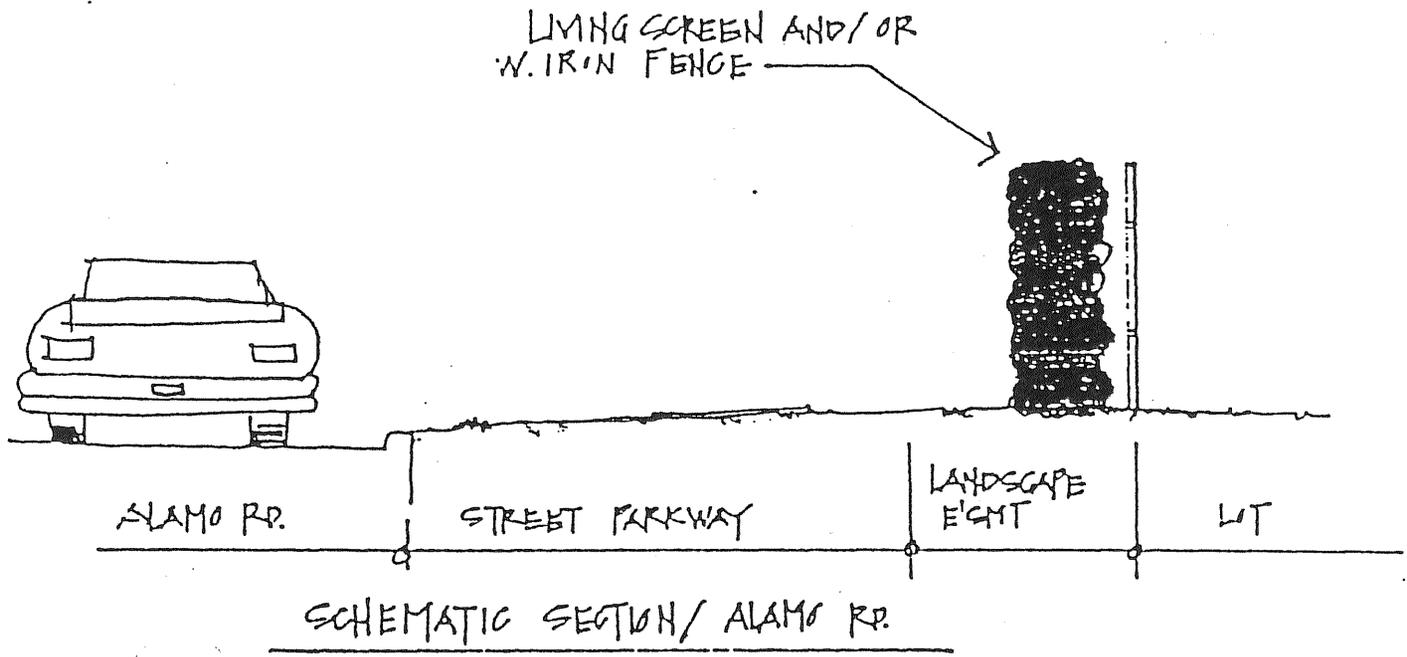
STREET PARKWAY

LANDSCAPE ELEMENT

ALLEY

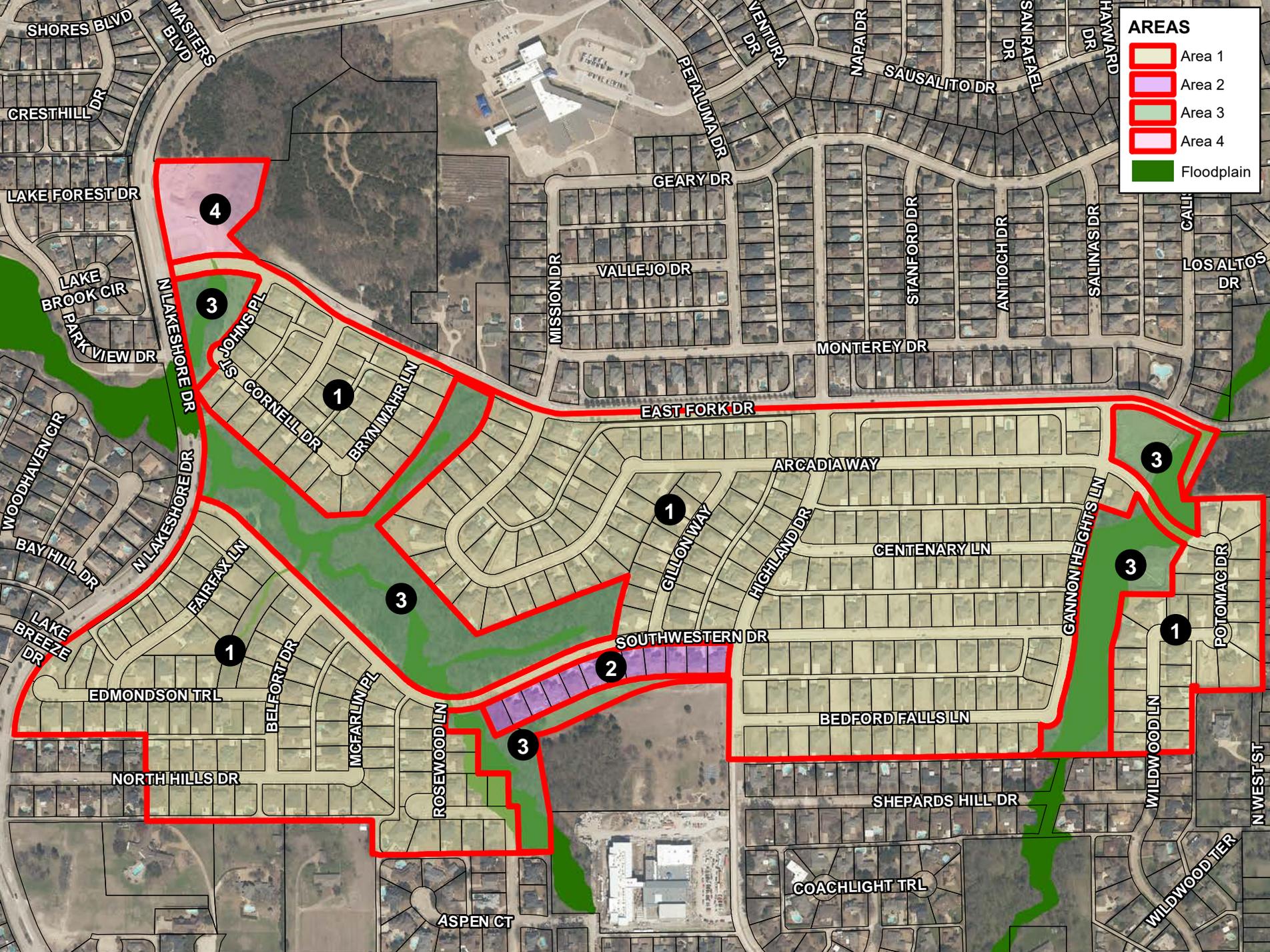
EXHIBIT "C"

SCHEMATIC SECTION / LAKE SHORE





SCHEMATIC SECTION / PARK



AREAS

- Area 1
- Area 2
- Area 3
- Area 4
- Floodplain

SHORES BLVD
MASTERS BLVD
CRESTHILL DR
LAKE FOREST DR
LAKE BROOK CIR
PARK VIEW DR
WOODHAVEN CIR
BAY HILL DR
LAKE BREEZE DR
EDMONDSON TRL
NORTH HILLS DR
ASPEN CT

MISSION DR
VALLEJO DR
MONTEREY DR
EAST FORK DR
ARCADIAWAY
GILLONWAY
HIGHLAND DR
SOUTHWESTERN DR
BEDFORD FALLS LN
SHEPARDS HILL DR
COACHLIGHT TRL

VENTURA DR
NAPA DR
SAUSALITO DR
SAN RAFAEL DR
HAWYARD DR
STANFORD DR
ANTIOCH DR
SALINAS DR
LOS ALTOS DR
GANNON HEIGHTS LN
POTOMAC DR
WILDWOOD LN
WILDWOOD TER
N WEST ST

1
2
3
4

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [ORDINANCE NO.'S 94-15 & 01-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.437-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.437-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [Ordinance No.'s 94-15 & 01-27] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in Exhibit 'A' of this ordinance as Tract 2, and depicted in Exhibit 'B' of this ordinance as a portion of Area 4, which hereinafter the combine acreage of Tracts 1 & 2 in Exhibit 'A' 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 41 (PD-41) [Ordinance No.'s 94-15 & 01-27], Specific Use Permit (SUP) No. S-057 [Ordinance No. 08-39], and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No.'s 94-15, 01-27 & 08-39;

SECTION 2. 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 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described 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*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324*, Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

THENCE along the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;

South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;

South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;

South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;

South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;

South 81°00'39" East a distance of 206.91-feet;

North 88°14'11" East a distance of 1,150.00-feet;

EXHIBIT 'A':
Legal Description

North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line of said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an "ell" corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

THENCE along said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for corner at the northeast corner of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

EXHIBIT 'A':
Legal Description

THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;

North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;

North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

EXHIBIT 'B':
 Concept Plan

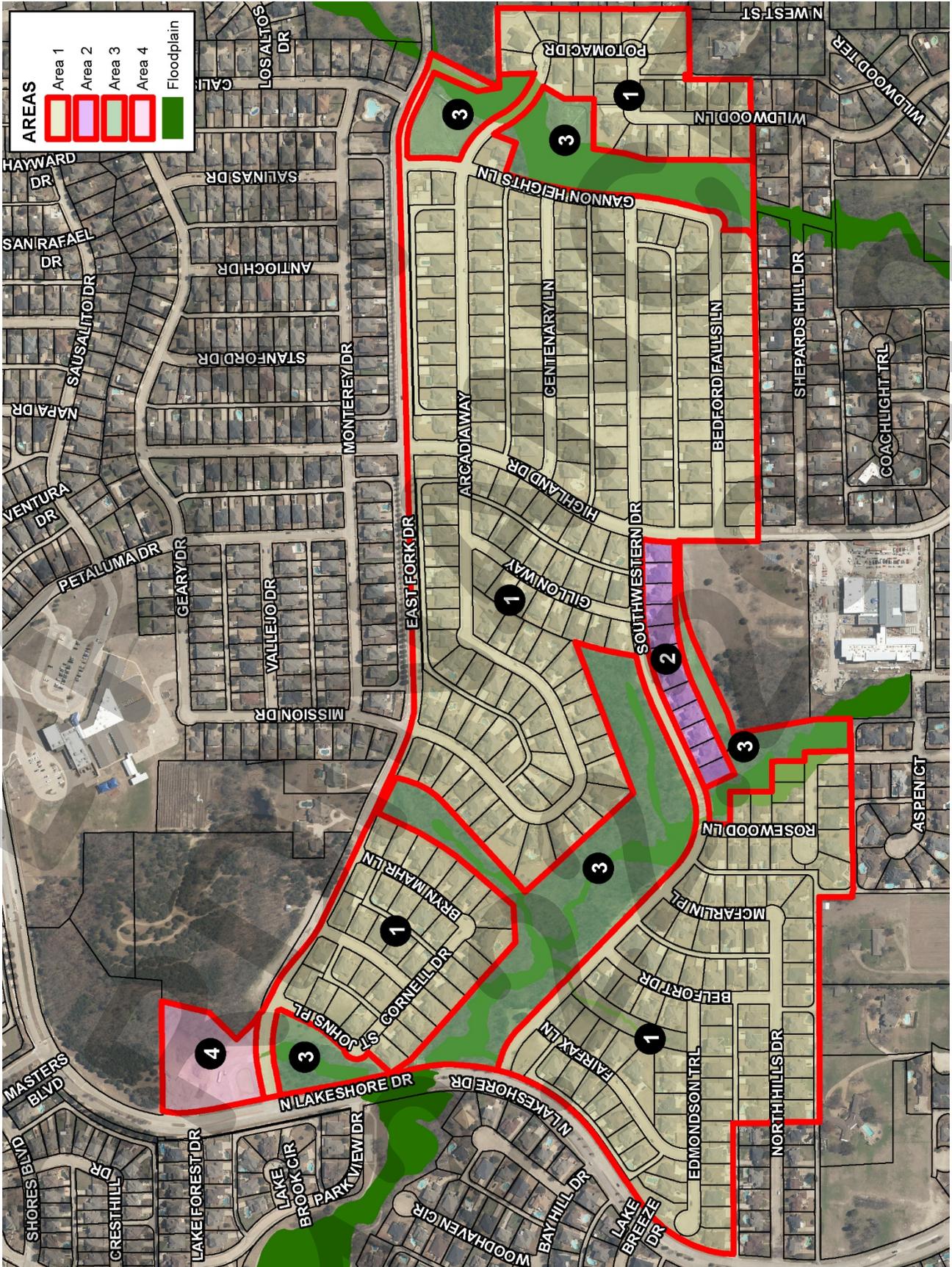


EXHIBIT 'C':
PD Development Standards

(A) Purpose.

- (1) Ordinance No. 94-15. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.
- (2) Ordinance No. 01-27. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (Ordinance No. 83-23).
- (3) Ordinance No. [redacted]. The purpose of this request is to incorporate a [redacted]-acre tract of land into Planned Development District 41 (PD-41) and change the 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow General Retail (GR) District land uses and development standards.

(B) Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]: The area identified as Areas 1 & 2 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

- (1) Permitted Land Uses. Areas 1 & 2 shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, Permissible Uses, of the Unified Development Code (UDC) [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.
- (2) Lot Composition. The lot composition shall conform to the following:

Area	Acreage	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Unit (%)
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		349	100.00%

- (3) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on Areas 1 & 2:

Lot Type (see Concept Plan) ▶	AREA 1 ⁽¹⁾	AREA 2 ^{(1) & (2)}
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Width at Front Building Setback	80'	80'
Minimum Lot Depth	100'	100'
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	6'	6'
Minimum Side Yard Setback (Adjacent to a Residential Street)	15'	15'
Minimum Rear Yard Setback (Adjacent to an Arterial Street)	20'	20'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	2,000 SF	2,000 SF
Minimum Distance Between Buildings	10'	10'
Maximum Lot Coverage	35%	35%
Maximum Height	36'	36'
Minimum Off-Street Parking Requirement ⁽³⁾	2	2

General Notes:

- ¹: Maximum number of single-family dwellings per lot is one (1).
- ²: Without alleyways.
- ³: Minimum two (2) car garage required.

EXHIBIT 'C':
PD Development Standards

- (4) **Masonry Requirements.** Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
- (5) **Garage Orientation.** On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (i.e. oriented so that the garage doors do not face onto a public street).
- (6) **Schematic Sections.** All development within Areas 1 & 2 shall maintain conformance with the following schematics:

Figure 1: Park and Trail

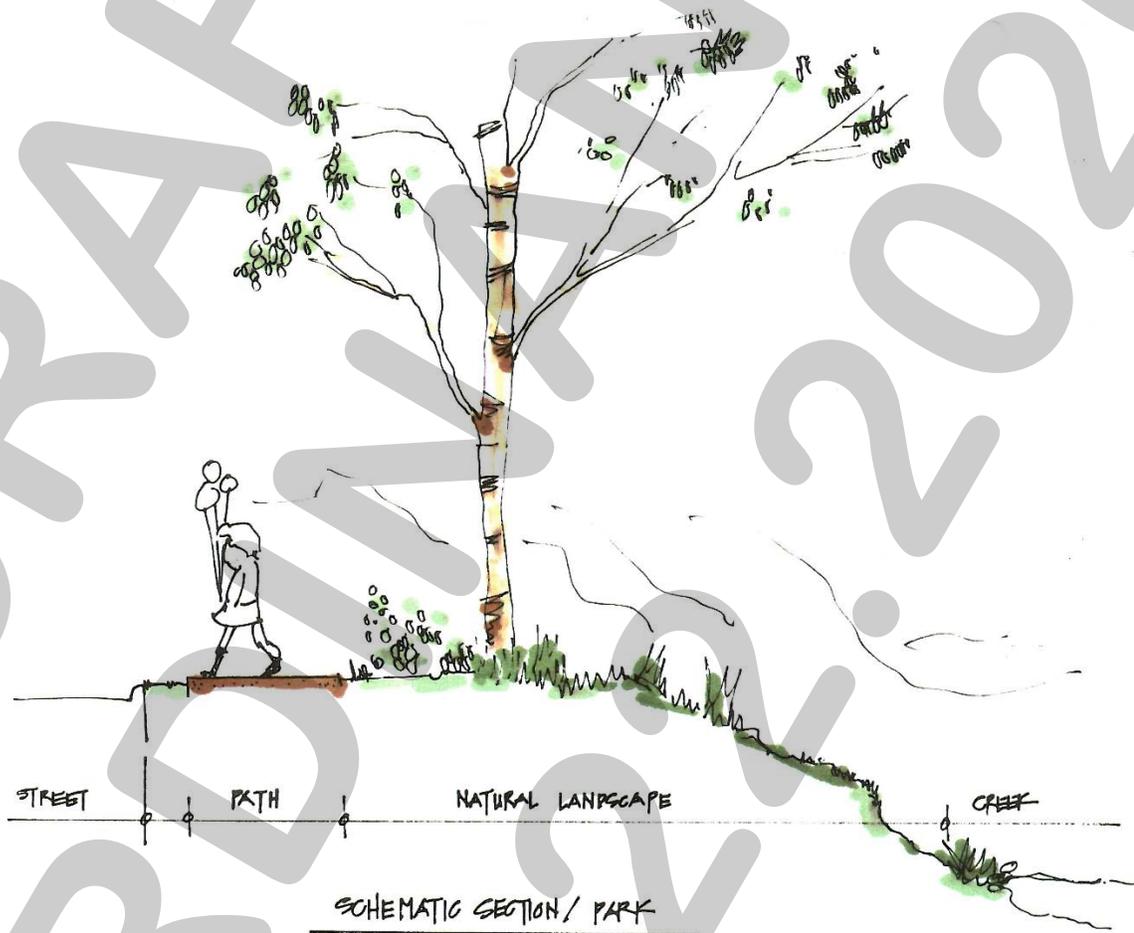


EXHIBIT 'C':
PD Development Standards

Figure 2: Screening Along N. Lakeshore Drive

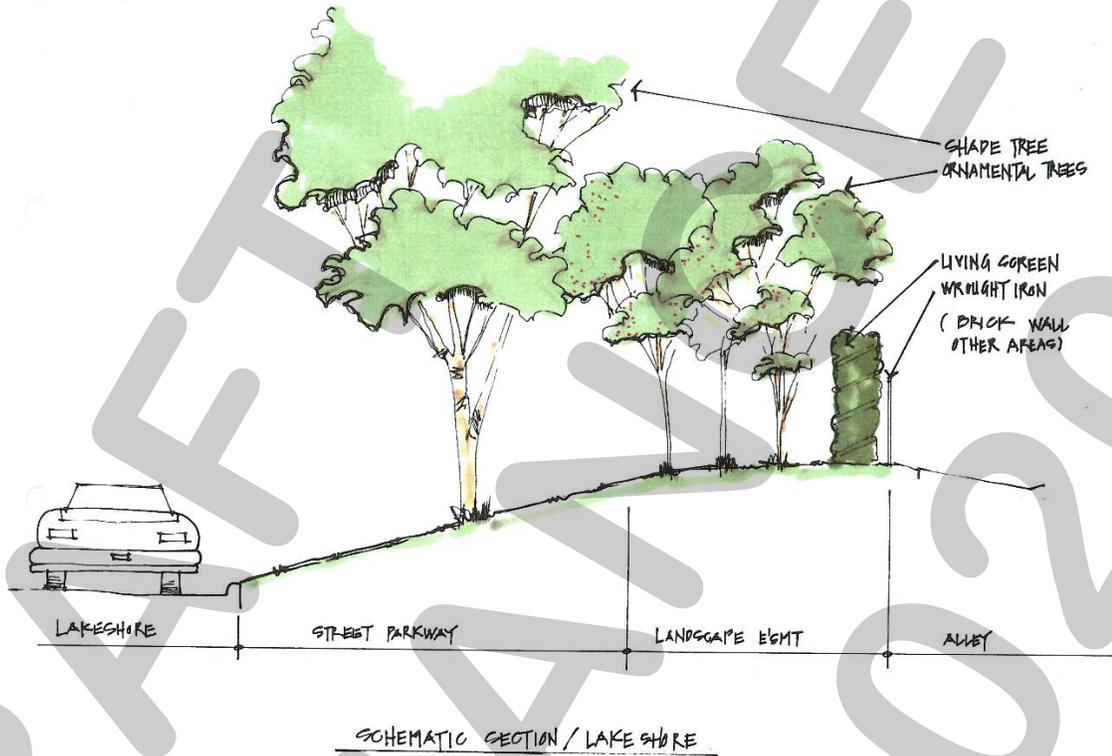
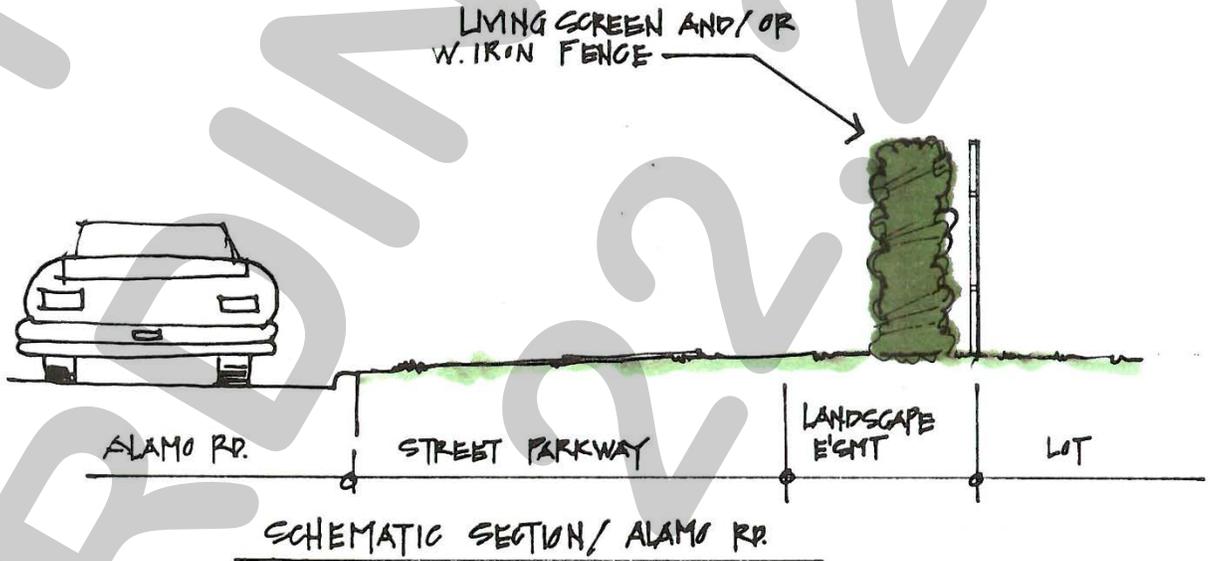


Figure 3: Screening Along Alamo Road



(C) Area 3: 8.0-Acres [Greenbelt and Open Space]: The area identified as Area 3 in Exhibit 'B' of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as Areas 1 & 2 in Exhibit 'B' of this ordinance.

(D) Area 4: 2.96-Acres [General Retail (GR) District]: The area identified as Area 4 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

EXHIBIT 'C':
PD Development Standards

- (1) Permitted Land Uses. Area 4 shall be subject to the permitted land uses stipulated for a property in a General Retail (GR) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [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.
- (2) Density and Dimensional Requirements. Area 4 shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in Area 4 shall be 83-feet.
- (3) General Overlay District Standards. Area 4 shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-058
PROJECT NAME: SUP for an Accessory Structure at 507 S. Clark Street
SITE ADDRESS/LOCATIONS: 507 S CLARK ST, ROCKWALL, 75087

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	12/22/2020	Approved w/ Comments
<p>12/22/2020: I.1 This request is for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary.</p> <p>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.</p> <p>M.3 For reference, include the case number (Z2020-058) in the lower right-hand corner of all pages on future submittals.</p> <p>I.4 The subject property is zoned Single-Family 7 (SF-7) District.</p> <p>I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family 7 (SF-7) District shall adhere to the following requirements:</p> <ol style="list-style-type: none">(1) Number of Accessory Structures Permitted per Lot: 2(2) Maximum SF of Accessory Structure: 144 SF(3) Minimum Rear Yard Setback: 3 Feet(4) Minimum Side Yard Setback: 6 Feet(5) Distance Between Buildings: 6 Feet(6) Maximum Building Height: 15 Feet <p>In addition, all accessory buildings should be constructed to be architecturally compatible to the primary structure and be situated 20-feet behind the front façade of the building.</p> <p>I.6 In addition, the size of the accessory building exceeds the maximum permitted size for accessory structures in a Single-Family 7 (SF-7) District by 556 SF (i.e. 144 SF – 700 SF = -556 SF).</p> <p>M.7 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.</p> <p>M.8 A condition of approval for this request will be that a survey must be completed to verify that the accessory structure is not within the 100-year floodplain.</p> <p>M.11 Please review the attached Draft Ordinance prior to the December 29, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 5, 2020.</p> <p>I.12 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 January 5, 2020; 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 January 12, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 29, 2020.</p> <p>I.13 The projected City Council meeting dates for this case will be January 19, 2020 (1st Reading) and February 1, 2021 (2nd Reading).</p>			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/18/2020	Needs Review
<p>12/18/2020: M - Existing 6" sanitary sewer crosses lot going front to back (West to East). Structure to be 10' off existing line and not in easement. M - Existing 10" sanitary sewer in back of lot going South to North. Structure to be out side of easement and minimum of 10' off the line. M - Proposed structure to not be in floodplain and out side of erosion hazard setback. I - Need to replat</p>			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/18/2020	Approved w/ Comments
<p>12/18/2020: 1. Back of lot is in flood plain . 2. Requires slab on grade foundation? 3. Set backs ? 4. Size?</p>			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/22/2020	N/A
<p>No Comments</p>			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22070-058

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 507 S. CLARK Rockwall TX, 75087
 Subdivision _____ Lot _____ Block _____
 General Location BETWEEN STORHS + ST. MARY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Current Use
Proposed Zoning	Proposed Use
Acreage	Lots [Current] Lots [Proposed]

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

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

<input checked="" type="checkbox"/> Owner	<u>DAVID LECOUR</u>	<input type="checkbox"/> Applicant	
Contact Person		Contact Person	
Address	<u>507 S. CLARK</u>	Address	
City, State & Zip	<u>ROCKWALL TX 75087</u>	City, State & Zip	
Phone	<u>972 7724916</u>	Phone	
E-Mail	<u>LECOUR@ATT.NET</u>	E-Mail	

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Christin Lecour [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 17 day of DECEMBER, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

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

Owner's Signature

[Signature]
Erika Minjarez

Notary Public in and for the State of Texas





City of Rockwall

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

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

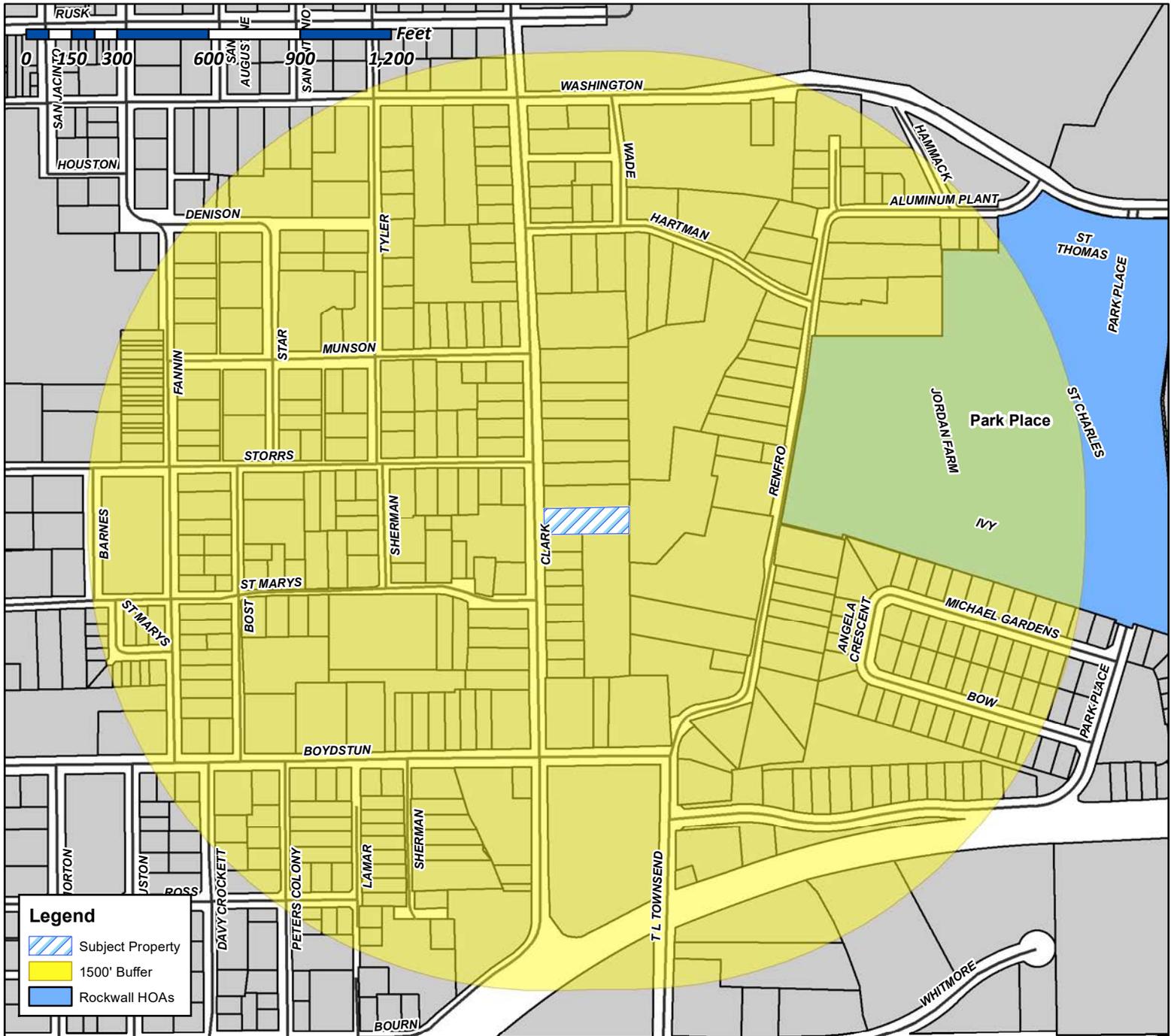
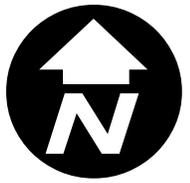




City of Rockwall

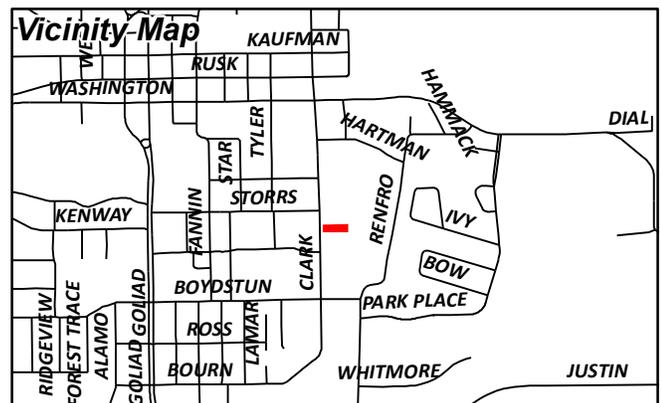
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-058
Case Name: SUP for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 507 S. Clark Street

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-058]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).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 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

Z2020-058 SUP for an Accessory Structure

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

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

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

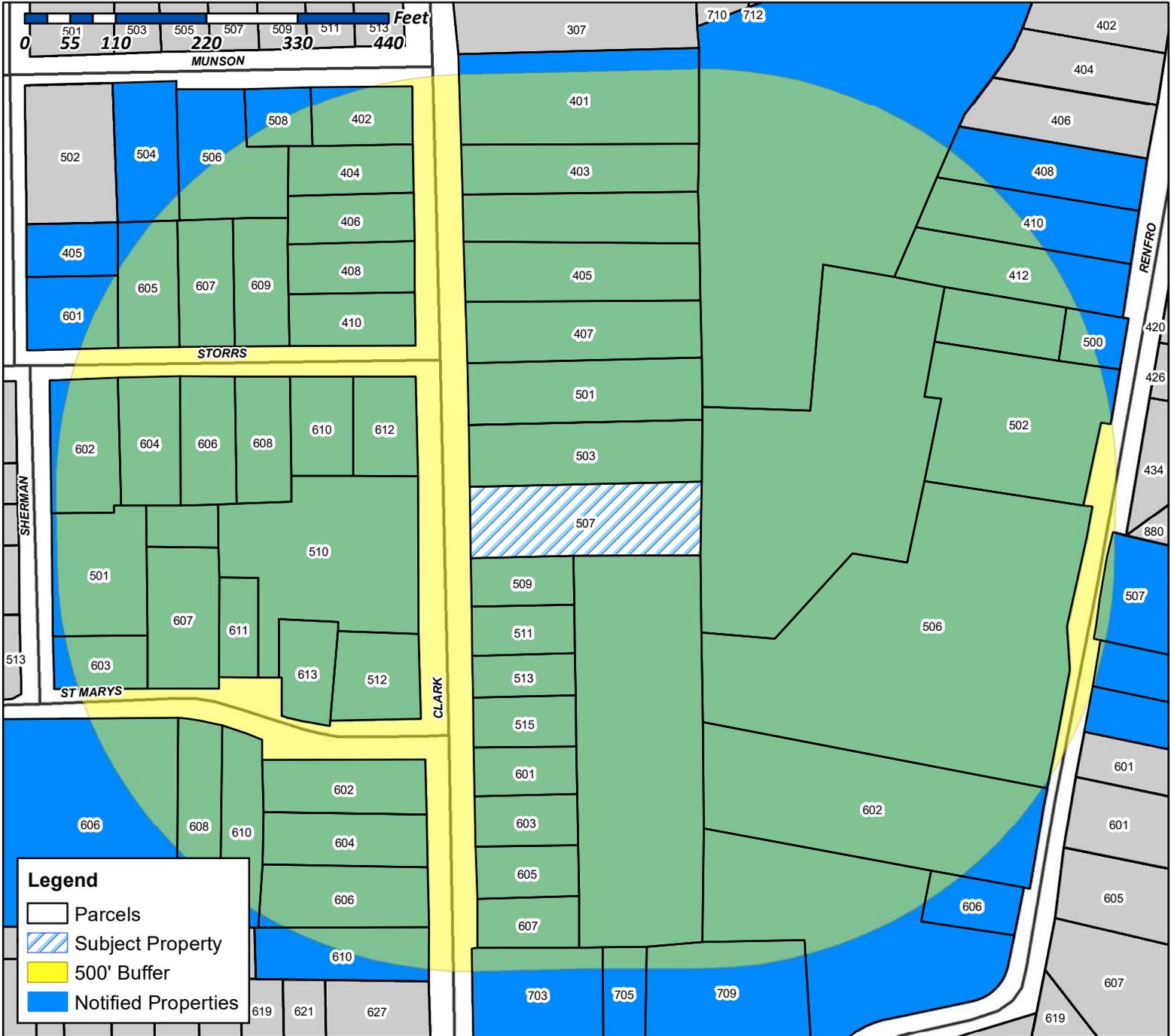
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City of Rockwall

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

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Case Number: Z2020-058
Case Name: SUP for an Accessory Structure
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Zoning: Single-Family 7 (SF-7) District
Case Address: 507 S. Clark Street



Date Created: 12/19/2020
 For Questions on this Case Call (972) 771-7745

MCCALLUM DARRELL
1 SOAPBERRY LN
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES
602 S CLARK
143 STONELEIGH DRIVE
HEATH, TX 75032

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
215 GRIFFIN AVENUE
FATE, TX 75189

MUNSON PARTNERS 1 LLC
2241 AUBURN AVE
DALLAS, TX 75214

BOWEN CHASE AND
PERRY BOWEN
230 MYERS ROAD
HEATH, TX 75032

GLASS JO KAY HARRIS
301 MEADOWDALE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
3299 ROCHELLE RD
ROCKWALL, TX 75032

BRYAN KYLE & HALEY BROOKE
401 E KAUFMAN ST
ROCKWALL, TX 75087

PITTMAN MICHAEL J & JANIS A
401 S CLARK ST
ROCKWALL, TX 75087

PANTOJA ANGEL & DENESYN FIGUEROA
402 S CLARK STREET
ROCKWALL, TX 75087

PITTMAN MICHAEL J JR & JANIS
403 S CLARK ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
408 RENFRO ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
408 RIDGEVIEW
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
410 RENFRO ST
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
412 RENFRO ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
500 RENFRO ST
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
501 SHERMANST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
501 S CLARK
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

BRYAN KYLE & HALEY BROOKE
503 S CLARK
ROCKWALL, TX 75087

EARNHEART JOHN L
504 MUNSON ST
ROCKWALL, TX 75087

EARNHEART JOHN L
506 MUNSON ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
506 RENFROST
ROCKWALL, TX 75087

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
507 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
508 MUNSON ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
515 S CLARK ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

GLASS JO KAY HARRIS
601 S CLARK ST
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W
602 STORRS STREET
ROCKWALL, TX 75087

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602 S CLARK
602 S CLARK ST
ROCKWALL, TX 75087

COWAN JAMES MICHAEL AND PHYLLIS DIANE
603 ST MARYS ST
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC
604 S CLARK ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
606 RENFRO ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

OLIVO DANIELA AND ALFRED
607 SOUTH CLARK STREET
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

BOSS MORRIS E AND
DEBRA K BOSS
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

GADDIS DANNY E
609 STORRS ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRSST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

HOGUE ALLEN
703 E BOYSTUN AVE
ROCKWALL, TX 75087

HOGUE ALLEN
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE AND VICKY
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE ST
ROCKWALL, TX 75087

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

HITT FLOYD ESTATE
DOROTHY SUE HITT MATTHIES AND
LYNDEL RAY TIPTON JR INDEPENDENT CO
EXECUTORS 7836 YAMINI DR
DALLAS, TX 75230

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2020-058: Specific Use Permit for Accessory Structure

Hold a public hearing to discuss and consider a request by David LeCour for the approval of a Specific Use Permit (SUP) for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 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, January 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-058: Specific Use Permit for Accessory Structure

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.

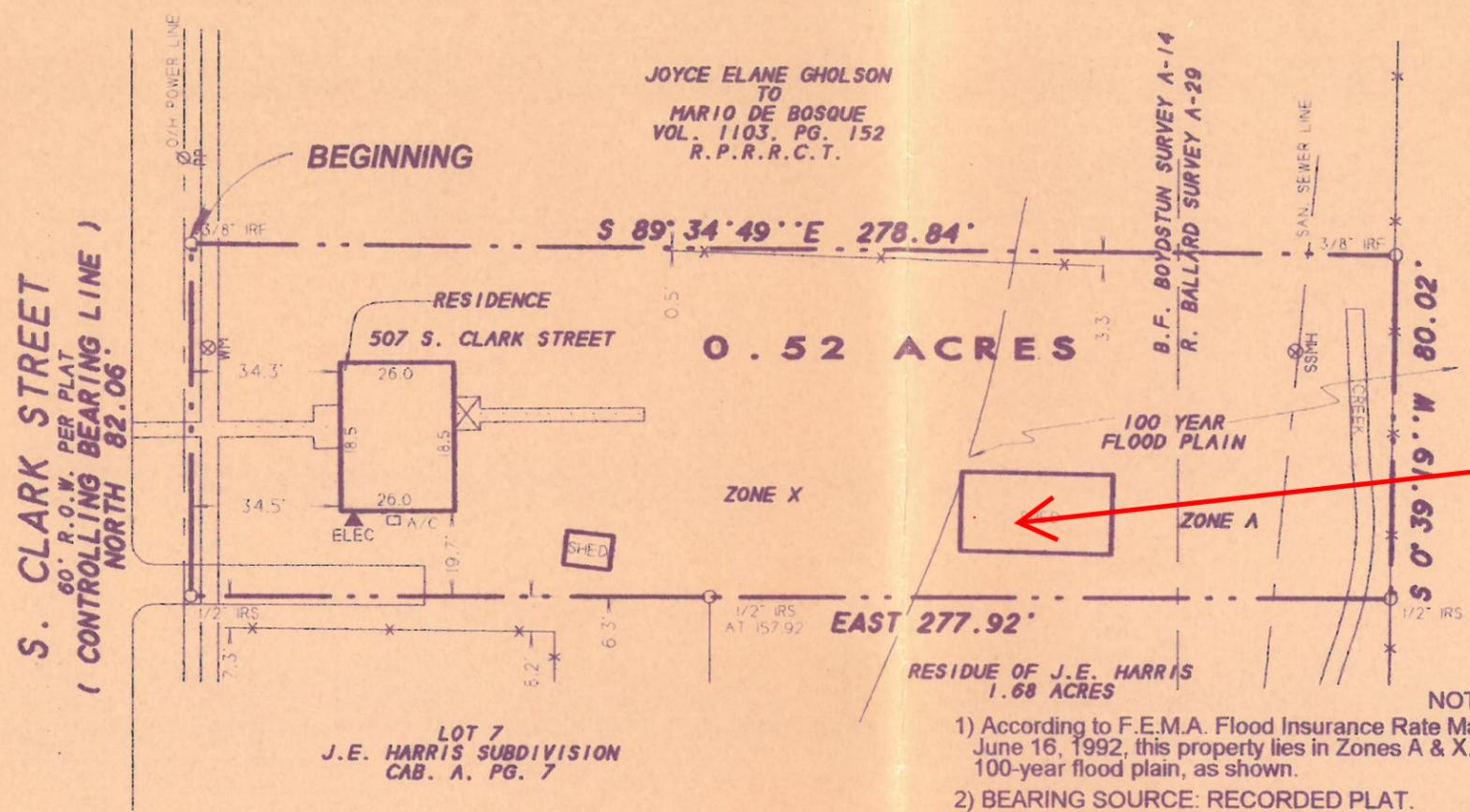
Name:

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

DAVID LE COUR 17-21-20



Proposed Accessory Structure

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 and the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed from Frank M. Jordan and wife, Lela Jordan to J.E. Harris, dated October 20, 1950 and being recorded in Volume 46, Page 557 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the East boundary line of S. Clark Street, said point being at the Southwest corner of a tract of land as described in a Warranty deed from Joyce Elaine Gholson to Mario De Bosque, as recorded in Volume 1103, Page 152 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 34 min. 49 sec. E. along the common line between said De Bosque and Harris tracts, a distance of 278.84 feet to a 3/8" iron rod found for corner at the Southeast corner of said De Bosque tract;

THENCE S. 00 deg. 39 min. 19 sec. W. a distance of 80.02 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE WEST, at 157.92 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northeast corner of Lot 7, J.E. HARRIS SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 7 of the Plat Records of Rockwall County, Texas, and continuing for a total distance of 277.92 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East right-of-way line of S. Clark Street;

THENCE NORTH (Controlling bearing line) along the East along said right-of-way line, a distance of 82.06 feet to the POINT OF BEGINNING and containing 0.52 acres of land.

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain, as shown.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. 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 DAVID LECOUR at 507 S. Clark Street, Rockwall, 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 9th day of September, 1999.

Harold D. Fetty III
Harold D. Fetty III, R.P.L.S. No. 5034



SURVEY DATE SEPTEMBER 9, 1999
SCALE 1" = 40' FILE # 990948
CLIENT LECOUR GF # NONE

ROCKWALL SURVEYING COMPANY, INC.
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 76087 PHONE (972) 772-5434 FAX (972) 772-5443

DEAR SIR OR MADAM

ON APRIL 6 2018 A STORM CAME THROUGH
ROCK WALL DAMAGING THE NORTH SIDE OF
MY HOUSE AND DESTROYING THE ROOF AND BARN

THE ROOF WAS REPLACED IN MAY 2018,
BUT THE INSURANCE ONLY PAID FOR THE
BARN AND SIDING MATERIAL, NO LABOR.

I GOOGLED SIDING AND SAW I COULD DO IT.
I FINISHED THE SIDING IN JUNE 2019

I STARTED TEARING DOWN THE BARN IN SEPT. 2019
AND FINISHED PUTTING THE POLES IN THE GROUND.

ON DEC. 4 I WENT TO CITY HALL WITH SOME
QUESTIONS ABOUT STORAGE SHEDS. DURING THAT
MEETING I FOUND I WAS NOT IN COMPLIANCE
WITH A CODE BY NOT HAVING THE BARN BUILT
WITHIN 12 MONTHS OF THE DAMAGING EVENT.

IF I HAD KNOWN THAT EVERYTHING WOULD
HAVE BEEN DONE, IF ALLOWED TO FINISH
IT WOULD BE COMPLETE IN 5 MONTHS

RESPECTFULLY

DAVID LECOUR





CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.50-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 107, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David LeCour for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.50-acre parcel of land described as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 700 SF.
- (3) The subject property shall not have more than one (1) accessory building.

2.2. COMPLIANCE

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

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

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

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

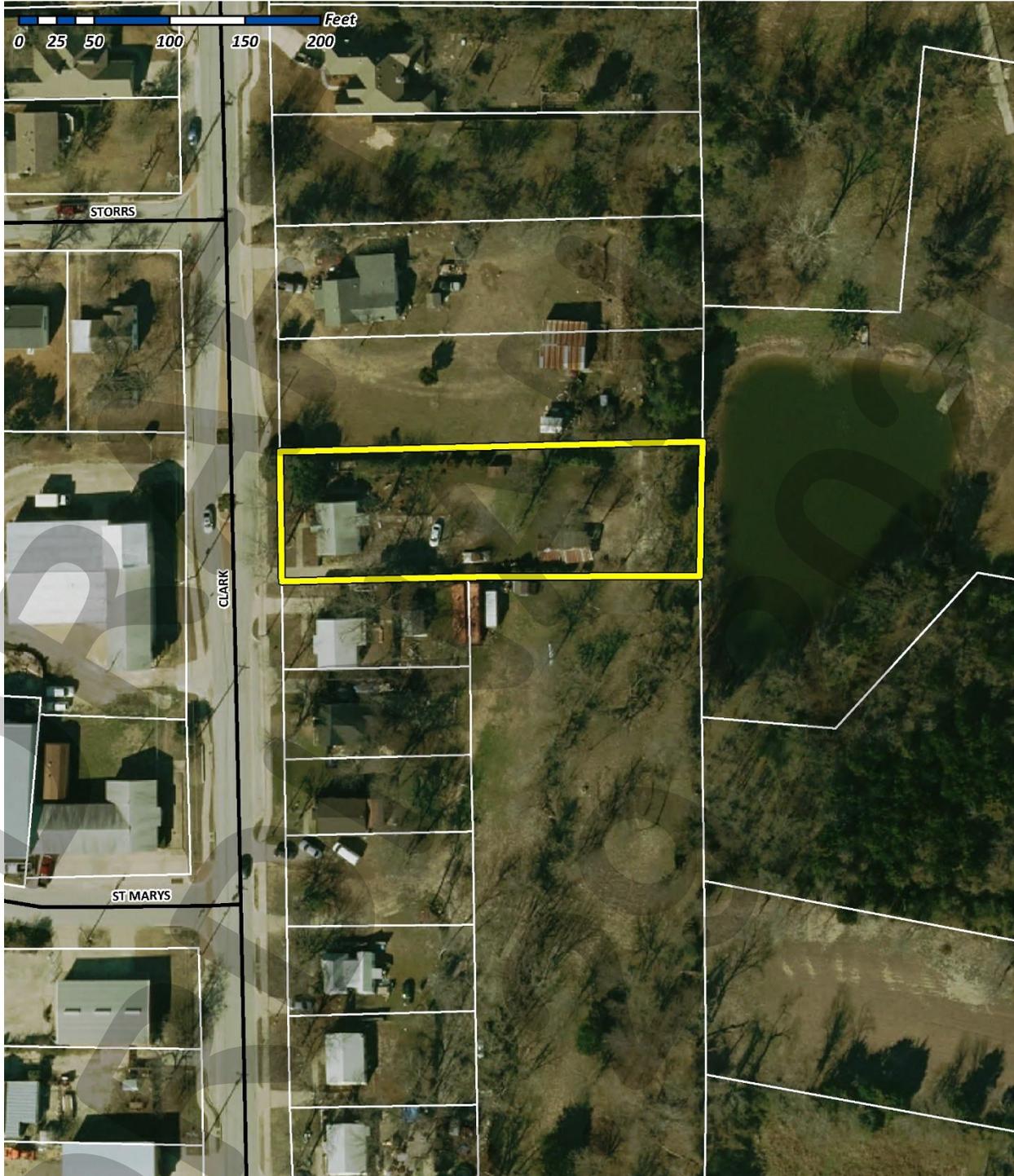
1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Zoning Exhibit

Address: 507 S. Clark Street

Legal Description: Block 107, B. F. Boydston Addition



PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: Z2020-060
PROJECT NAME: Zoning Change from AG to SFE-1.5
SITE ADDRESS/LOCATIONS: 330 H WALLACE LN, ROCKWALL, 75032

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	12/21/2020	Approved w/ Comments

12/21/2020: Z2020-060; Zoning Change from AG to SFE Lots – Wallace Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097].

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property. It should be noted that upon approval of the zoning change, and at the time of final plat, the subject property will be required to dedicate right-of-way along Wallace Lane per the Master Thoroughfare Plan located within the OURHometown 2040 Comprehensive Plan.

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

- (1) Planning & Zoning work session meeting will be held on December 29, 2020.
- (2) Planning & Zoning Work Public Hearing will be held on January 12, 2020.
- (3) City Council Public Hearing will be held on January 19, 2020. [1st Reading of Ordinance]
- (4) City Council regular meeting will be held on February 1, 2021. [2nd Reading of Ordinance]

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Amy Williams	12/21/2020	Approved w/ Comments

12/21/2020: M - Must replat the property to subdivide.

M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.

M - Must dedicate 20' water line easement along frontage of property.

M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on site

M - Must meet the engineering standards of design.

M- No development, fill, structures, or excavation in the flood plain

The following is for your information for engineering design.

I - Contact Ron Merritt with Rockwall County for septic system availability.

I - 4% Engineering inspection fees

I - Water, Wastewater and Roadway impact fees

I - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1)

I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)

I - Need to show existing and proposed utilities

I - Show survey verified flood plain by elevations on plat along with erosion hazard set back

I - Detention is required. Manning's C-value will got from a 0.35 to a 0.5 for residential use. No detention in flood plain.

I - 4:1 max slope for grading Section 3.2.7.2

I - Must meet the engineering standards of design.

12/21/2020: Markups in case file

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/21/2020	N/A

No Comments



SURVEY PLAT



APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

Know what's below.
Call before you dig.

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

MARGARET ANNE
WALLACE MORTON
VOL. 180, PG. 592

WALLACE LAND
PARTNERS, L.P.
VOL. 2017, PG. 76, 82,
VOM. 88, 94, & 100

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land
referred to as "Wallace
Wallace, as recorded

BEGINNING at a PK
in Volume 3603, Page

THENCE North 46 d
land conveyed to Mar
iron rod found for cor

THENCE North 43 d

THENCE South 46 d

THENCE South 43 d

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCK

BEING a tract of lan
J. Wallace (hereinaft
Donald J. Wallace, as
particularly describe

COMMENCING at a
in Volume 3603, Page

THENCE North 43 d
approximate center li

THENCE North 46 d

THENCE North 43 d
tract 570," continuing

THENCE South 46 d

THENCE South 43 d

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCK

BEING a tract of lan
in Volume 177, Page
and bounds as follow

COMMENCING at a
County, Texas, also b
the approximate cent

THENCE North 43 d
approximate center li

THENCE North 46 d

THENCE North 43 d

THENCE South 46 d
degrees 20 minutes 56
seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

M - Must replat the property to subdivide.
M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.
M - Must dedicate 20' water line easement along frontage of property.
M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on site
M - Must meet the engineering standards of design.
M- No development, fill, structures, or excavation in the flood plain

The following is for your information for engineering design.

I - Contact Ron Merritt with Rockwall County for septic system availability.
I - 4% Engineering inspection fees
I - Water, Wastewater and Roadway impact fees
I - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1)
I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)
I - Need to show existing and proposed utilities
I - Show survey verified flood plain by elevations on plat along with erosion hazard set back
I - Detention is required. Manning's C-value will got from a 0.35 to a 0.5 for residential use. No detention in flood plain.
I - 4:1 max slope for grading Section 3.2.7.2
I - Must meet the engineering standards of design.

I - If the creek runs through the back of the lot, no development or improvements can be in the floodplain area without a flood study.

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

M- 30' right-of-way dedication

M - 20' Water line easement for future 12" line

BILLY R. &
MARGARET A. MORTON
VOL. 3603, PG. 1

WALLACE LAND
PARTNERS, L.P.
VOL. 2017, PG. 76, 82,
VOM. 88, 94, & 100

PAUL J. &
NORMA J. WILCK
VOL. 152, PG. 922

E REFERENCE MONUMENT
TJT INVESTMENT TRUST
INST. NO. 201900000560

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

JACKSON W. HUNT, JR.
VOL. 1467, PG. 11

WEST CORNER LOT 1,
CONOVER ADDITION

LOT 1,
CONOVER ADDITION
CAB. H, SL. 93-94

LOT 2,
CONOVER ADDITION
CAB. H, SL. 93-94

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.
Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB

LEGEND

WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
⊖ - CABLE	⊖ - ELECTRIC
⊖ - CLEAN OUT	⊖ - POOL EQUIP
⊖ - GAS METER	⊖ - POWER POLE
⊖ - FIRE HYDRANT	⊖ - TELEPHONE
⊖ - LIGHT POLE	⊖ - WATER METER
⊖ - MANHOLE	⊖ - WATER VALVE

(UNLESS OTHERWISE NOTED)



A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. ZONE A, 48397C0105L, 09/26/2008

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.



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 330 Wallace Lane

Subdivision AB 0080 WW FORD

Lot TR 45-07 Block ACRES P-17

General Location H Wallace Lane + Collins Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning A Current Use Residential + A

Proposed Zoning SFE 1.5 Proposed Use Residential

Acreage 8.17 Lots [Current] 1 Lots [Proposed] 3

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

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

Owner Donald Wallace

Applicant TC Planning & Design Group

Contact Person Matthew Deyernand

Contact Person Matthew Deyernand

Address 330 H Wallace Lane

Address 550 Elizabeth Ave

City, State & Zip Rockwall TX 75082

City, State & Zip Dallas Texas 75217

Phone 214-415-1882

Phone 214-434-6538

E-Mail donald.j.wallace@gmail.com

E-Mail tcpermitting@gmail.com

NOTARY VERIFICATION [REQUIRED]

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

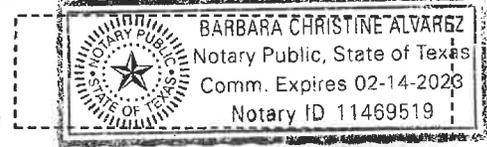
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 335, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 2020. By signing this application, 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 18th day of December, 2020.

Owner's Signature

Donald Wallace
B.C. Alvarez

Notary Public in and for the State of Texas



My Commission Expires

0 105 210 420 630 840 Feet

Z2020-060- ZONING CHANGE FROM AG & SFE-2.0 TO SFE-1.5
ZONING - LOCATION MAP = 



City of Rockwall

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

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

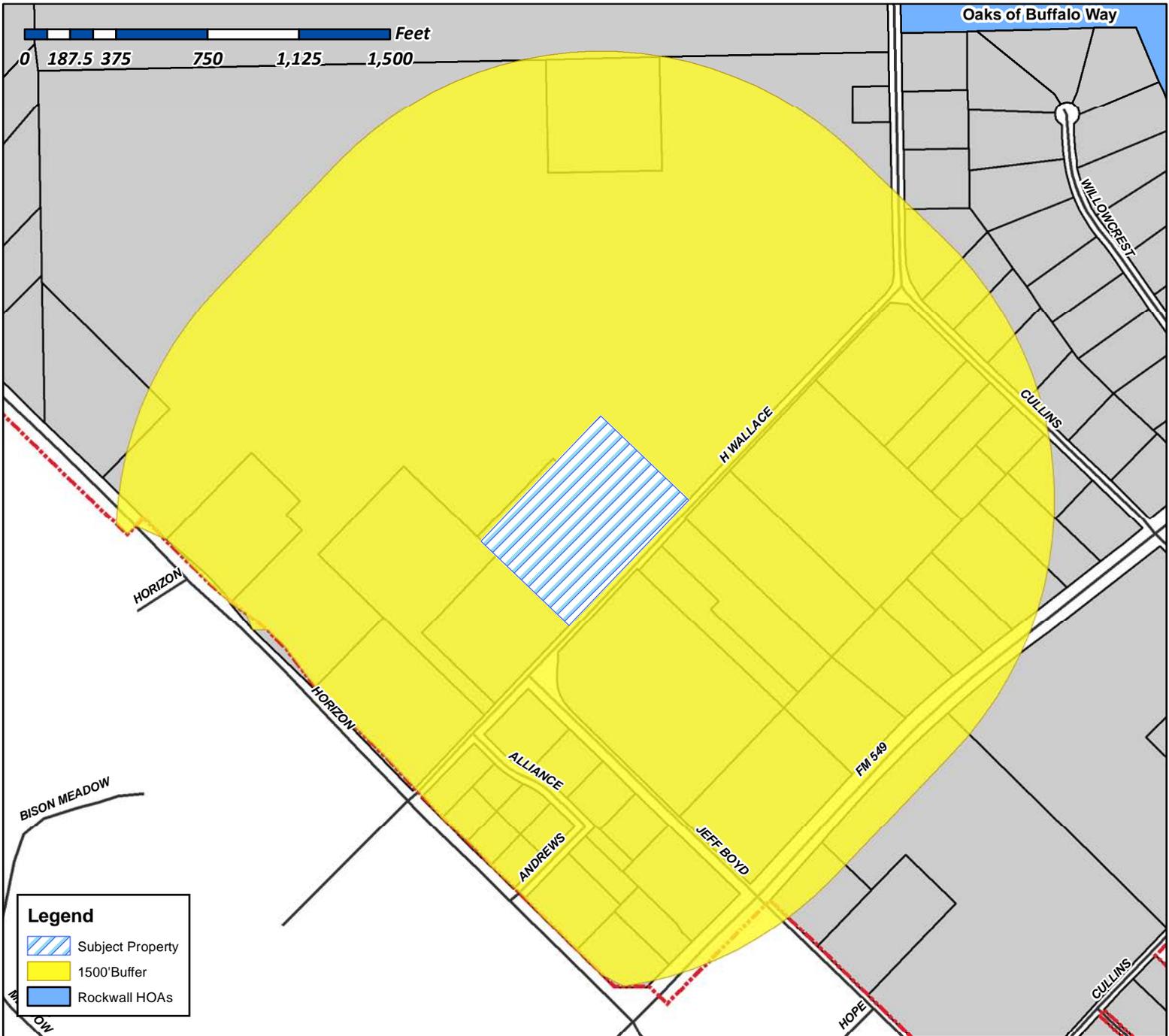




City of Rockwall

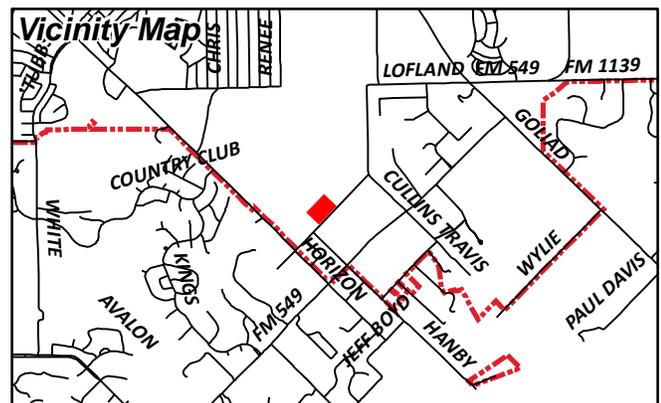
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-060
Case Name: Zoning Change from AG to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane

Date Created: 12/19/2020
For Questions on this Case Call (972) 771-7745





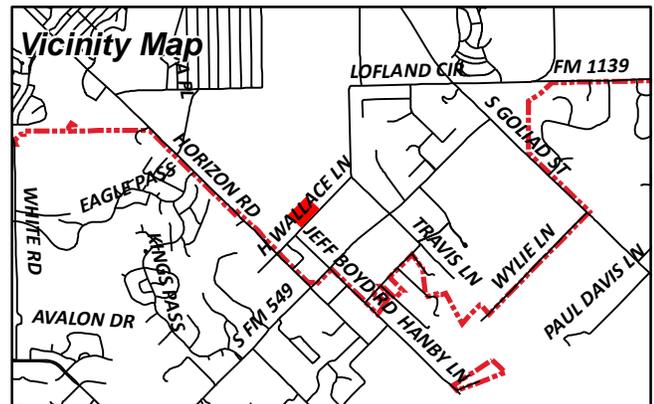
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-060
Case Name: AG & SFE-2.0 to SFE-1.5
Case Type: Zoning
Zoning: Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District
Case Address: 330 H. Wallace Lane



Date Created: 12/19/2020

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

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J & CATHERINE
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C
405 H WALLACE LN
ROCKWALL, TX 75032

PALOMBA LISA
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

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. Z2020-060: Zoning Change from AG to SFE-1.5

Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], 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 12, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 19, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 19, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

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

Case No. Z2020-060: Zoning Change from AG to SFE-1.5

Please place a check mark on the appropriate line below:

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

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

Name:
Address:

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

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



Know what's below.
Call before you dig.

SURVEY PLAT



WWW.RHODESSURVEYING.COM

APPROX. LOCATION
ZONE A 100YR AS
SCALED FROM FEMA MAP
DATED 09/26/2008

APPROX. LOCATION
ZONE X AS SCALED
FROM FEMA MAP
DATED 09/26/2008

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 330 & 340 H. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

TRACT 1:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT 2:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT 3:
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2 inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

1529 E. I-30, STE. 106, GARLAND, TX 75043 - FIRM REGISTRATION NO. 10194052
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

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

Scale: 1" = 100'
Date: 12/05/2020
G. F. No.: -
Job no.: 108251
Drawn by: JB
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
1/2" YELLOW-CAPPED IRON ROD FOUND	
1/2" ORANGE-CAPPED IRON ROD FOUND	
3/8" IRON ROD FOUND	
PK NAIL FOUND	PK NAIL SET
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



MARGARET ANNE WALLACE MORTON VOL. 180, PG. 592

WALLACE LAND PARTNERS, L.P. VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

BILLY R. & MARGARET A. MORTON VOL. 3603, PG. 1

TRACT 1
165,611.50 SQ. FT.
3.802 ACRES

TRACT 2
90,159 SQ. FT.
2.07 ACRES

TRACT 3
100,159 SQ. FT.
2.30 ACRES

WALLACE LAND PARTNERS, L.P. VOL. 2017, PG. 76, 82, VOM. 88, 94, & 100

EASEMENT AND RIGHT OF WAY TO RCH WATER SUPPLY VOL. 64, PG. 393

REFERENCE MONUMENT

PAUL J. & NORMA J. WILCK VOL. 152, PG. 922

E REFERENCE MONUMENT TJT INVESTMENT TRUST INST. NO. 201900000560

APPROX. LOCATION ZONE A 100YR AS SCALED FROM FEMA MAP DATED 09/26/2008

JACKSON W. HUNT, JR. VOL. 1467, PG. 11

APPROX. LOCATION ZONE X AS SCALED FROM FEMA MAP DATED 09/26/2008

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.

ZONE A, 48397C0105L, 09/26/2008

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)

NOTE: NOT ALL IMPROVEMENTS ARE SHOWN.

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR AN 8.17-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 AND ALL OF TRACTS 45-02 & 45-07 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY 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 Matthew Deyemond of TC Planning and Design on behalf of the owner Donald Wallace for a change in zoning from an Agricultural (AG) District and a Single-Family Estates 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for an 8.17-acre tract of land identified as a portion of Tract 44-01 and all of Tracts 45-02 & 45-07 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, and more fully 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 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 Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SF-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.02, *Single-Family*

Estate 1.5 (SFE-1.5) District, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description

TRACT ONE (1):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for corner, being the South corner of said "Wallace 750" tract, also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Eastern most corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT TWO (2):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of said "Wallace tract 750", also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

Exhibit 'A'
Legal Description

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT THREE (3):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2-inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2-inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]

Legal Description: An 8.17-Acre Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80



PROJECT COMMENTS



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

DATE: 12/22/2020

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

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

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

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

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

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

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

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

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

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

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

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

M.7 Correct Title Block to read as follows:

Final Plat

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

2.938 Acres of land

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

An addition to the City of Rockwall,

Rockwall County, Texas

A. Hanna Survey Abstract No. 98

M.8 Need a second state plane coordinate point.

M.9 Confirm the acreage.

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

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

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

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

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

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

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

Development Comments Page | 2 City of Rockwall, Texas

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

M.18 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

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

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

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

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

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

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

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

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

No Comments

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

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

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

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **2.96**

Lots [Current] **1**

Lots [Proposed] **3**

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

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

Owner

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

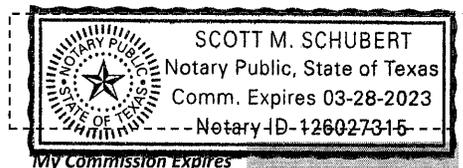
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

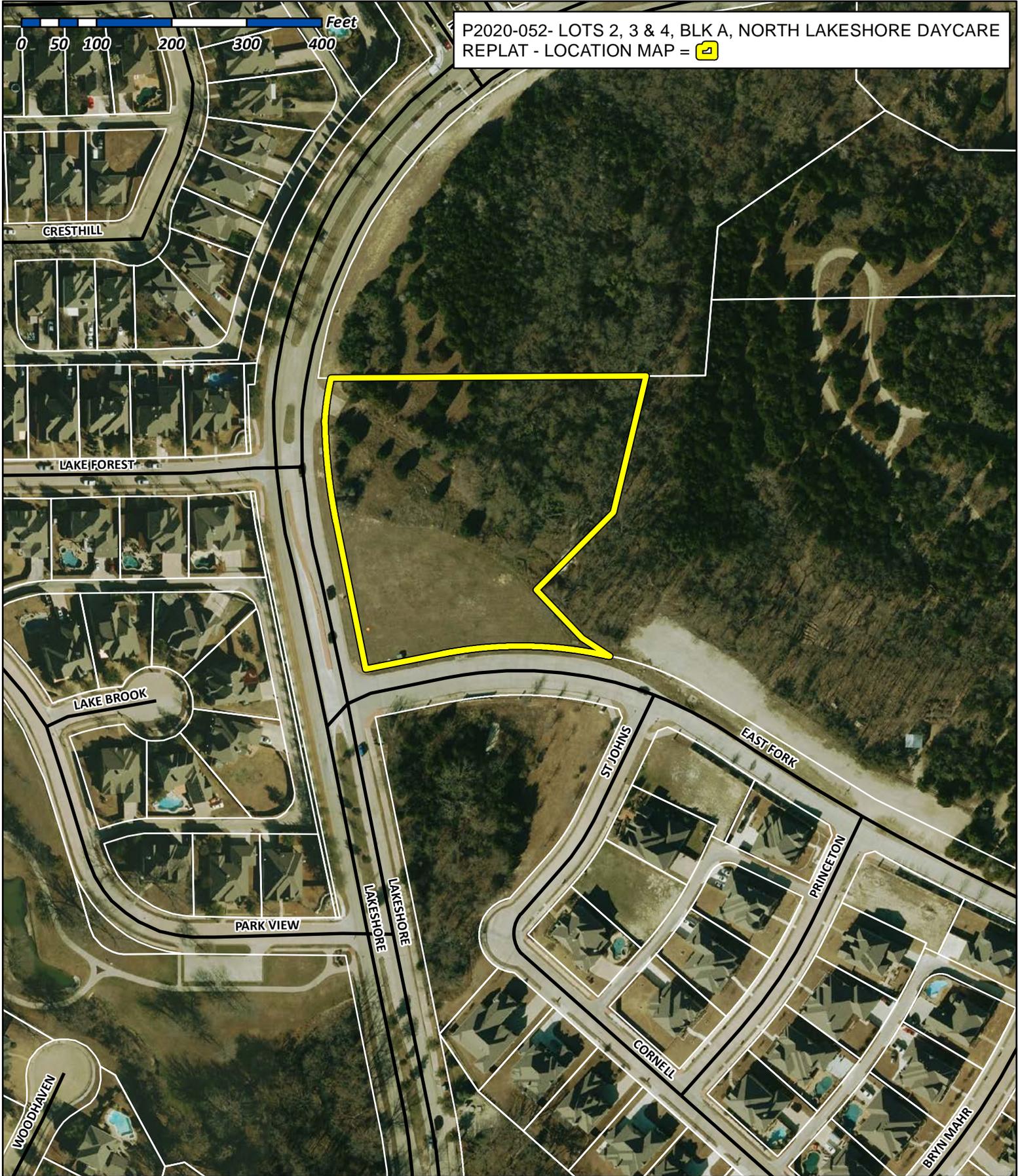
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of December, 20 20. By signing this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

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

Owner's Signature

Notary Public in and for the State of Texas





P2020-052- LOTS 2, 3 & 4, BLK A, NORTH LAKESHORE DAYCARE REPLAT - LOCATION MAP = [icon]



City of Rockwall

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

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





City of Rockwall
Planning & Development

12/22/20

Plat & Zoning Applications

Lakeshore Office Building

Mr Miller,

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

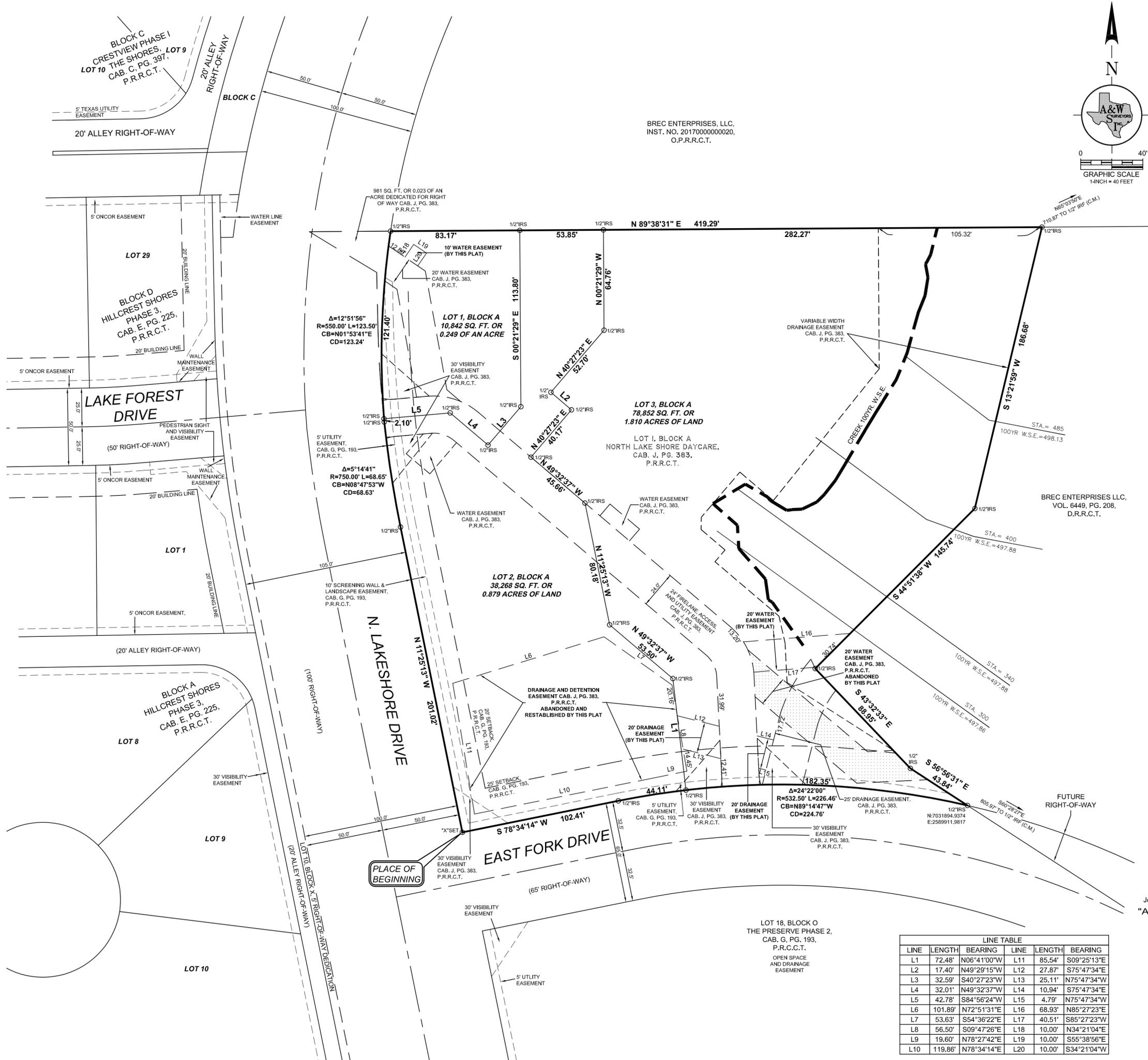
Please accept this letter and approval for the extended timeline.

Sincerely,

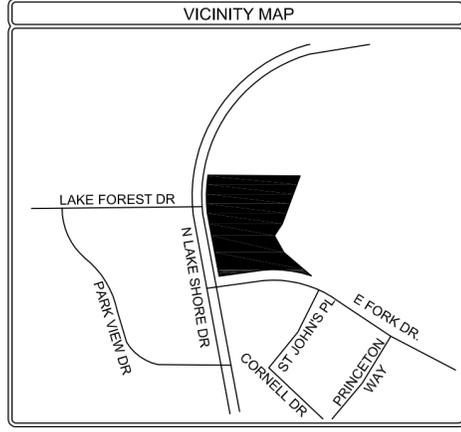
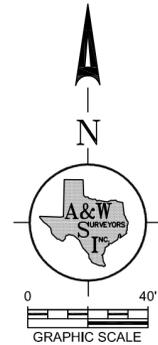
A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





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



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

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

PAGE 1 OF 2
REPLAT

**LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE**

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P20 -

LINE TABLE

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

OWNER'S CERTIFICATE

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

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

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

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

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

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

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

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

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

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°21'59", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

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

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ____ day of _____, 20__.

preliminary, not for recording purposes

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the NORTH LAKE SHORE DAY CARE have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

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

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

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM Owner: Gotrocks Properties LLC ~ 2560 Technology Drive, Suite 100 ~ ~ Plano, Texas, 75074 ~

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: SP2020-032
PROJECT NAME: Site Plan for Heritage Christian Academy Addition
SITE ADDRESS/LOCATIONS: 1406 S GOLIAD ST

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	12/19/2020	Needs Review

12/19/2020: SP2020-032; Site Plan for HCA Private School Gymnasium
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Gymnasium and Classrooms in conjunction with an existing private school on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street.

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

M.3 For reference, include the case number (SP2020-032) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. photometric plan, landscape plan, treescape plan and building elevations, etc.) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. Correct all plans. (§03.04.A, Art. 11, UDC)

I.6 The following plans were received with the site plan were not reviewed and are not considered to be accepted with this site plan submittal: a) Preliminary Utility Plan, and b) Preliminary Drainage Plan – these are to be submitted with the engineering civil submittal once the site plan has been approved.

I.7 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.8 A condition of approval of the site plan will be added indicating that the existing temporary classroom structures are to be removed from the site once construction of the new facility is complete.

I.9 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.10 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Provide a fence detail for all proposed fencing for the development. Are you proposing any new fence(s) for the development? Indicate if there are existing fences. (§08.02.F, Art. 08, UDC)
 - 2) The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block. Change the label with the over the owners name. (§03.04.A, Art. 11, UDC)
 - 3) Indicate all utility easements, both existing and proposed. (§03.04.B, Art. 11, UDC)
 - 4) Indicate all drive/turning radii and driveway widths. (§03.04.B, Art. 11, UDC)
 - 5) Indicate and label the widths of all fire lanes existing and proposed for the site. Label as 24-ft Firelane, Public Access and Utility Easements (as appropriate). (§03.04.B, Art. 11, UDC)
 - 6) Indicate the street centerline for all existing (i.e. Damascus Road) and proposed streets. (§03.04.B, Art. 11, UDC)
 - 7) Provide parking table indicating the total number of required parking spaces for by use, the total number of required handicapped parking spaces and the total parking provided for the existing and proposed uses of the entire site. If there is a deficiency in parking, a variance will be required and compensatory measures are to be considered. (§02.02, Art. 06, UDC)
 - 8) Indicate all proposed Handicap Parking Spaces. Four (4) are shown; however five (5) are required based on the number of parking spaces exceeding 100 spaces. (§05.04, Art. 06, UDC)
 - 9) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Engineering Department).
 - 10) Provide dumpster detail for the proposed dumpster. The overlay district standards require these receptacles to be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (§01.05.B, Art. 05, UDC)
 - 11) Based on the building footprint, an exception to the horizontal articulation standards will be required. (§04.01.C.1, Art. 05, UDC)
 - 12) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (§03.02, Art. 06, UDC)
 - 13) Delineate and dimension the proposed drainage easement for the site. (Standards of Design and Construction)
- M.11 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). Indicate on the landscape plans compliance with this section. (§05.03.G, Art. 08, UDC)
- 2) One (1) canopy trees and one (1) accent tree shall be provided in the required street landscape buffer for every 50 feet of street frontage along Damascus Road. The landscape plan does not indicate the landscape buffer or trees along the entire property line adjacent to Damascus Road meeting this standard. (§05.01, Art. 08, UDC)
- 3) Please add to Notes indicating irrigation will meet the requirements of UDC. (§05.04, Art. 08, UDC)
- 4) Identify visibility triangles for all driveway intersections and public streets. (§01.08, Art. 05, UDC)
- 5) Add to Notes that "Trees must be planted at least five (5) feet from water, sewer and storm sewer lines." (§05.03.E, Art. 08, UDC)

M.12 Treescape Plan. Please make the following clarifications and changes to the treescape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Mitigation is not required for trees under four (4)-caliper inches. Correct mitigation total by removing the 24 inches for those trees less than four (4)-caliper inches and providing a 33-inch credit for the saved 33-inch pecan tree. (§03.01, Art. 09, UDC)
- 2) Use a lighter gray scale for the new plantings to better depict the existing/removed trees. (informational comment)

M.13 Photometric Plan. Please make the following clarifications and changes to the photometric plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (SH-205 OV)
- 2) Provide cut-sheets for all exterior lighting fixtures. (§03.03, Art. 07, UDC)

M.14 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

Based on the building elevation submittal, staff has identified the following that require approval of variances and exceptions to the SH-205 OV District and the Unified Development Code (UDC):

- 1) Roof Design Standards. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception. Exception required; requires approval of a simple majority vote. (§04.01.A.1, Art. 05, UDC)
- 2) Building Articulation. The proposed building does not meet the articulation standards (i.e. established by the UDC and requires approval of an exception. Exception required; requires approval of a simple majority vote. (§04.01.C.1, Art. 05, UDC)
- 3) Materials and Masonry Composition. The proposed building does not meet the minimum 90% requirement for primary materials and exceeds 10% for the secondary material standard. Variance required; requires approval of a supermajority (3/4) vote. (§06.02.C.1, Art. 05, UDC)
- 4) Primary Materials -Stone. The proposed building does not meet the minimum 20% natural or quarried stone requirement for all side of the structure. Variance required; requires approval of a supermajority (3/4) vote. (§06.02.C.1(a)(1), Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested exceptions/variances requires approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

I.15 Please note that failure to address all comments provided by staff by 3:00 PM on January 5, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.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 January 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 12, 2021 Planning & Zoning Meeting.

I.17 The Architectural Review Board (ARB) meeting will be held on December 20, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.18 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on December 29, 2020.
- 2) Architectural Review Board (ARB) meeting will be held on December 29, 2020.
- 3) Planning & Zoning meeting/public hearing meeting will be held on January 12, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on January 12, 2021 (if required).

I.19 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City

prefers that a representative(s) be present for all of the scheduled meetings.

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

12/18/2020: ***+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.
- I - Traffic rated guard rail or barrier will be required when roadway or parking lot is within 10 feet of a retaining wall that is over 30" in height.
- I - Walls over 30' in height will need pedestrian rail if sidewalk is on high side.

+Drainage Items:+

- I - Must verify existing detention pond for capacity.
- I - No vertical walls in detention. Max side slope is 4:1
- M- Dumpster area (existing and proposed) to drain to oil/water separator prior to storm

+Water and Wastewater Items:+

- I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- I - Pull services off of the 8" water line in Damascus. Full panel concrete replacement is required for paving.
- I - May need to loop an 8" water line on the site for fire coverage and additional meters.
- I - Fire hydrants and Fire Lines to have min 10' separation from all other connections to waterline.
- M - Proposed Sanitary Sewer Lift Station and Force Main to be Private (Label as such)
- I - Fire sprinkler line must be 10' from all utilities including other water lines
- I - Water pipe materials shown on utilities sheet isn't approved. See Engineering Standards of Design and Construction

+Roadway Paving Items:+

- I - Parking to be 20'x9'.
- I - Drive isles to be 24' wide.
- I - No dead-end parking allowed without a turnaround.
- I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
- If building is 30' or taller, the fire lane radii must be 30' minimum.
- I - Any removal of a public street requires full panel replacement
- M - 5' sidewalk must be installed along Damascus
- I - turn around area shall be striped and signed as "No Parking".

+Landscaping:+

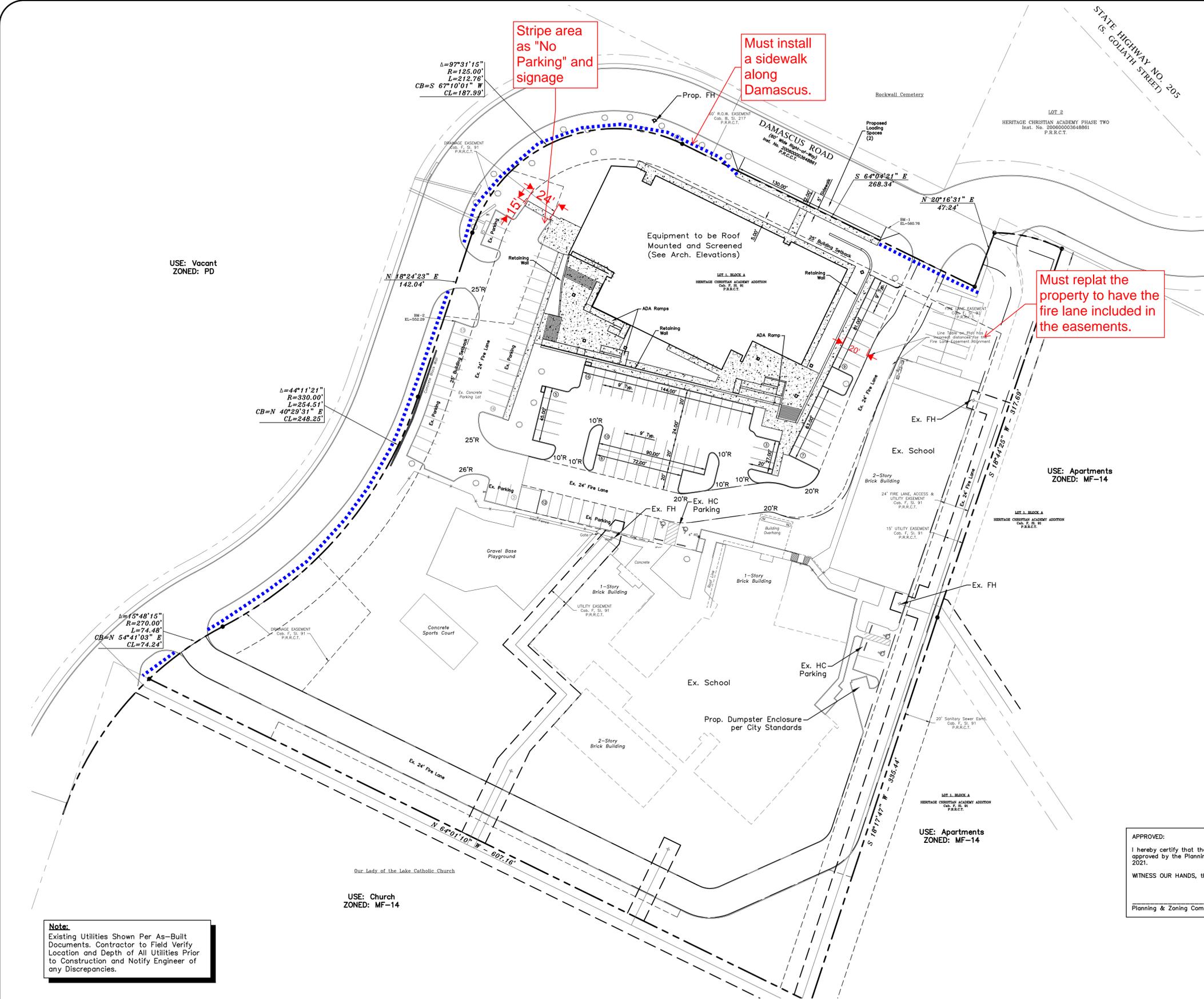
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

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

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/19/2020	Approved w/ Comments

12/19/2020: 1. All trees need to be a minimum of 5' from water and sewer line.



- 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.
 - I - Traffic rated guard rail or barrier will be required when roadway or parking lot is within 10 feet of a retaining wall that is over 30" in height.
 - I - Walls over 30' in height will need pedestrian rail if sidewalk is on high side.
- Drainage Items:**
- I - Must verify existing detention pond for capacity.
 - I - No vertical walls in detention. Max side slope is 4:1
 - M- Dumpster area (existing and proposed) to drain to oil/water separator prior to storm
- Water and Wastewater Items:**
- I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
 - I - Pull services off of the 8" water line in Damascus. Full panel concrete replacement is required for paving.
 - I - May need to loop an 8" water line on the site for fire coverage and additional meters.
 - I - Fire hydrants and Fire Lines to have min 10' separation from all other connections to waterline.
 - M - Proposed Sanitary Sewer Lift Station and Force Main to be Private (Label as such)
 - I - Fire sprinkler line must be 10' from all utilities including other water lines
 - I - Water pipe materials shown on utilities sheet isn't approved. See Engineering Standards of Design and Construction
- Roadway Paving Items:**
- I - Parking to be 20'x9'.
 - I - Drive isles to be 24' wide.
 - I - No dead-end parking allowed without a turnaround.
 - I - Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.
 - I - Any removal of a public street requires full panel replacement
 - M - 5' sidewalk must be installed along Damascus
 - I - turn around area shall be striped and signed as "No Parking".
- 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".

USE: Vacant
ZONED: PD

Must replat the property to have the fire lane included in the easements.

Stripe area as "No Parking" and signage

Must install a sidewalk along Damascus.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

USE: Church
ZONED: MF-14

USE: Apartments
ZONED: MF-14

USE: Apartments
ZONED: MF-14

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ENGINEER:
Heritage Christian Academy
1408 S. Goliath St.
Rockwall, Texas 75087
Phone (972) 772-3003
Contact: Brad Helmer

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Issue Dates:	Revisions:	Date:
1	7	1	
2	8	2	
3	9	3	
4	10	4	
5	11	5	
6	12	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

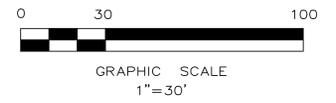
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

SITE PLAN
HERITAGE CHRISTIAN ACADEMY
HERITAGE CHRISTIAN ACADEMY PH. 2
CITY OF ROCKWALL, TEXAS

Sheet No.
SP
Project No.
20051

HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS



$\Delta=97^{\circ}31'15''$
 $R=125.00'$
 $L=212.76'$
 $CB=S\ 67^{\circ}10'01''\ W$
 $CL=187.99'$

$\Delta=44^{\circ}11'21''$
 $R=330.00'$
 $L=254.51'$
 $CB=N\ 40^{\circ}29'31''\ E$
 $CL=248.25'$

Proposed Sanitary Sewer Lift Station and Force Main to be Private (Label as such)

Install SS Lift Station. Ref. MEP for Connection to Building

WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All sewer lines shall be PVC SDR-35.
5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards.
7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
8. Fire sprinkler line shall be sized and installed by a state licensed contractor.
9. Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

LEGEND

	Proposed S.S. Line
	Proposed Water Line
	Proposed Fire Hydrant
	Proposed Water Tee
	Proposed Water Valve
	Proposed Water Bend
	Existing Fire Hydrant
	Existing S.S. Line
	Existing Water Line
	Existing Underground Elec
	Existing Gas Line

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

CITY BENCHMARKS USED FOR CONTROL

COR-6 = Aluminum disk stamped "City of Rockwall Survey Monument" in grass median +/- 387 feet west of the intersection of John King Boulevard and Airport Road. +/- 100 feet south of Airport Centerline. Elev. = 558.61

COR-11 = Brass disk stamped "City of Rockwall Survey Monument" on the northeast side of Mims Road at the southerly end of a concrete headwall at the intersection of the northeast line of Mims Road with the southeast line of Interstate 30. Elev. = 595.98

BENCHMARK:

BM-1 = "X" on top of concrete curb on the south side of Damascus Road and west of the north entrance to the subject property. Elev.=560.76

BM-2 = "X" in top of concrete curb corner at the northwest corner of the new concrete parking lot at the west entrance to the subject property. Elev.=552.29

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CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 12/17/20. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY UTILITY PLAN

HERITAGE CHRISTIAN ACADEMY

HERITAGE CHRISTIAN ACADEMY PH. 2

CITY OF ROCKWALL, TEXAS

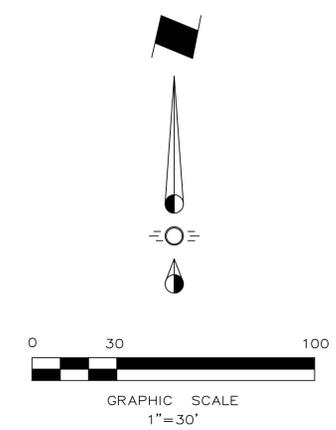
Sheet No. PUP

Project No. 20051

HERITAGE CHRISTIAN ACADEMY

GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealer.
7. All roof drain laterals shall be 0.50% min. slope.



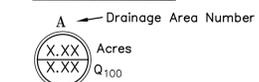
FULLY DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Drainage Area (Acres)	C	t _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	REMARKS
A	0.47	0.90	10	9.8	4.15	Detention Pond
B	0.49	0.90	10	9.8	4.32	Detention Pond
C	0.17	0.90	10	9.8	1.50	Detention Pond
D	0.27	0.90	10	9.8	2.38	Detention Pond
E	0.95	0.90	10	9.8	8.38	Detention Pond
F	0.23	0.90	10	9.8	0.79	Detention Pond
G	0.07	0.90	10	9.8	0.62	Detention Pond
H	0.13	0.90	10	9.8	1.15	Detention Pond
I	0.09	0.90	10	9.8	0.79	Detention Pond
TOTAL	2.87				24.08	

NOTE:

Per Record Drawings by Thomas Site Development Engineering, Inc., dated 8-31-2016, a total of 3.31 acres from this site are designed to be handled by the existing detention pond on the west side of Damascus Road, not including the road ROW itself. After further investigation of existing drainage flows on site, it has been calculated a total of 2.87 acres actually will flow to the pond. The existing Detention Pond therefore has adequate capacity to accommodate proposed fully developed conditions reflected in these plans.

DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
 C = 0.90
 I₁₀₀ = 9.8
 t_c = 10 min.



This sheet not fully reviewed.

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CROSS ENGINEERING CONSULTANTS
 131 S. Tennessee St. McKinney, Texas 75069
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Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

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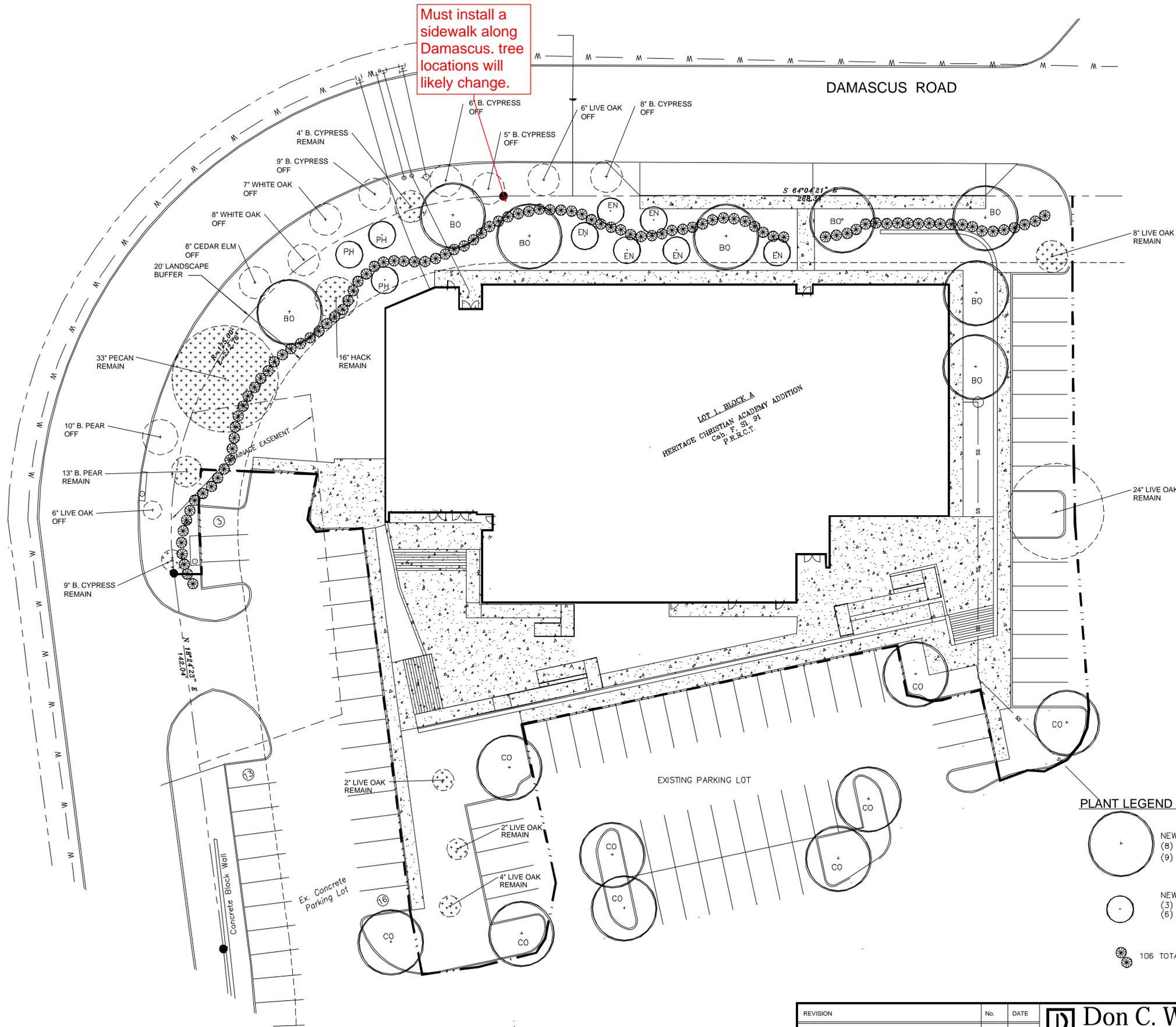
PRELIMINARY DRAINAGE PLAN
HERITAGE CHRISTIAN ACADEMY
 HERITAGE CHRISTIAN ACADEMY PH. 2
 CITY OF ROCKWALL, TEXAS

Sheet No. **PDP**
 Project No. 20051

STOP!
 CALL BEFORE YOU DIG

(@ least 72 hours prior to digging)

HERITAGE CHRISTIAN ACADEMY



Must install a sidewalk along Damascus. tree locations will likely change.

- ### LANDSCAPE NOTES:
- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
 - NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
 - NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
 - PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
 - PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
 - ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
 - NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
 - TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
 - WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS 1" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
 - ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
 - ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE. PRIOR TO PLANTING.
 - FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
 - PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
 - CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
 - AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
 - ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
 - ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
 - TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
 - ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
 - TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
 - TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
 - OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
 - ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
 - ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
 - ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

- ### PLANT LEGEND
- NEW 4" CANOPY TREES
(8) BUR OAK
(9) CHINQUAPIN OAK
 - NEW ACCENT TREES
(3) POSSUMHAW HOLLY
(6) EVES NECKLACE
 - NEW SHRUBS
RED YUCCA
ROSEMARY
TEXAS SAGE
 - 106 TOTAL

LANDSCAPE CALCULATIONS

ZONING - MF-14 (35%) LANDSCAPE AREA REQUIRED.
ARTIFICIAL LOT AREA - 60,238 SF
35% = 21,083 SF
-2.5% XERISCAPING CREDIT = 32.5% = 19,578 SF
LANDSCAPE AREA PROVIDED = 20,367 SF
WITH 11,858 SF = 60% IN FRONT YARD.

LANDSCAPE BUFFER AT STREET R.O.W. =
10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
AND A ROW OF SHRUBS.

427'/50' = 9

9 CANOPY TREES REQUIRED. 9-PROVIDED.
9 ACCENT TREES REQUIRED. 9-PROVIDED.
107 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
3,771 SF PARKING LOT AREA
855 SF LANDSCAPE AREA PROVIDED.

PLANN PREPARED BY:
DON C. WHEELER, RLA
PO BOX 470865
FORT WORTH, TX 76147
817.335.1405
don@dcwla.com

NORTH

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=20'-0"

0' 5' 10' 20' 40'

REVISION	No.	DATE

Don C. Wheeler
Landscape Architect

Landscape Architecture Planning Irrigation Design
P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K17-14	DATE. 12/18/20
------------------------	-------------------

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

DON C. WHEELER - TEXAS LANDSCAPE ARCHITECT # 767

LANDSCAPE PLAN		Sheet No.
HERITAGE CHRISTIAN ACADEMY		LP
HERITAGE CHRISTIAN ACADEMY PH.2		
CITY OF ROCKWALL, TEXAS		



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	1408 S. GOLIAD, ROCKWALL TX 75087			
Subdivision	Heritage Christian Academy Addition	Lot	1	Block a
General Location	Damascus RD & S. Goliad St.			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	MF-14	Current Use	PRIVATE SCHOOL	
Proposed Zoning	NO CHANGE	Proposed Use	NO CHANGE	
Acreage	6.641	Lots [Current]	1	Lots [Proposed] 1

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

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

<input type="checkbox"/> Owner	HERITAGE CHRISTIAN ACADEMY	<input checked="" type="checkbox"/> Applicant	Craddock Architecture
Contact Person	Brad Helmer Ed.D. Head of School	Contact Person	Phil Craddock, AIA
Address	1408 S. Goliad	Address	P.O. Box #188
City, State & Zip	Rockwall, TX 75087	City, State & Zip	Rockwall, TX 75087
Phone	972-772-3003	Phone	214-952-0527
E-Mail	bhelmer@hcarockwall.org	E-Mail	phillip@craddockarchitecture.com

NOTARY VERIFICATION [REQUIRED]

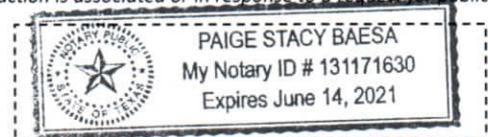
Before me, the undersigned authority, on this day personally appeared Brad Helmer [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 482.82, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of December, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11 day of December, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 06-14-2021



SP2020-032- SITE PLAN FOR
HERITAGE CHRISTIAN ACADEMY ADDITION
SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

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

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





Letter of Variance Requests

12/16/2020

Attn: ARB and Planning and Zoning

Re: Development of new HCA Gym and Classroom Building at 1408 S. Goliad St. Rockwall TX 75087

This is a Private School, The Existing Buildings are Set back off S. Goliad St. (205) along Damascus Road. The Existing Campus consists of 3 different buildings each with their own Architectural Vernacular. The New Facility is a 22,351 SF building with a Gym, 6 Classrooms and Locker rooms. The intent is that the new Building will allow HCA to remove the Portable Buildings in the back of the site and utilize the new Classrooms as well as the Gym.

The Site touches the Overlay district of 205 so we will be requesting several variances to the Development Ordinance. The existing zoning on the Site is MF-14 at 6.641 Acres.



The Building above is the most recent
With the original being top right and then
The Bottom right coming in between.
The Basis for the requested variance is the
Eclectic and very different design styles
Of the campus. Our intent was to design
A New Modern Gym / Classroom building
With elements that could be carried over



To the existing buildings at a later date.

The Design of the New building is intended to incorporate a Blend of the Tan Bricks as the main field with Dark Gray Velour textured brick. The Top portion incorporates some Architectural Metal panel and Red Accent Stripes reflective of the Schools Colors.



Developments within the MF-14 Shall conform to Sub. 1.01 Gen. Commercial District and 7.02 Multi Fam. District Standards.

Variations Requested:

1. Sec. 04 (A) Construction Standards
 - a. Articulation Standards - The Facades don't meet the Articulation standards. The building is broken up with Material colors and roof planes. This is a Private School and not a Commercial Building open to the Public. The last building added to the Site does not have any Articulation.
 - b. Roof Pitch – Sloped roofs by ordinance should be 6:12
 - i. We are Requesting 4:12 pitch on the Main Roof and then a 1:12 pitch on the low roof at the locker rooms and forming the porch areas. A steep pitch will only increase the visibility and is really not feasible over a Gymnasium. A Flat roof would not have as nice of a look as the building designed.
 - ii. The intent is to infill the lot to provide a new Classroom and Gym Facility that will enable the school to eliminate the portable buildings therefore it is important to maximize the footprint of the Structure.
 - iii. The Compensatory measure 1, is to add Additional Canopy and Accent Trees on the North and South side of the Building.
 - iv. The Compensatory measure 2, is to provide Natural stone at the Base of the Building foundation wall and on all of the Retaining walls
2. Overlay District Material Standards
 - a. The Standards require 20% Natural Stone with a 90% Masonry and 10% Secondary material Requirement. The Existing Buildings are 100% masonry and do not have stone. In order to provide a Modern Design with the use of some metal panel and a varied color and material façade we are requesting a Variance to the Material Standards.
 - i. The Compensatory measure 1, is the Plaza Space in front of the Main entry to the Gym as well as the green space between the building and the Retaining wall.
 - ii. The Compensatory measure 2, is the Display windows and varied roof heights provided.

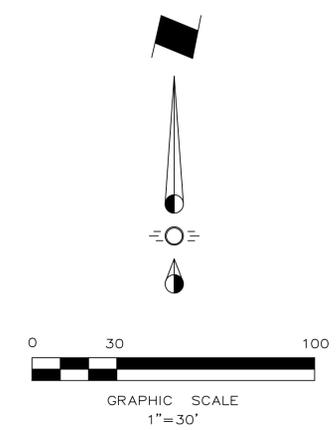
Thank you for considering our Variance Requests, we do feel like this building will make a Nice New Aesthetic for the Campus as we continue to grow.

Sincerely,

Craddock Architecture, PLLC & Heritage Christian Academy.

GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal.
5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealer.
7. All roof drain laterals shall be 0.50% min. slope.



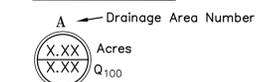
FULLY DEVELOPED DRAINAGE AREA CALCULATIONS

Drainage Area No.	Drainage Area (Acres)	C	t _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)	REMARKS
A	0.47	0.90	10	9.8	4.15	Detention Pond
B	0.49	0.90	10	9.8	4.32	Detention Pond
C	0.17	0.90	10	9.8	1.50	Detention Pond
D	0.27	0.90	10	9.8	2.38	Detention Pond
E	0.95	0.90	10	9.8	8.38	Detention Pond
F	0.23	0.90	10	9.8	0.79	Detention Pond
G	0.07	0.90	10	9.8	0.62	Detention Pond
H	0.13	0.90	10	9.8	1.15	Detention Pond
I	0.09	0.90	10	9.8	0.79	Detention Pond
TOTAL	2.87				24.08	

NOTE:

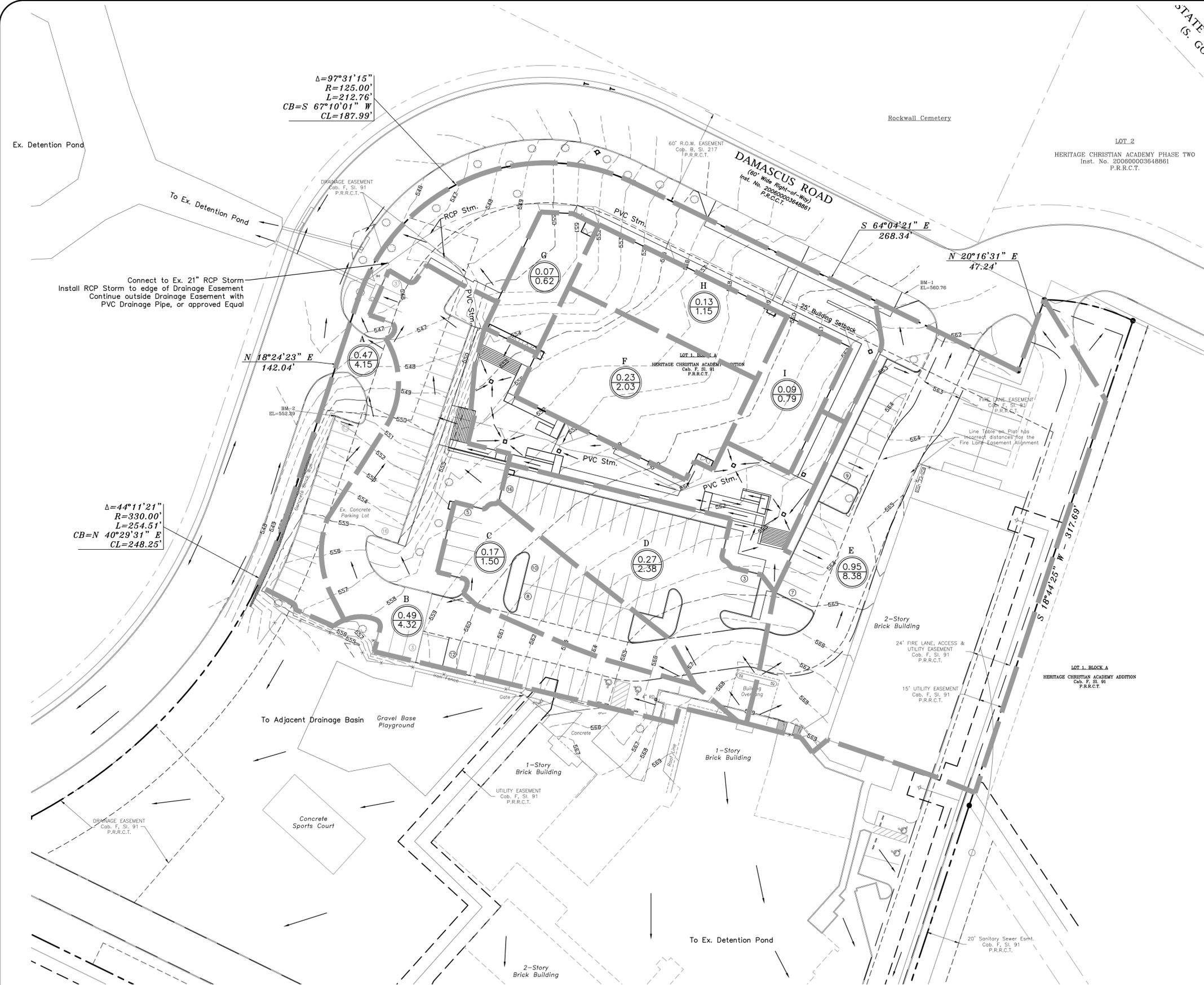
Per Record Drawings by Thomas Site Development Engineering, Inc., dated 8-31-2016, a total of 3.31 acres from this site are designed to be handled by the existing detention pond on the west side of Damascus Road, not including the road ROW itself. After further investigation of existing drainage flows on site, it has been calculated a total of 2.87 acres actually will flow to the pond. The existing Detention Pond therefore has adequate capacity to accommodate proposed fully developed conditions reflected in these plans.

DRAINAGE LEGEND



DRAINAGE CRITERIA

Q = C I A
 C = 0.90
 I₁₀₀ = 9.8
 t_c = 10 min.



CITY BENCHMARKS USED FOR CONTROL
 COR-6 = Aluminum disk stamped "City of Rockwall Survey Monument" in grass median +/- 387 feet west of the intersection of John King Boulevard and Airport Road. +/- 100 feet south of Airport Centerline. Elev. = 558.61
 COR-11 = Brass disk stamped "City of Rockwall Survey Monument" on the northeast side of Mims Road at the southerly end of a concrete headwall at the intersection of the northeast line of Mims Road with the southeast line of Interstate 30. Elev. = 595.98

BENCHMARK:
 BM-1 = "X" on top of concrete curb on the south side of Damascus Road and west of the north entrance to the subject property. Elev.=560.76
 BM-2 = "X" in top of concrete curb corner at the northwest corner of the new concrete parking lot at the west entrance to the subject property. Elev.=552.29

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Issue Dates:	Revisions:	Date:
1	7	1	
2	8	2	
3	9	3	
4	10	4	
5	11	5	
6	12	6	

CROSS ENGINEERING CONSULTANTS
 131 S. Tennessee St. McKinney, Texas 75069
 972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 12/17/20. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY DRAINAGE PLAN
 HERITAGE CHRISTIAN ACADEMY
 HERITAGE CHRISTIAN ACADEMY PH. 2
 CITY OF ROCKWALL, TEXAS

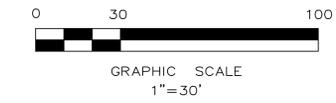
Sheet No. PDP
 Project No. 20051



(@ least 72 hours prior to digging)

HERITAGE CHRISTIAN ACADEMY

STATE OF TEXAS



$\Delta=97^{\circ}31'15''$
 $R=125.00'$
 $L=212.76'$
 $CB=S\ 67^{\circ}10'01''\ W$
 $CL=187.99'$

$\Delta=44^{\circ}11'21''$
 $R=330.00'$
 $L=254.51'$
 $CB=N\ 40^{\circ}29'31''\ E$
 $CL=248.25'$

$N\ 18^{\circ}24'23''\ E$
 $142.04'$

$S\ 64^{\circ}04'21''\ E$
 $268.34'$

$N\ 20^{\circ}16'31''\ E$
 $47.24'$

LOT 2
HERITAGE CHRISTIAN ACADEMY PHASE TWO
Inst. No. 2006000364861
P.R.R.C.T.

DAMASCUS ROAD
(60' Wide Right-of-Way)
Inst. No. 2006000364861
P.R.R.C.T.

LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
Cab. F. Sl. 91
P.R.R.C.T.

LOT 1, BLOCK A
HERITAGE CHRISTIAN ACADEMY ADDITION
Cab. F. Sl. 91
P.R.R.C.T.

WATER & SANITARY SEWER NOTES

- All materials and construction shall be in accordance with the City of Rockwall Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
- Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
- The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
- All sewer lines shall be PVC SDR-35.
- All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
- All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
- Fire sprinkler line shall be sized and installed by a state licensed contractor.
- Fire protection rooms shall have no roof access, mopsinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

LEGEND

	Proposed S.S. Line
	Proposed Water Line
	Proposed Fire Hydrant
	Proposed Water Tee
	Proposed Water Valve
	Proposed Water Bend
	Existing Fire Hydrant
	Existing S.S. Line
	Existing Water Line
	Existing Underground Elec
	Existing Gas Line

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

STOP!
CALL BEFORE YOU DIG



(@ least 72 hours prior to digging)

CITY BENCHMARKS USED FOR CONTROL
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BM-2 = "X" in top of concrete curb corner at the northwest corner of the new concrete parking lot at the west entrance to the subject property. Elev.=552.29

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CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.L. Checked By: C.E.C.L. Scale: 1"=30'

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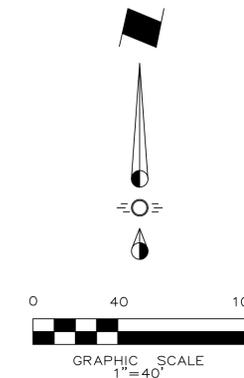
PRELIMINARY UTILITY PLAN
HERITAGE CHRISTIAN ACADEMY
HERITAGE CHRISTIAN ACADEMY PH. 2
CITY OF ROCKWALL, TEXAS

Sheet No.
PUP
Project No.
20051

HERITAGE CHRISTIAN ACADEMY



VICINITY MAP
NTS



USE: Vacant
ZONED: PD

$\Delta=44^{\circ}11'21''$
 $R=330.00'$
 $L=254.51'$
 $CB=N 40^{\circ}29'31'' E$
 $CL=248.25'$

$\Delta=97^{\circ}31'15''$
 $R=125.00'$
 $L=212.76'$
 $CB=S 67^{\circ}10'01'' W$
 $CL=187.99'$

$\Delta=15^{\circ}48'15''$
 $R=270.00'$
 $L=74.48'$
 $CB=N 54^{\circ}41'03'' E$
 $CL=74.24'$

USE: Church
ZONED: MF-14

USE: Apartments
ZONED: MF-14

USE: Apartments
ZONED: MF-14

SYNOPSIS

Address: 2400 Summer Lee Drive
Rockwall, Texas 75032
Zoning: MF-14
Proposed Use: Athletic Facility and Classroom for Existing Private School Use
Lot Area: 6.636 Acres (289,065 sf)
Building Area: Classrooms 2,917 sf
Athletic Use 19,434 sf
Total Prop. Bldg Area: 22,351 sf
Lot Coverage: 7.73% (Footprint Area 22,351 sf)
Floor Area Ratio: 0.08 : 1
Parking Required: 31 Spaces
Parking Provided: 105 Spaces
HC Parking Required: 4 Spaces
HC Parking Provided: 4 Spaces

LEGEND

- Ex. Concrete Pavement
- Ex. Asphalt Pavement
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ENGINEER:

Heritage Christian Academy
1408 S. Goliath St.
Rockwall, Texas 75087
Phone (972) 772-3003
Contact: Brad Helmer

ENGINEER:

Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn

SURVEYOR:

Ringley & Associates
701 S. Tennessee St.
McKinney, TX 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

Note:
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CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
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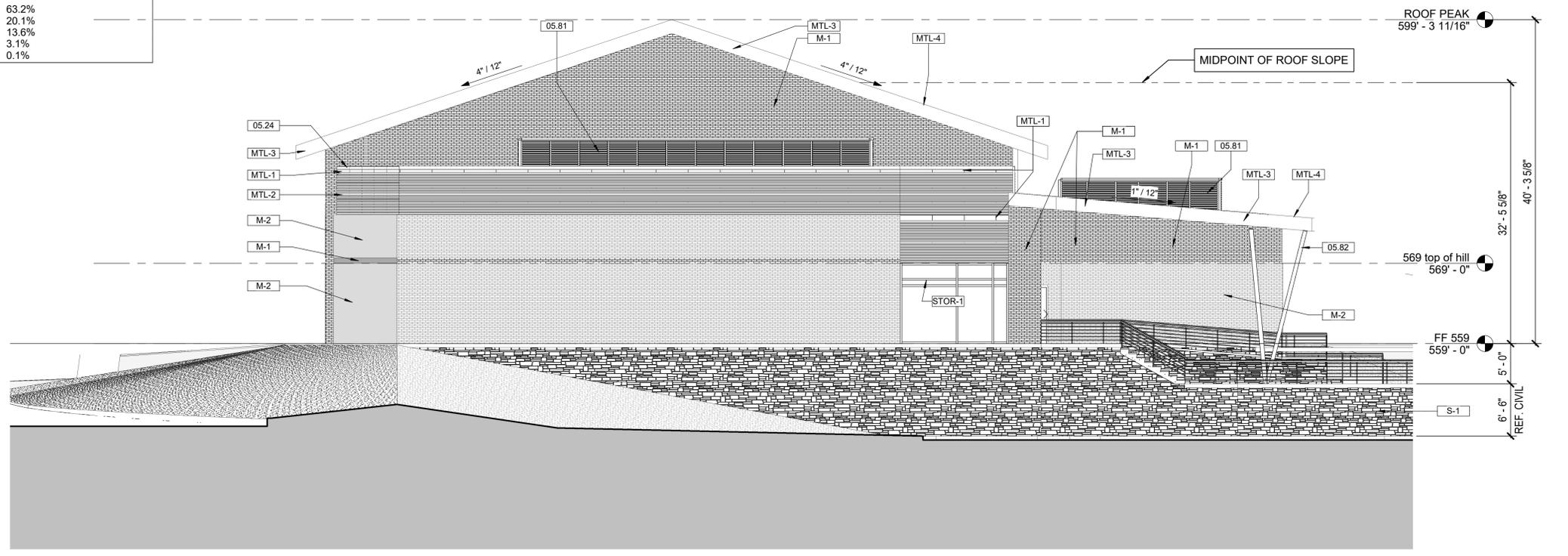
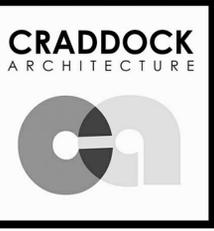
SITE PLAN
HERITAGE CHRISTIAN ACADEMY
HERITAGE CHRISTIAN ACADEMY PH. 2
CITY OF ROCKWALL, TEXAS

Sheet No.
SP
Project No.
20051

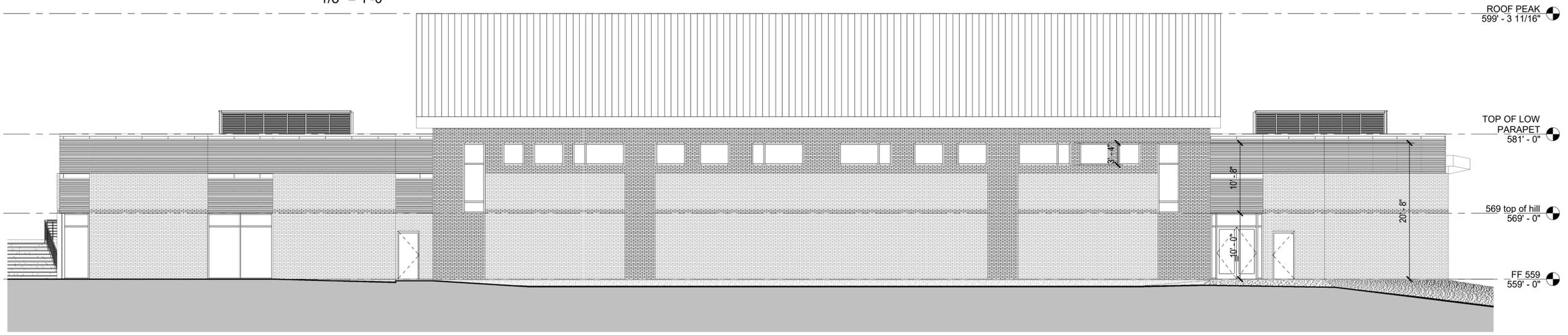
HERITAGE CHRISTIAN ACADEMY

MATERIAL CALCULATIONS		
	AREA	%
NORTH ELEVATION		
MASONRY 4,773		
BRICK	3,483	73.0%
STONE	0	0.0%
METAL...	731	15.3%
WINDOWS	511	10.7%
DOORS	48	1.0%
EAST ELEVATION		
MASONRY 3,460		
BRICK	2,330	67.3%
STONE	0	0.0%
METAL...	693	20.0%
WINDOWS	437	12.6%
DOORS	0	0.0%
SOUTH ELEVATION		
MASONRY 5,316		
BRICK	3,828	72.0%
STONE	251	4.7%
METAL...	574	10.8%
WINDOWS	589	11.1%
DOORS	74	1.4%
WEST ELEVATION		
MASONRY 4,373		
BRICK	2,762	63.2%
STONE	877	20.1%
METAL...	594	13.6%
WINDOWS	135	3.1%
DOORS	5	0.1%

KEYNOTE LEGEND	
Key Value	Keynote Text
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.81	ROOFTOP RTU SCREEN - ENVISOR BY CITYSCAPE - MATCH MATTE BLACK BERRIDGE
05.82	STEEL COLUMNS - PAINT MATCH BERRIDGE DEEP RED
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT [DARK GRAY] SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF TAN BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR
MTL-1	ARCHITECTURAL METAL PANEL COLOR: DEEP RED BY BERRIDGE W/ FLAT SEAMS DECORATIVE STRIPE KYNAR FINISH
MTL-2	ARCHITECTURAL METAL PANEL COLOR: MATTE BLACK BY BERRIDGE PROFILE: HR-16 KYNAR FINISH
MTL-3	FACIA METAL PANEL COLOR MATTE BLACK BY BERRIDGE W/ FLAT SEAMS
MTL-4	STANDING SEAM METAL ROOFING COLOR MATTE BLACK BY BERRIDGE
S-1	STONE VENEER-COLOR: FAST SET BEIGE BY KONI MATERIALS
STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM



2 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

HERITAGE CHRISTIAN ACADEMY

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REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109
Date 12/15/2020

EXTERIOR ELEVATIONS

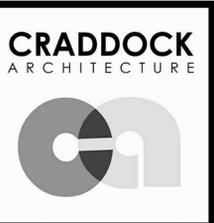
Scale: 1/8" = 1'-0"

A603

12/16/2020 3:46:57 PM

MATERIAL CALCULATIONS			
		AREA	%
NORTH ELEVATION	MASONRY	4,773	
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	METAL...	731	15.3%
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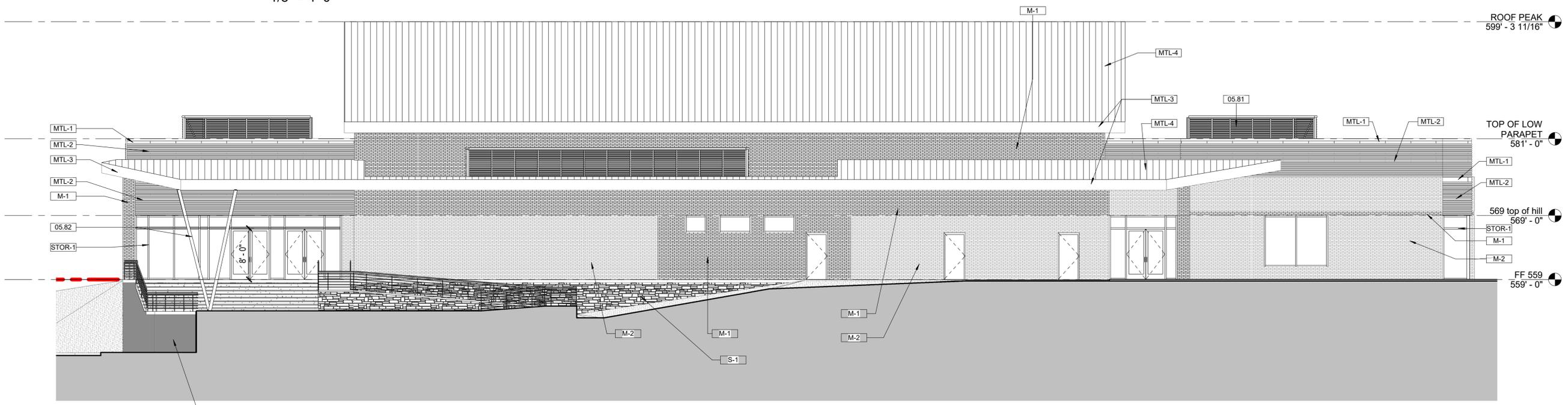
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STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM



12.15.2020
ARCHITECT: PHILLIP CRADDOCK



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

CRADDOCK ARCHITECTURE
HERITAGE CHRISTIAN ACADEMY
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
REGISTERED ARCHITECT
PHILLIP CRADDOCK
STATE OF TEXAS
19207

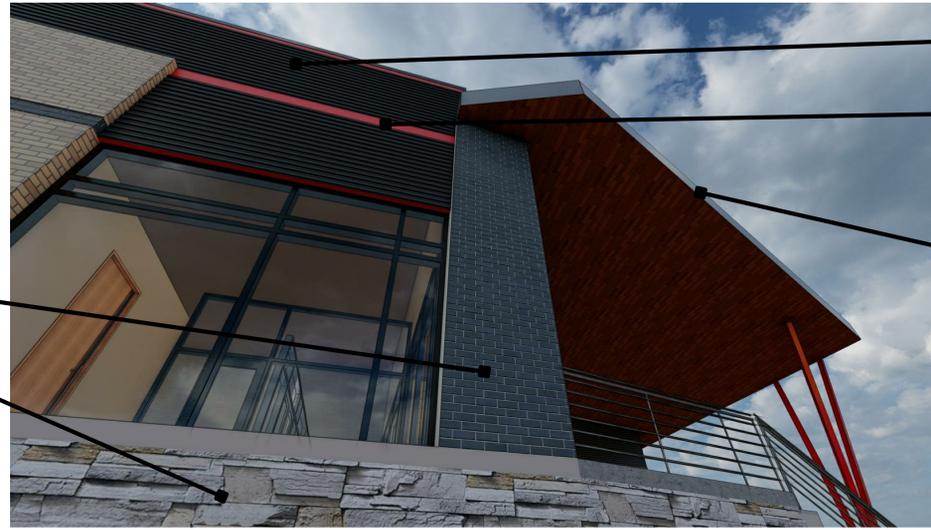
REVISION		
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HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109
Date 12/15/2020
EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"

A604

12/16/2020 3:48:37 PM

KEYNOTES USED IN PROJECT	
Key Value	Keynote Text
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CRADDOCK ARCHITECTURE



12.15.2020
ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
HERITAGE CHRISTIAN ACADEMY

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REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109
Date 12/15/2020
RENDERINGS
Scale:

A601



MTL-3

M-1

M-2

S-1

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M-2	MASONRY MODULAR BRICK - BLEND OF TAN BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR
MTL-1	ARCHITECTURAL METAL PANEL COLOR: DEEP RED BY BERRIDGE W/ FLAT SEAMS DECORATIVE STRIPE KYNAR FINISH
MTL-2	ARCHITECTURAL METAL PANEL COLOR: MATTE BLACK BY BERRIDGE PROFILE: HR-16 KYNAR FINISH
MTL-3	FACIA METAL PANEL COLOR MATTE BLACK BY BERRIDGE W/ FLAT SEAMS
MTL-4	STANDING SEAM METAL ROOFING COLOR MATTE BLACK BY BERRIDGE
S-1	STONE VENEER-COLOR:FAST SET BEIGE BY KONI MATERIALS
STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM



M-2

MTL-1

MTL-2

M-1



12.15.2020
ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
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HERITAGE CHRISTIAN ACADEMY

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REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109
Date 12/15/2020
RENDERINGS

A602

Berridge HR-16 Panel

WALL AND FASCIA PANEL SYSTEM



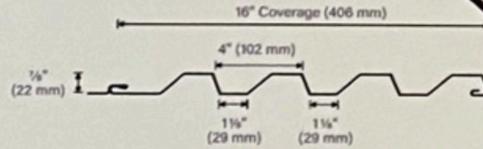
The Berridge HR-16 metal wall panel is a versatile and maintenance free panel that can be installed horizontally or vertically. This multi-purpose panel provides a 4" narrow rib appearance that can be used on open framing or solid sheathing applications and can interlock with the HS-8 and HS-12 panels.

Materials
24 and 22 Gauge Steel
0.032 Aluminum

Specifications
Uses: Wall, Fascia, Screen Wall, Berridge Fencing System
Coverage: 16"
Finishes: Smooth
Fasteners: Concealed
Applications: Vertical on Fencing; horizontal or vertical over open framing or solid sheathing for other uses
Pattern: 1/2" height and 4" rib with 2" reveal

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- Interlocks with itself and HS-8 or HS-12
- Use siding starter strip to start panel at bottom of soffit or sill
- Use channel closure at inside and outside corners with or without rubber closures
- Use standard channel at jams without rubber closures
- Use special channel at jams without rubber closures
- Use HR rubber closures against air infiltration



Detail of HR-16 Panel Interlock

Pictured Above
Project: Anna Frank Inspire Academy
Architect: RVK Architects
General Contractor: Turner Construction Company
Installing Contractor: Cram Roofing Company
Color: Terra-Cotta

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.
© Berridge Manufacturing Company 2018 • 800-689-0009 • www.berridge.com

HCA MATERIAL LEGEND

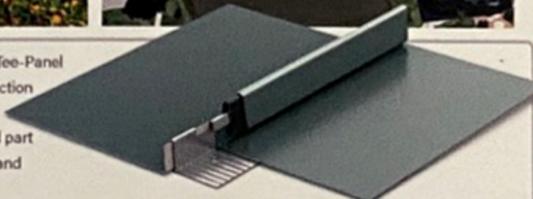
Key Value	Keynote Text
05.24	METAL WALL CAP (BERRIDGE MATTE BLACK) SLOPE TO INTERIOR AT 1/4" PER FT. PROVIDE CLIP ANCHORS ON EACH SIDE FOR CAP TO SNAP OVER, ABOVE 2 LAYERS 3/4" PLYWOOD ON TOP OF WALL FRAMING.
05.81	ROOFTOP RTU SCREEN - ENVISOR BY CITYSCAPE - MATCH MATTE BLACK BERRIDGE
05.82	STEEL COLUMNS - PAINT MATCH BERRIDGE DEEP RED
13.01	FLAG POLE
M-1	MASONRY MODULAR BRICK - COLOR: MIDNIGHT [DARK GRAY] SMOOTH BY CLOUD CERAMICS
M-2	MASONRY MODULAR BRICK - BLEND OF TAN BRICK COLOR 1: LIGHT IVORY MODULAR VELOUR COLOR 2: SAHARA LT. BUFF MODULAR VELOUR
MTL-1	ARCHITECTURAL METAL PANEL COLOR: DEEP RED BY BERRIDGE W/ FLAT SEAMS DECORATIVE STRIPE KYNAR FINISH
MTL-2	ARCHITECTURAL METAL PANEL COLOR: MATTE BLACK BY BERRIDGE PROFILE: HR-16 KYNAR FINISH
MTL-3	FACIA METAL PANEL COLOR MATTE BLACK BY BERRIDGE W/ FLAT SEAMS
MTL-4	STANDING SEAM METAL ROOFING COLOR MATTE BLACK BY BERRIDGE
S-1	STONE VENEER-COLOR:FAST SET BEIGE BY KONI MATERIALS
STOR-1	STOREFRONT COLOR: BLACK ANODIZED ALUM

Berridge Tee-Panel

STANDING SEAM SYSTEM



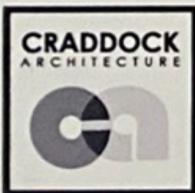
The architectural metal standing seam Berridge Tee-Panel is designed for residential or commercial construction over solid sheathing. This 1" high panel comes with an exclusive vinyl weatherseal as an integral part of the snap-on seam and can be used in curved and tapered applications.*



12/15/2020



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A605

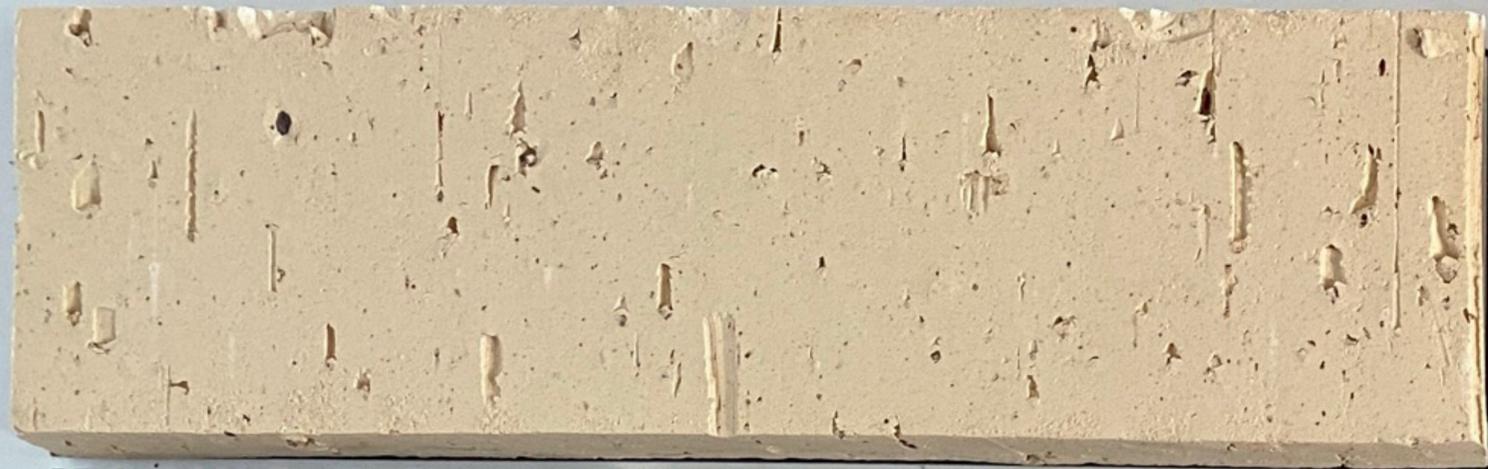


CRADDOCK ARCHITECTURE
HCA - GYM / CLASSROOMS

12/15/2020

EXISTING ADJACENT BUILDING PICTURES

A608



M-2 TAN BLEND



M-1 DARK GRAY



M-2 TAN BLEND



CRADDOCK ARCHITECTURE

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12/15/2020

TAN BLEND INTENT IS TO MIX THE 2 DIFFERENT COLORS ON THE EXISTING BULDINGS FOR A NEW BLEND THEN ADDING A DARK GRAY STRIPE AND FIELD FOR ADDITIONAL CONTRAST AND MODERN AESTHETIC

A606



MTL-1

HICA
HERITAGE CHRISTIAN ACADEMY



S-T STONE VENEER



CRADDOCK ARCHITECTURE
HCA - GYM / CLASSROOMS

MTL-2

A607

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS 1" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE. PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWARE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

LANDSCAPE CALCULATIONS

ZONING - MF-14 (35%) LANDSCAPE AREA REQUIRED.
 ARTIFICIAL LOT AREA - 60,238 SF
 35% = 21,083 SF
 -2.5% XERISCAPING CREDIT = 32.5% = 19,578 SF
 LANDSCAPE AREA PROVIDED = 20,367 SF
 WITH 11,858 SF = 60% IN FRONT YARD.

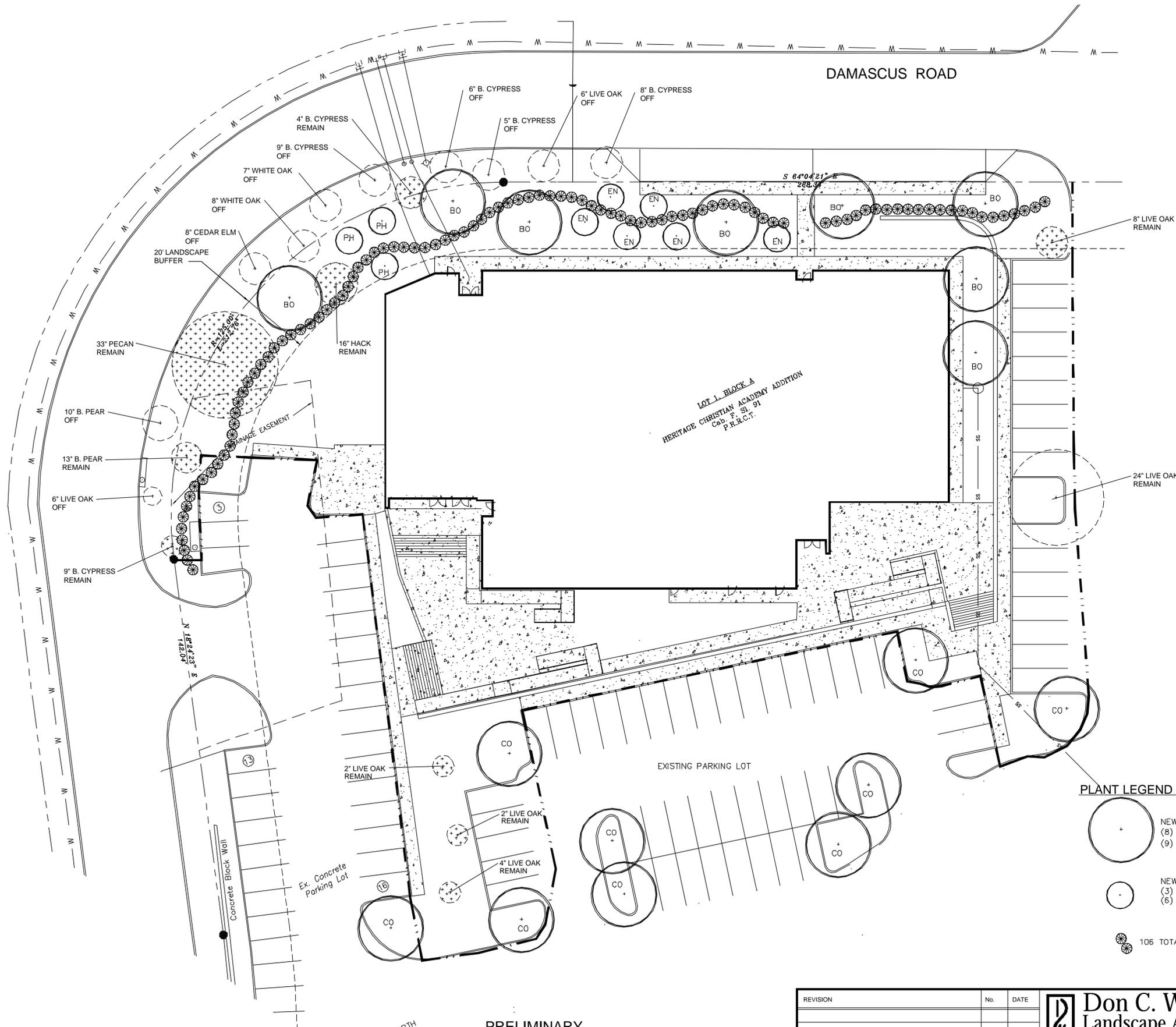
LANDSCAPE BUFFER AT STREET R.O.W. =
 10' WITH 1-CANOPY TREE & 1-ACCENT TREE/50'
 AND A ROW OF SHRUBS.

427'/50' = 9

9 CANOPY TREES REQUIRED. 9-PROVIDED.
 9 ACCENT TREES REQUIRED. 9-PROVIDED.
 107 SHRUBS PROVIDED.

INTERIOR PARKING LOT LANDSCAPING:
 3,771 SF PARKING LOT AREA
 855 SF LANDSCAPE AREA PROVIDED.

PLANN PREPARED BY:
 DON C. WHEELER, RLA
 PO BOX 470865
 FORT WORTH, TX 76147
 817.335.1405
 don@dcwla.com



PLANT LEGEND

- NEW 4" CANOPY TREES
 (8) BUR OAK
 (9) CHINQUAPIN OAK
- NEW ACCENT TREES
 (3) POSSUMHAW HOLLY
 (6) EVES NECKLACE
- NEW SHRUBS
 RED YUCCA
 ROSEMARY
 TEXAS SAGE
- 106 TOTAL



PRELIMINARY LANDSCAPE PLAN
 SCALE: 1"=20'-0"
 0' 5' 10' 20' 40'

REVISION	No.	DATE	<p>Don C. Wheeler Landscape Architect P.O. Box 470865 Fort Worth, Texas 76147 Office 817.335.1405 don@dcwla.com</p>	FOR REVIEW ONLY THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES. DON C. WHEELER - TEXAS LANDSCAPE ARCHITECT # 767	<p align="center">LANDSCAPE PLAN</p> <p align="center">HERITAGE CHRISTIAN ACADEMY</p> <p align="center">HERITAGE CHRISTIAN ACADEMY PH.2</p> <p align="center">CITY OF ROCKWALL, TEXAS</p>	Sheet No. <p align="center">LP</p>

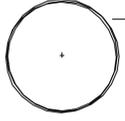
EXISTING TREE PROTECTION:

All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading). Fences shall completely surround the tree or clusters of trees. The fence shall be located 1 foot away from trunk for every 1 inch of trunk diameter at breast height (4.5 feet above ground; dbh). The fence will be maintained throughout the construction project in order to prevent the following, which are not allowed with or without fencing in place.

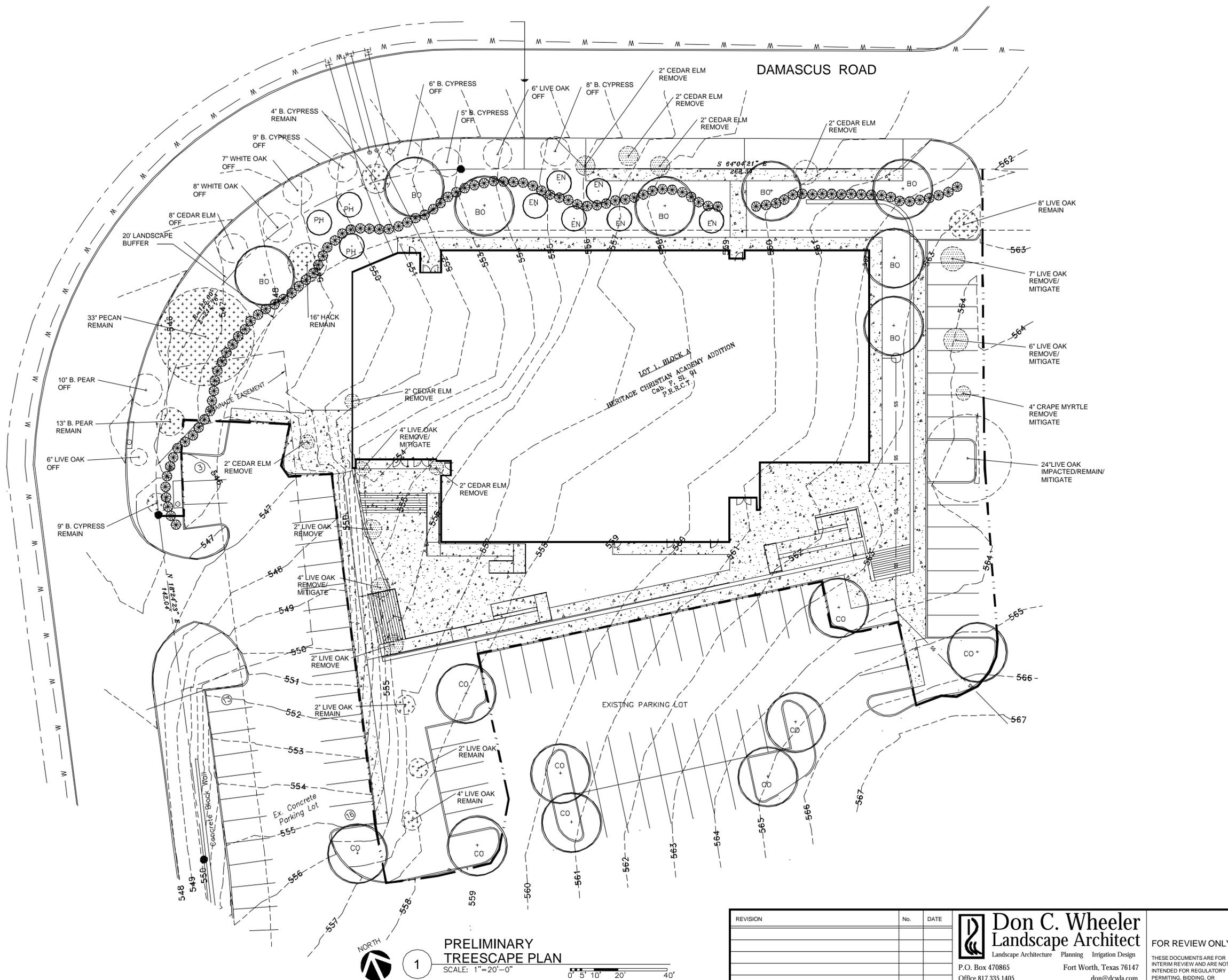
- A. Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment or materials.
- B. Critical root zone grade changes which was not authorized by the City Arborist is not allowed.
- C. Wounds to the trunk, limbs or exposed roots by mechanical equipment.
- D. Other activities detrimental to trees such as chemical storage, concrete truck cleaning and fires.

Fencing is per standard specification without consulting City Arborist for requirement.
 All digging for irrigation and landscape plant materials within critical zones of trees shall be performed by hand.
 All trees should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
 Trenching for landscape irrigation shall be located as far from the existing trunks as possible. Irrigation lines should run parallel to radii of tree root systems (toward and away from trunk) and not across root systems going to other areas.
 Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.
 Within the area of the dripline of protected trees, material storage, equipment cleaning, tree attachments or vehicular traffic or parking will not be permitted.
 All trees to be removed from the construction site shall be flagged with bright red vinyl tape wrapped around the main trunk at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
 All work will comply with ordinance 18615 regarding tree preservation.

TREE LEDGEND & CALCULATIONS

-  EXISTING TREES – OFF ART. LOT
-  EXISTING PROTECTED TREES TO REMAIN
-  EXISTING TREES (NOT PROTECTED) TO BE REMOVED AND MITIGATED.
 - 2" LIVE OAK – NOT PROTECTED
 - 2" LIVE OAK – NOT PROTECTED
 - 2" CEDAR ELM – NOT PROTECTED
 - 2" CEDAR ELM – NOT PROTECTED
 - 3" BALD CYPRESS – NOT PROTECTED
- TOTAL NOT PROTECTED – 11"
-  EXISTING PROTECTED TREES TO BE REMOVED AND MITIGATED.
 - 4" LIVE OAK – PROTECTED
 - 4" LIVE OAK – PROTECTED
 - 6" LIVE OAK – PROTECTED
 - 5" B. PEAR – PROTECTED
 - 6" CEDAR ELM – PROTECTED
 - 7" LIVE OAK – PROTECTED
 - 6" LIVE OAK – PROTECTED
 - 4" C. MYRTLE – PROTECTED
- EXISTING PROTECTED TREE (IMPACTED) TO REMAIN AND BE MITIGATED.
 - 24" LIVE OAK – PROTECTED
- TOTAL PROTECTED TO MITIGATE – 66"
- NEW 4" TREES PLANTED = 17 = 68"
-  (B) BUR OAK
(9) CHINQUAPIN OAK
-  (3) POSSUMHAW HOLLY
(6) EVES NECKLACE

PLANN PREPARED BY:
 DON C. WHEELER, RLA
 PO BOX 470865
 FORT WORTH, TX 76147
 817.335.1405
 don@dcwla.com



PRELIMINARY TREESCAPE PLAN
 SCALE: 1"=20'-0"
 0' 5' 10' 20' 40'

REVISION	No.	DATE

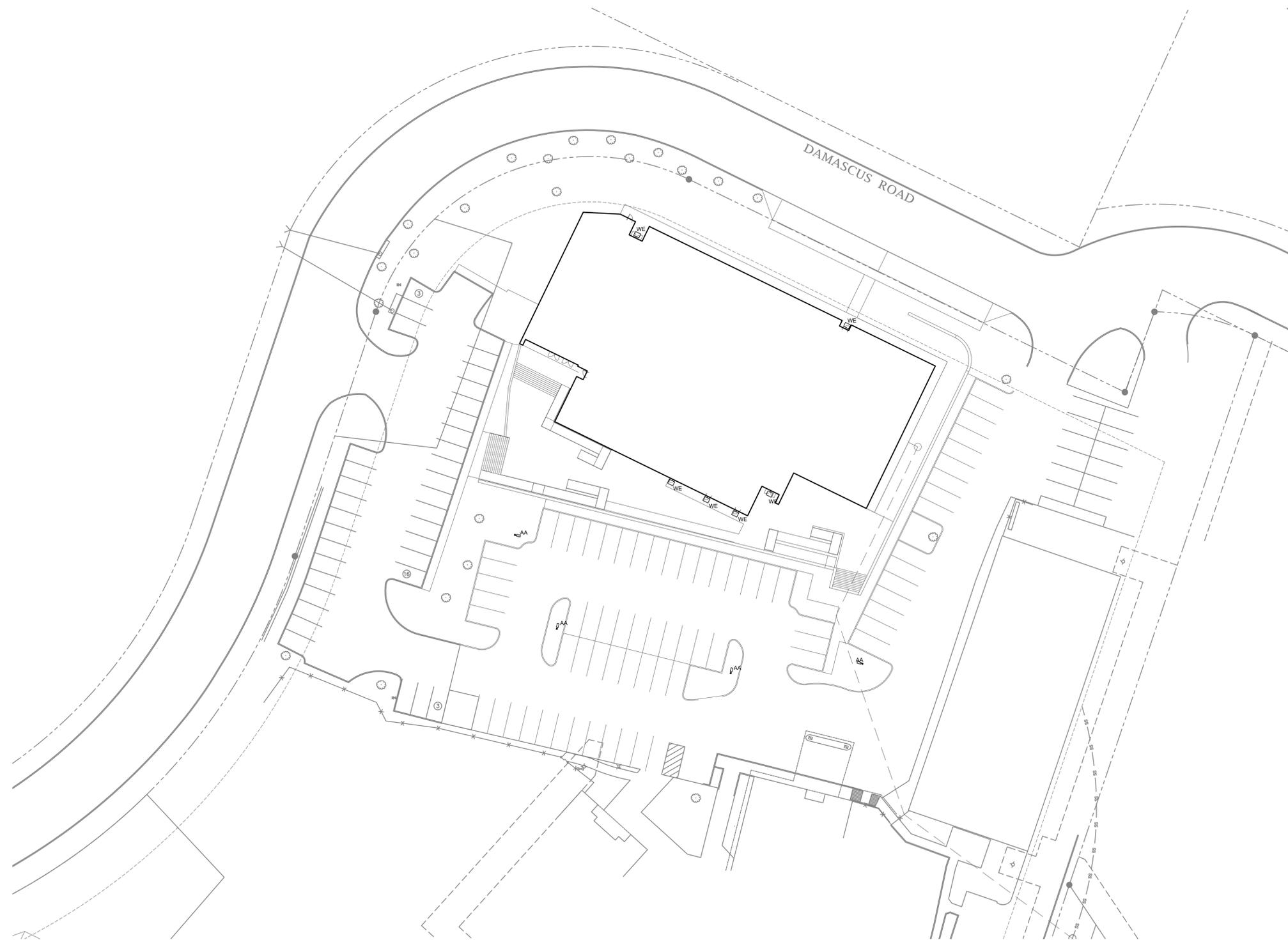
Don C. Wheeler
 Landscape Architect
 Planning Irrigation Design
 P.O. Box 470865 Fort Worth, Texas 76147
 Office 817.335.1405 don@dcwla.com

PROJECT NO. 2K17-14 DATE: 12/18/20

FOR REVIEW ONLY
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 DON C. WHEELER - TEXAS LANDSCAPE ARCHITECT # 767

TREESCAPE PLAN	Sheet No.
HERITAGE CHRISTIAN ACADEMY	TP
HERITAGE CHRISTIAN ACADEMY PH.2	
CITY OF ROCKWALL, TEXAS	

LIGHT FIXTURE SCHEDULE								
TYPE	VOLTAGE	MOUNTING	MANUFACTURER	MODEL NUMBER	LAMPS (LM)	WATTS	REMARKS	NOTES
AA	208	POLE	LITHONIA	DSX2 LED P4 40K T5W MVOLT SPA DDBXD POLE: SSS 25 5C DM19AS DDBXD	34000	270	2x4' FLAT PANEL WITH DIMMING DRIVER	1
WE	120	WALL	LITHONIA	WST LED P1 40K VW MVOLT E7WC DDBXD	1500	15	TRAPEZOIDIAL WALL PACK WITH AN EMERGENCY BATTERY	
GENERAL LIGHT FIXTURE NOTES:								
A. ALL LED LIGHT FIXTURES SHALL BE RATED FOR 4000 DEGREES KELVIN UNLESS OTHERWISE NOTED.								
LIGHT FIXTURE SCHEDULE NOTES:								
1 PROVIDE STEEL POLE WITH A MINIMUM 100MPH EPA RATING WITH 1.3 GUST FACTOR.								



1 SITE PLAN - ELECTRICAL
1" = 30'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



This document is released for the purpose of interim review under the authority of Kris Stepp, P.E. 93736 on Dec. 16, 2020. It is not to be used for construction, bidding, or permit purposes.

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION		
#	Revision Date	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 12/16/2020
SITE PLAN - ELECTRICAL
Scale: AS NOTED

ES101



12.15.2020
ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
HERITAGE CHRISTIAN ACADEMY

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

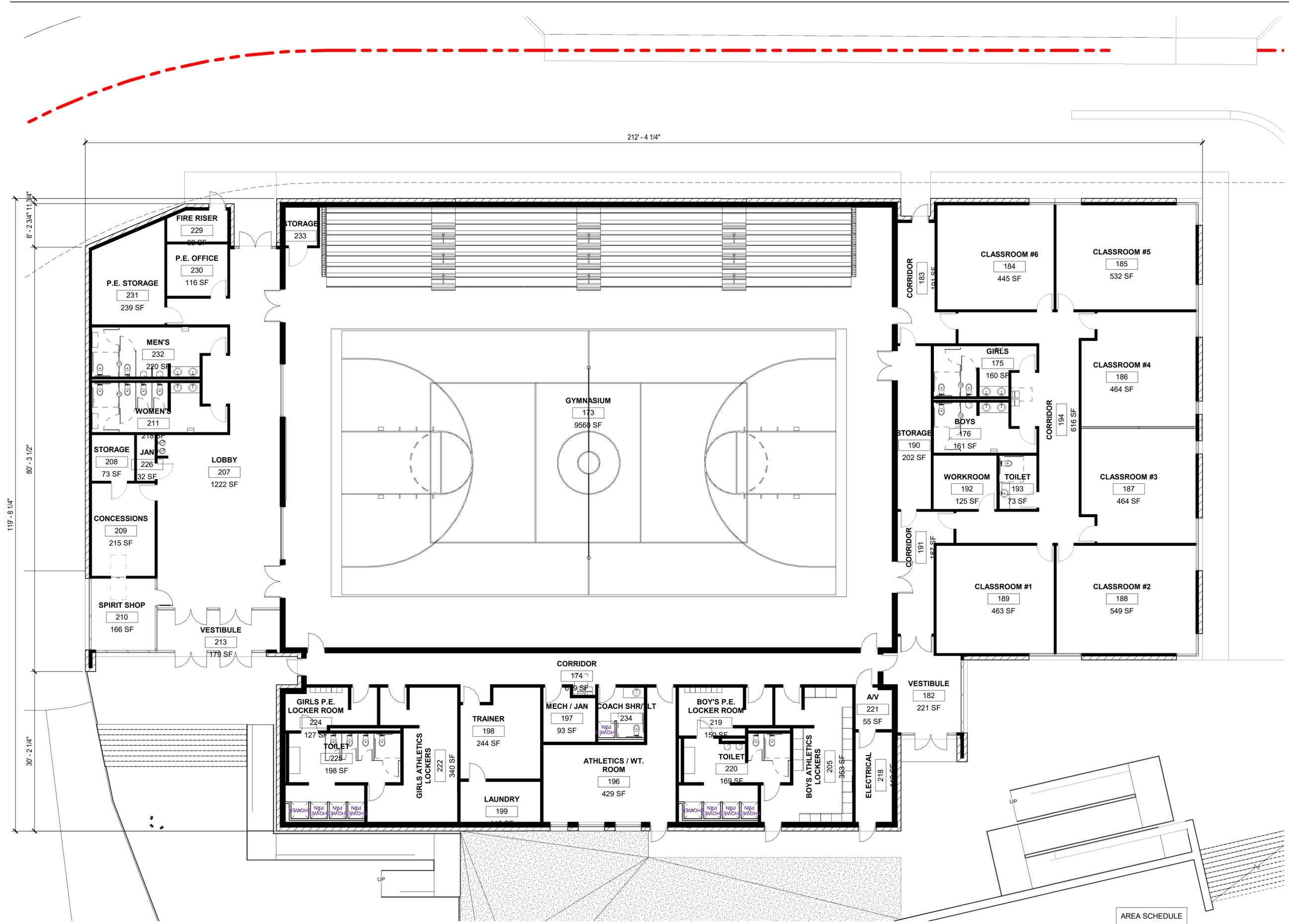
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REVISION	
#	Revision Description

HCA - GYM / CLASSROOMS
1408 S. Goliad
Rockwall, Texas 75087
Project number 2020-109 Date 12/15/2020
PRESENTATION FLOOR PLAN

A600

12/16/2020 1:42:48 PM



AREA SCHEDULE	
Area	SF
22351	22351

1 LEVEL 1 - PRESENTATION FLOOR PLAN
1/8" = 1'-0"

PROJECT COMMENTS



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

DATE: 12/22/2020

PROJECT NUMBER: SP2020-033
PROJECT NAME: Site Plan for Meadowcreek Business Center Phase II
SITE ADDRESS/LOCATIONS: 2301 S GOLIAD ST, ROCKWALL, 75032

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	12/19/2020	Needs Review

12/19/2020: SP2020-033; Amended Site Plan for RaceTrac – Meadowcreek Business Center
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a Gas Canopy in conjunction with an existing general retail store with gasoline sales on a 8.240-acre tract of land identified as Lots 6 & 7, Block 1, Meadowcreek Business Center, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District, addressed as 2301 S. Goliad Street.

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

M.3 For reference, include the case number (SP2020-033) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Commercial (C) District, the SH-205 Overlay (SH-205 OV) and SH-276 Overlay (SH-276 OV) Districts, and the Development Standards of Article 05 that are applicable to the subject property.

M.5 All pages of the site plan (i.e. site plan, landscape plan, and treescape plan) are required to have a signature block affixed to each plan for the Planning and Zoning Commission Chairman and the Director of Planning to sign once approved. Correct all plans. (§03.04.A, Art. 11, UDC)

I.6 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

I.7 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Provide a materials sample board for all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. for review by the Architectural Review Board (ARB). The board should be an 11" x 17" physical board, and should not exceed this size. (§03.04.A, Art. 11, UDC)
- 2) Indicate and label the total square footage of the proposed canopy structure and add to legend. (§03.04.B, Art. 11, UDC)
- 3) Indicate and label the widths of all fire lanes existing and proposed for the site. Label as 24-ft Firelane, Public Access and Utility Easements (as appropriate). (§03.04.B, Art. 11, UDC)
- 4) Based on the building footprint, an exception to the horizontal articulation standards will be required. (§04.01.C.1, Art. 05, UDC)
- 5) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (§03.02, Art. 06, UDC)

M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§01.02, Art. 11, UDC):

- 1) Two (2) canopy trees and four (4) accent tree shall be provided in the required 15-ft street landscape buffer for every 100 linear feet of street frontage along SH-276. The landscape plan does not indicate the trees along the entire property line meeting this standard. Correct plan to include the appropriate amount of trees along the entire property line within the landscape buffer. (§05.01, Art. 08, UDC)
- 2) Provide two (2) to four (4) additional canopy trees behind the existing building (currently four (4) trees in this location) to provide additional screening. (informational comment)
- 3) Correct landscape legend and plan by indicating existing trees and proposed trees for the site. (§05.01, Art. 08, UDC)
- 4) Please add to Notes indicating irrigation will meet the requirements of UDC. (§05.04, Art. 08, UDC)
- 5) Identify visibility triangles for all driveway intersections and public streets. (§01.08, Art. 05, UDC)
- 6) Add to Notes that "Trees must be planted at least five (5) feet from water, sewer and storm sewer lines." (§05.03.E, Art. 08, UDC)

M.10 Treescapes Plan. The treescapes plan submitted was incomplete. The trees being removed from the site were not identified on the plan, with the exception of one (1) tree. Please update to indicate all trees being removed. Additionally, the Tree Tables will need to be resized and will need to include if each tree is being saved or removed. Mitigation totals are to be included and a statement of how the mitigation balance will be satisfied. Revise Plan. (Section 03, Art. 09, UDC)

M.11 Photometric Plan. Are there going to be any light poles or other lighting fixtures (i.e. under canopy lighting) for the proposed fuel center? If so, provide a plan and keep in mind the following comments when submitting:

- 1) No light pole, pole base or combination thereof shall exceed 20-feet. Provide detail. (SH-205 & SH-276 OV)
- 2) Provide cut-sheets for all exterior lighting fixtures. (§03.03, Art. 07, UDC)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on January 5, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.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 January 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 12, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on December 29, 2020.
- 2) Planning & Zoning meeting/public hearing meeting will be held on January 12, 2021.

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 all of the scheduled meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

12/21/2020: 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.
- I - Traffic rated guard rail or barrier will be required when roadway or parking lot is within 10 feet of a retaining wall that is over 30" in height.
- I - Walls over 30' in height will need pedestrian rail if sidewalk is on high side.

Drainage Items:

- I - Must verify existing detention pond for capacity.
- I - No vertical walls in detention. Max side slope is 4:1
- M- Dumpster area (existing and proposed) to drain to oil/water separator prior to storm
- M- Diesel and gas area must drain to oil/water separator prior to storm system or detention area.
- M- Must extend culvert under driveway past curb return
- I - All area must drain to the detention system

Water and Wastewater Items:

- I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- I - Pull services off of the 8" water line in Damascus. Full panel concrete replacement is required for paving.
- I - May need to loop an 8" water line on the site for fire coverage and additional meters.
- I - Fire hydrants and Fire Lines to have min 10' separation from all other connections to waterline.

Roadway Paving Items:

- I - Parking to be 20'x9'.
- I - Drive isles to be 24' wide.
- I - No dead-end parking allowed without a turnaround.
- I - Fire lane to have 20' min radius. Fire lane to be in a platted easement.
- If building is 30' or taller, the fire lane radii must be 30' minimum.
- I - Any removal of a public street requires full panel replacement

Landscaping:

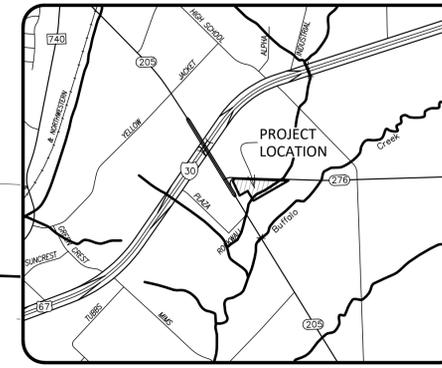
- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

12/21/2020: Markups in case file

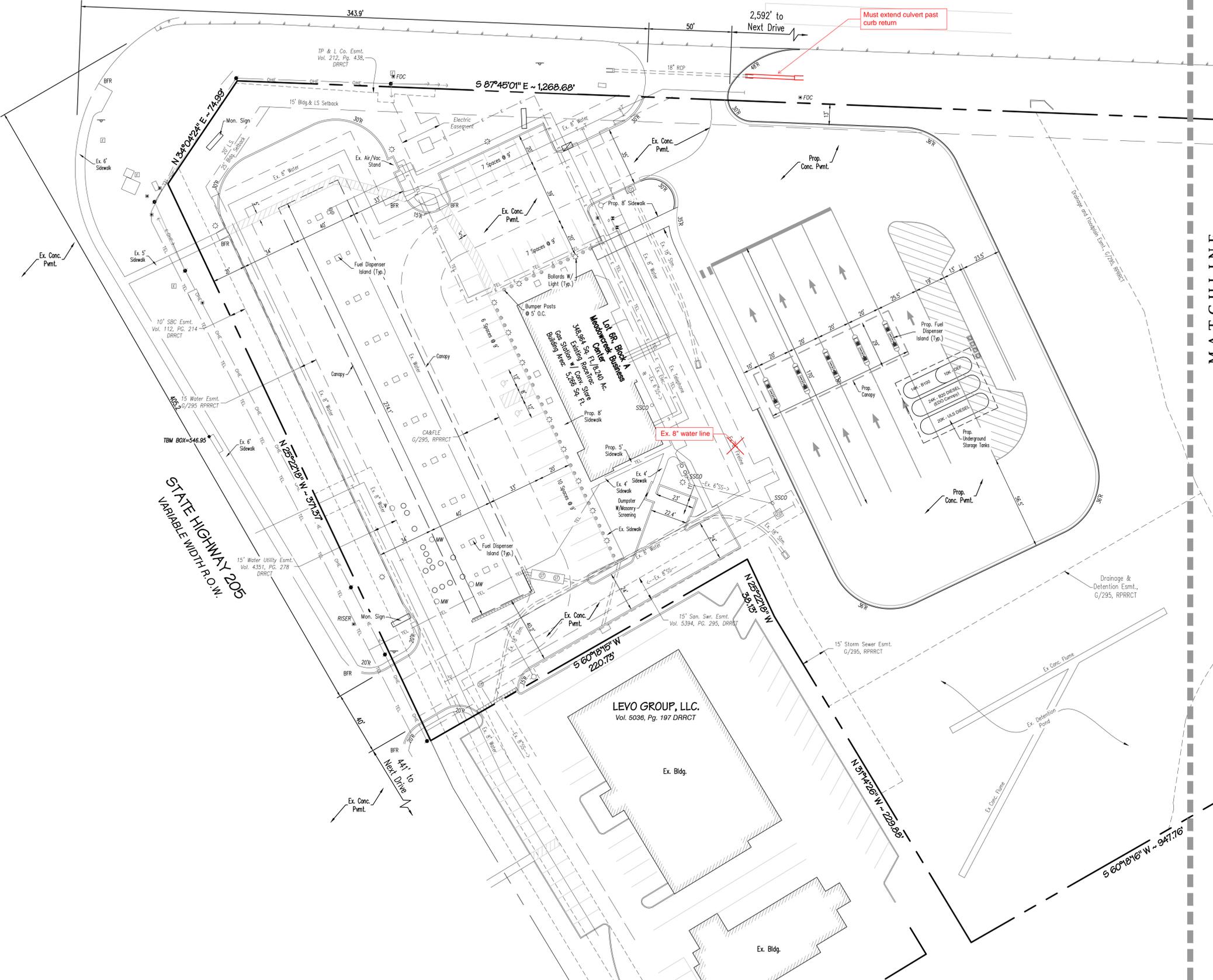
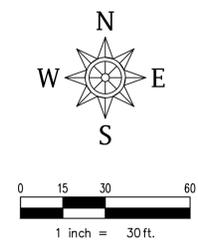
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	David Gonzales	12/22/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	12/22/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	12/19/2020	Approved w/ Comments

12/19/2020: 1. All trees need to be a minimum of 5' from water and sewer line.

STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



LOCATION MAP



- General Items:**
- I - Must meet City Standards of Design and Construction
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 - I - Impact Fees (Water, Wastewater & Roadway)
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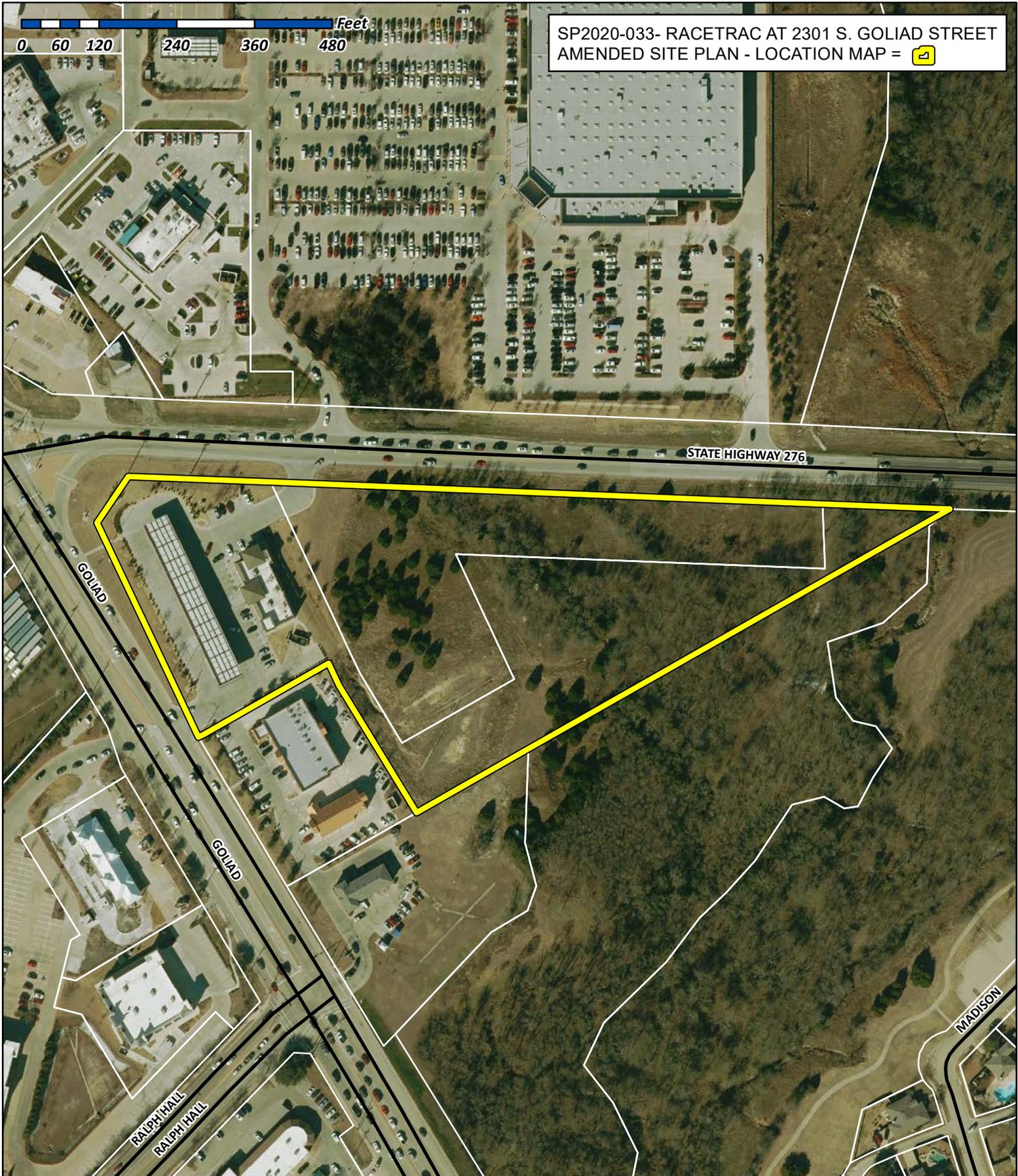
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 - I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

MEADOWCREEK BUSINESS CENTER
LOT 6B, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT:
RaceTrac Petroleum, Inc.
200 Galleria Parkway SE, Suite 900
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR:
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBPE No. F-2121
Contact: David Bond

Drawing: G:\2020_085030-131_Rockwall EDD\20-131_Site Plan.dwg Saved By: vjguleres Date: 12/18/2020 3:56:05 PM
 Printed By: vjguleres Plot Date: 12/18/2020 3:56:05 PM



SP2020-033- RACETRAC AT 2301 S. GOLIAD STREET
 AMENDED SITE PLAN - LOCATION MAP = 



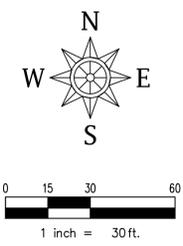
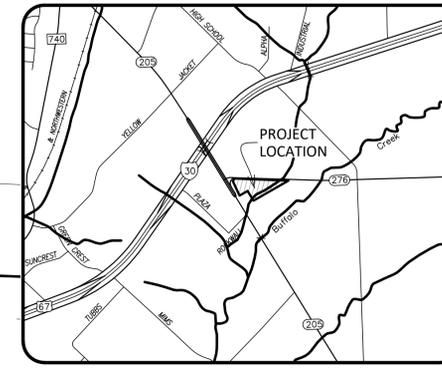
City of Rockwall

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

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



STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.



MATCHLINE
SHT. 2

SYNOPSIS	
Ex. Zoning	C
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	6,020 Sq. Ft. (Building)
Building Height:	1 Story, 27'-0" Max. Ht.
Canopy Height	18' Max.
Lot Coverage	1.68%
Floor Area Ratio	0.01:1
PARKING	
Parking Ratio	Retail Use (1/250 s.f.)
Parking Required:	24 Spaces (6,020 / 250)
Parking Provided:	32 Spaces Total
Accessible Parking Req'd	1 Space
Accessible Parking Provided	2 Spaces
LANDSCAPE AREA	
Landscape Area Provided	239,785 s.f.
Open Space Provided	239,785 s.f.
Impervious Area	113,132 s.f.

General Notes:

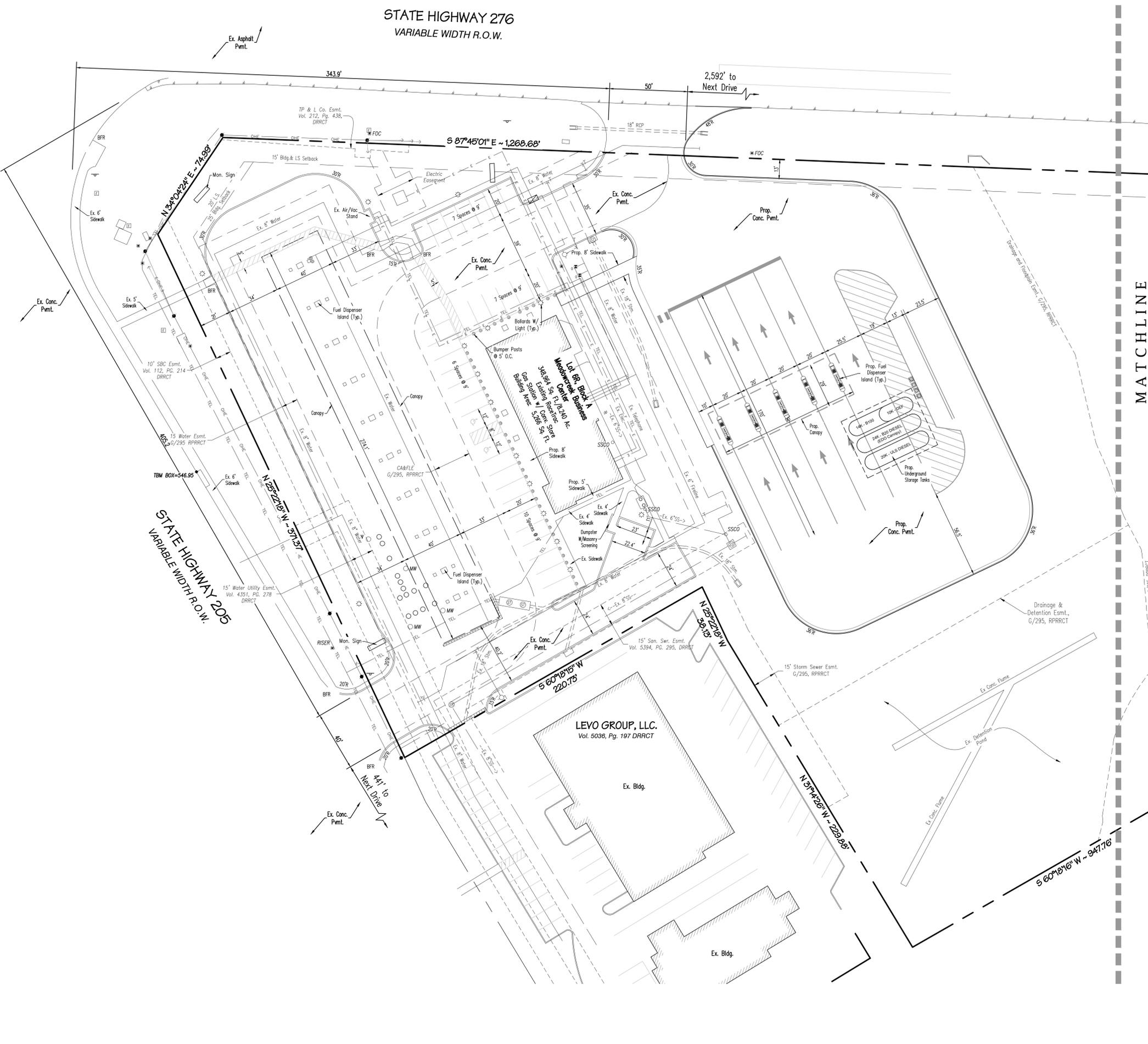
1. All Dimensions are to Face-of-Curb or face of building unless otherwise noted.
2. All surface material to meet the minimum standards of the City of Rockwall.
3. All fences, signs, lighting, luminaries, and exterior auditory speakers will comply with City of Rockwall ordinances.

SITE PLAN
MEADOWCREEK BUSINESS CENTER

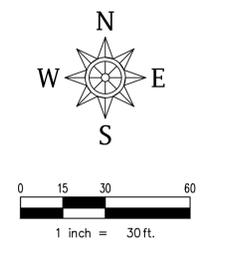
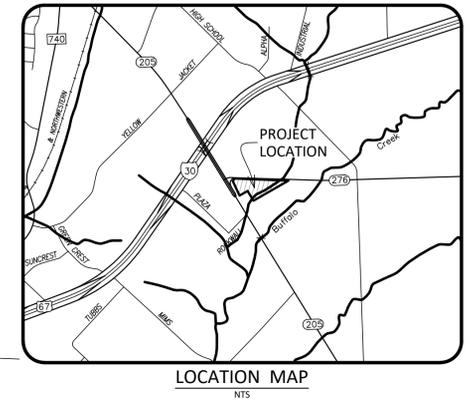
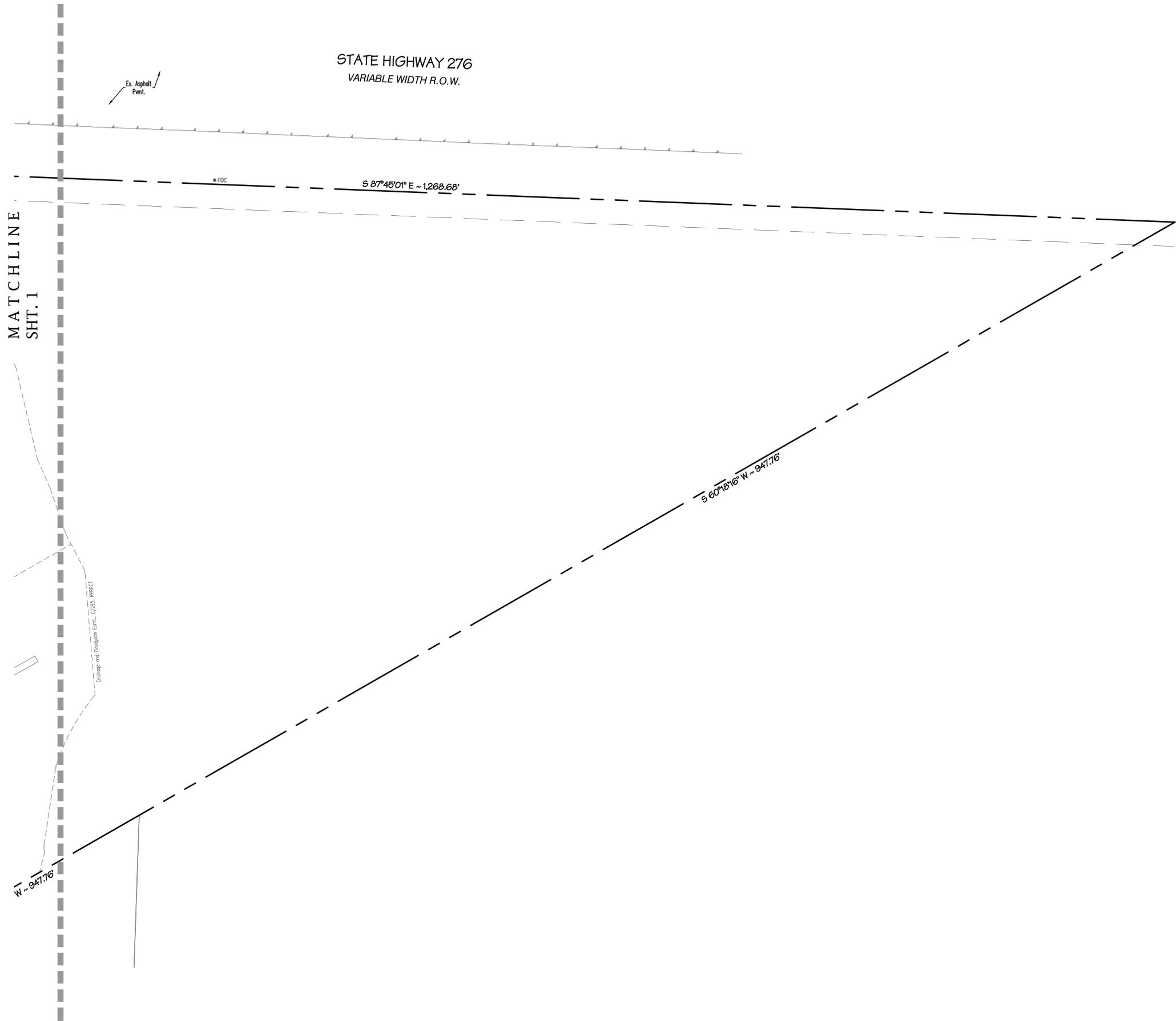
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>APPLICANT RaceTrac Petroleum, Inc. 200 Galleria Parkway SE, Suite 900 Atlanta, GA 30339 Telephone (770) 431-7600 Contact: Andrew Malzer</p>	<p>ENGINEER/SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 TBPE No. F-2121 Contact: David Bond</p>
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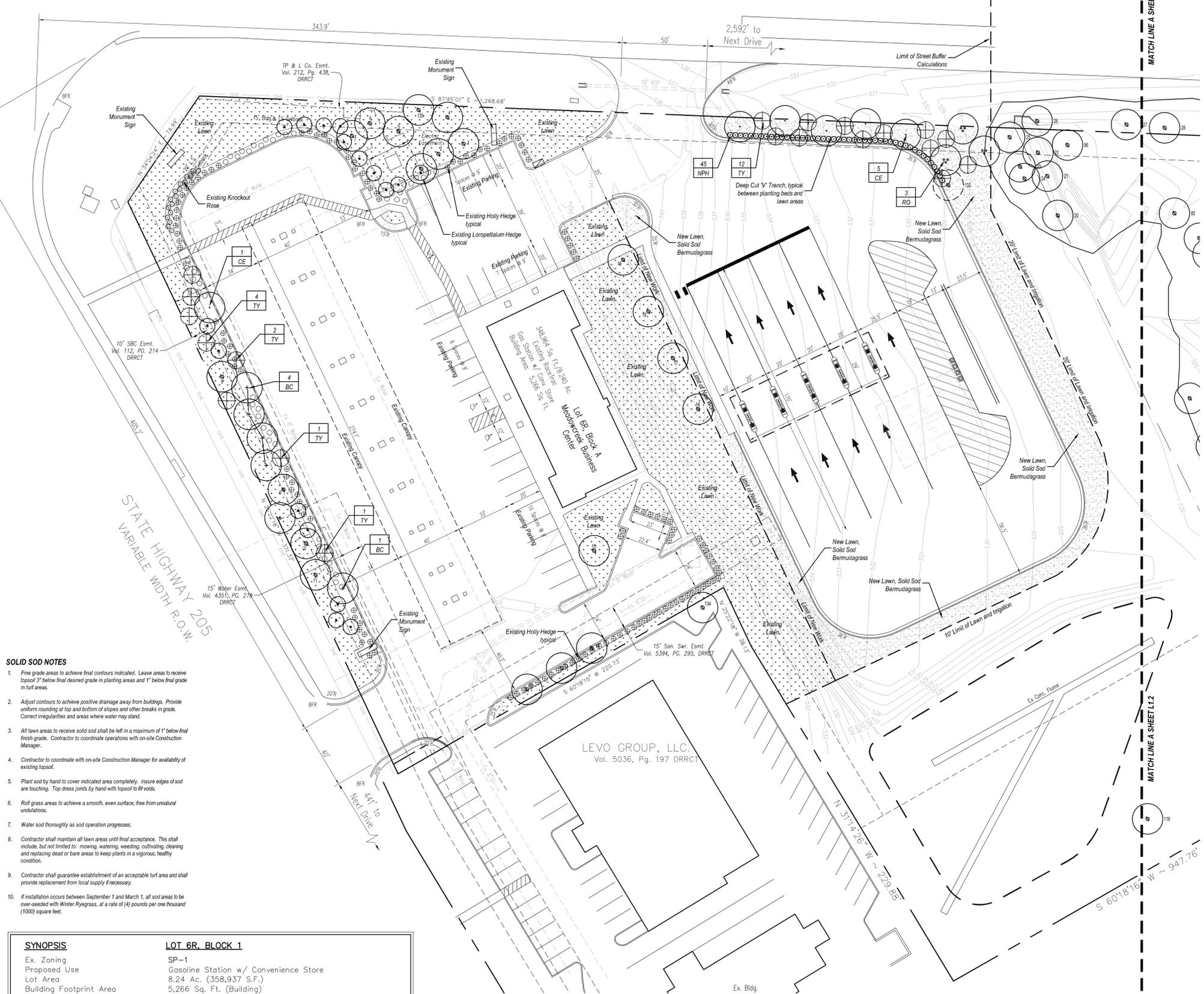


SITE PLAN
MEADOWCREEK BUSINESS CENTER
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
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STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- 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.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Final grade areas to achieve final contours 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.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

LAWN REPAIR NOTES

- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
- Adjust damaged areas 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.
- All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
- Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

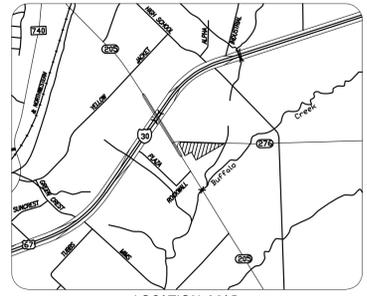
PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5	BC	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
6	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
3	RO	Red Oak 'Stumard'	Quercus shumardii	4" cal.	B&B, 15' ht. min., 4'-5' spread min.
20	TY	Tree Yaupon Holly	Ilex vomitoria	6" ht.	B&B, 3-5 cane, no cross ciring

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
45	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	30" ht.	container grown, full plant, 36" cal.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: 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. All trees have straight trunks and be matching within varieties.



LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 358,937 s.f.)
Requirements: 15% site area to be landscaped

Required: 53,841 s.f. (15%)
Provided: 51,948 s.f. (46%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required: 8,041 s.f. (50%)
Provided: 8,041 s.f.

STREET REQUIREMENTS:
Requirements: (3) canopy trees and (4) accent trees per 100 LF of street frontage

SH 205 (371.371 LF)
Required: (11) canopy trees, 4" cal.
(15) accent trees

SH 276 (541.661 LF)
Required: (16) canopy trees, 4" cal.
(22) accent trees

PARKING LOT (32 spaces)
Requirements: 5% or 200 s.f. of landscape in the interior parking lot.
(1) tree, 3" cal. for parking lots exceeding 20,000 s.f.

Required: (1) trees, 3" cal.
200 s.f.
Provided: (2) trees, 6" cal.
400 s.f.

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION REPAIR SPECIFICATIONS

- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
- Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, shewing, etc.

SOLID SOD NOTES

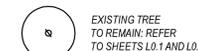
- Final grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, clearing and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

SYNOPSIS

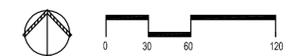
Ex. Zoning
Proposed Use
Lot Area
Building Footprint Area
Building Height:
Parking Required:
Parking Provided:

LOT 6R, BLOCK 1

SP-1
Gasoline Station w/ Convenience Store
8.24 Ac. (358,937 S.F.)
5,266 Sq. Ft. (Building)
1 Story, 27'-0" Max. Ht.
5,266 Sq. Ft. Conv. Store @ 1/200 Sq. Ft = 26 Spaces
32 Spaces Total (incl. 2 HC)



01 LANDSCAPE PLAN
SCALE: 1" = 60'-0"



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0083
Fax: 214.871.0945
Email: smr@smr-ls.com



MEADOWCREEK BUSINESS CENTER
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J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Plano, TX 75075
TBPE No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

L1.1

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01 LANDSCAPE PLAN
 SCALE: 1" = 60'-0"

smr
 landscape architects, inc.
 1708 N. Griffin Street
 Dallas, Texas 75202
 Tel: 214.871.0383
 Fax: 214.871.0345
 Email: smr@smr-ls.com

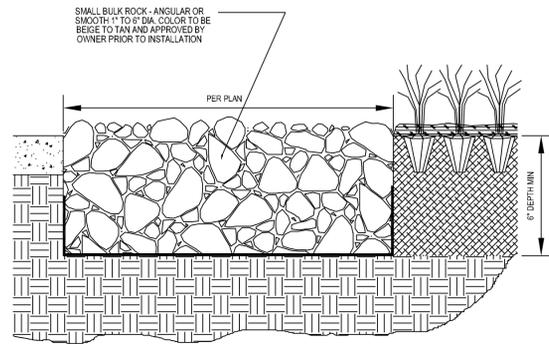
MEADOWCREEK BUSINESS CENTER
 LOT 6R, BLOCK 1 - 8.240 Acres in
 J. CADLE ABST. A-207
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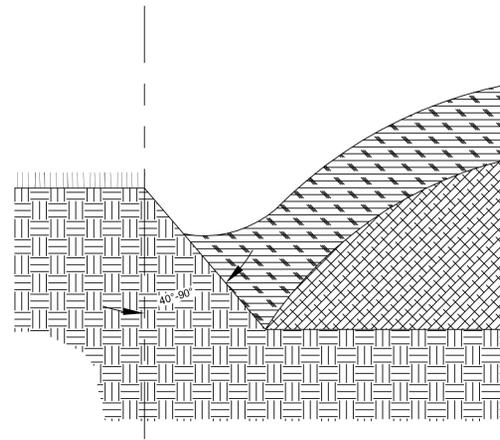
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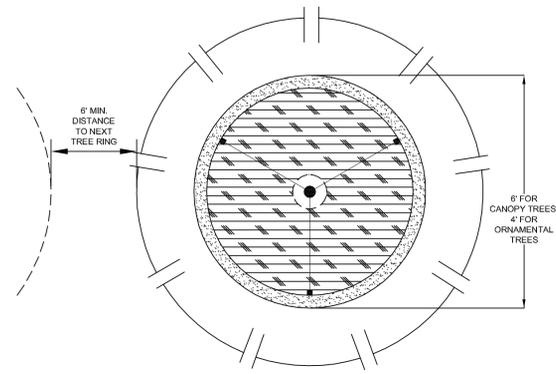
L1.2



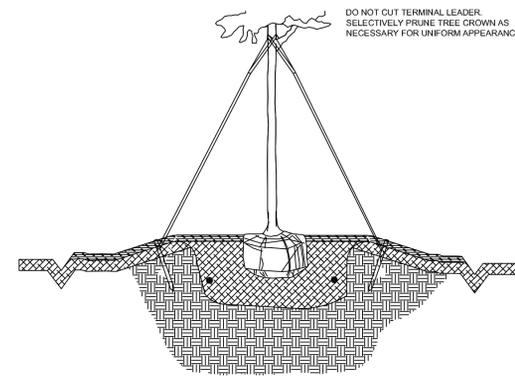
1 SIGNATURE RIVER ROCK MULCH
L1.3 NTS



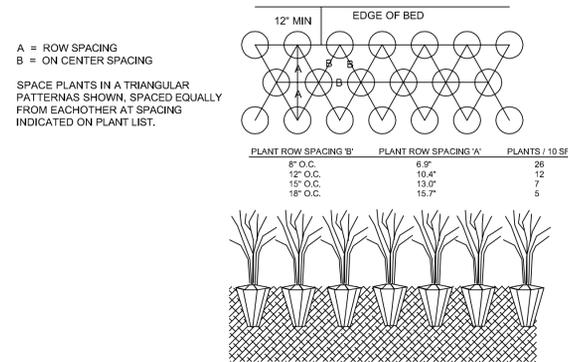
2 SHOVEL CUT BED EDGE
L1.3 NTS



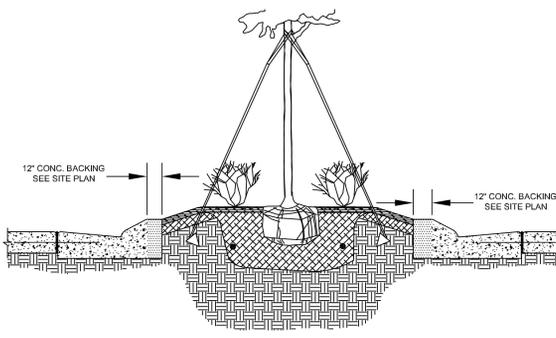
3 MULCHING RING AT TREES
L1.3 NTS



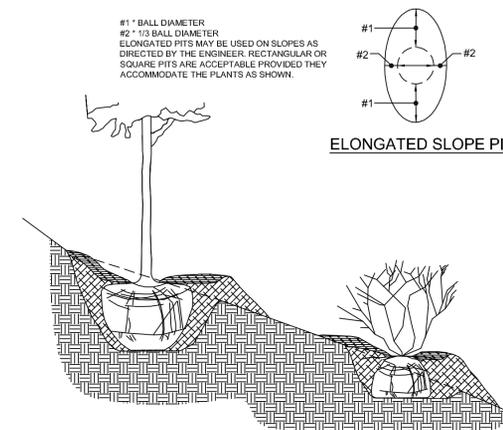
4 STAKED TREE (GENERAL)
L1.3 NTS



5 GROUNDCOVER PLANTING
L1.3 NTS

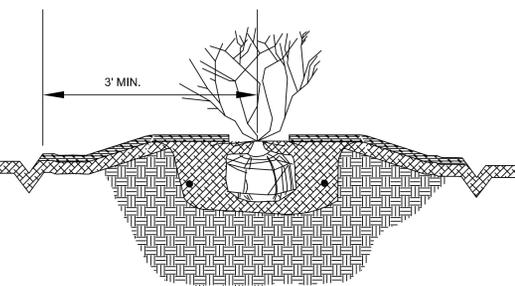


6 LANDSCAPE ISLAND BED (TYP)
L1.3 NTS



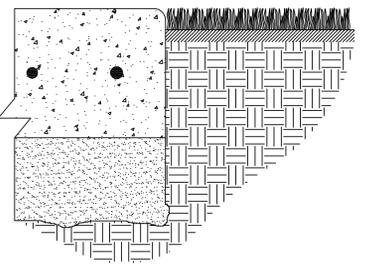
7 PLANT PLACEMENT ON SLOPE
L1.3 NTS

- AGENDA ITEMS: LANDSCAPE PRE-CON
- SCHEDULE
 - ARE THE CONSTRUCTION PROJECT MANAGER, ENGINEERING PROJECT MANAGER, LANDSCAPE CONTRACTOR PRESENT?
 - HAS A START DATE BEEN TARGETED AND TIME FRAMES LAID OUT?
 - HAVE THE OTHER REQUIRED ON-SITE MEETINGS BEEN DISCUSSED?
 - IS EVERYONE ON THE SAME PAGE MOVING FORWARD?
 - TOP SOIL
 - WHO IS BRINGING IT TO THE SITE?
 - WHEN SHOULD IT BE BROUGHT TO THE SITE?
 - WHERE WILL IT BE STOCKPILED?
 - PLAN REVIEW
 - HAS IT BEEN STRESSED THAT WE PREFER ROLLED SOD OVER SQUARE PALLETS WHERE APPLICABLE?
 - ARE THE IRRIGATION SLEEVES IN THEIR PROPER LOCATION?
 - WILL STRUCTURES / UTILITIES PREVENT THE IRRIGATION MAINLINE FROM BEING THREE (3) FEET OFF OF CURB?
 - IS EVERYONE CLEAR ON HOW THE IRRIGATION TIES IN AND OUT OF THE BUILDING?
 - SUBMITTALS / APPROVALS
 - IS THE LANDSCAPE CONTRACTOR CLEAR ON WHAT ALL NEEDS TO BE SELECTED (TAGGED) AND SEEN BEFORE SHOWING UP ON SITE?
 - PICTURES OF SHRUBS, SOD, INDIVIDUAL TREES, ROCK MULCH, AND WOOD MULCH.
 - PRICE SIGN LOCATION
 - HAS THE SIGN SPOTTING BEEN DONE AND IS THE CURRENT LOCATION CONFIRMED?
 - IF THE LOCATION MAY CHANGE, HAS IT BEEN DISCUSSED HOW EVERYONE WILL BE NOTIFIED?
 - DOES ANY LANDSCAPING AFFECT THE VISIBILITY OF THE SIGN?
 - MISCELLANEOUS
 - HAVE CIRCUMSTANCES UNIQUE TO THE SITE BEEN DISCUSSED?
 - DOES ANYONE AT THE MEETING HAVE ANY QUESTIONS OR CONCERNS ABOUT THEIR RESPONSIBILITIES MOVING FORWARD WITH THE PROJECT?

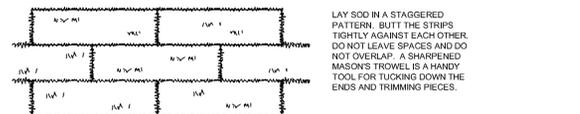


8 SHRUB (GENERAL)
L1.3 NTS

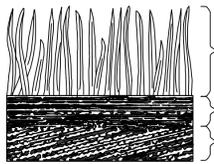
CONTRACTOR TO GRADE AREAS ADJACENT TO SIDEWALK AND PAVEMENT SO THAT INSTALLED SOD OR LANDSCAPING DOES NOT PREVENT POSITIVE DRAINAGE OFF OF SIDEWALK OR PAVEMENT.



9 SOD AGAINST HARDSCAPE
L1.3 NTS



APPEARANCE OF GOOD SOD



GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON
BERMUDA GRASS	COMMON TIPWAY TIFGREEN TIFLAWN	M-L,P,C P.C P.C	WARM WEATHER
SAWA GRASS	PENSACOLA	P.C	WARM WEATHER
CENTPEDE	-	P.C	WARM WEATHER
ST. AUGUSTINE GRASSES	COMMON BITTERBLUE RALEIGH	C	WARM WEATHER
ZOYSIA	EMERALD MYER	P.C	WARM WEATHER
TALL FESCUE	KENTUCKY	M-L,P	COOL WEATHER

TYPES OF SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)		RATE (lb/acre)	NITROGEN TOP DRESSING RATE (lb/acre)
		FIRST SEASON	SECOND MAINTENANCE		
COOL GRASSES	FIRST SEASON	6-12-12	10-10-10	1500	50-100
	SECOND MAINTENANCE	6-12-12	10-10-10	400	30
WARM GRASSES	FIRST SEASON	6-12-12	10-10-10	1500	50-100
	SECOND MAINTENANCE	6-12-12	10-10-10	400	30

FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION			
FERTILIZER TYPE	RATE (lb/acre)	FERTILIZER RATE (lb/acre)	SEASON
10-10-10	1000	.025	FALL

10 SOD
L1.3 NTS

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MEADOWCREEK BUSINESS CENTER
LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339
Telephone (770) 431-7600
Contact: Andrew Malzer

ENGINEER/SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
TBP No. F-2121
Telephone: (972) 422-0077
Contact: David Bond

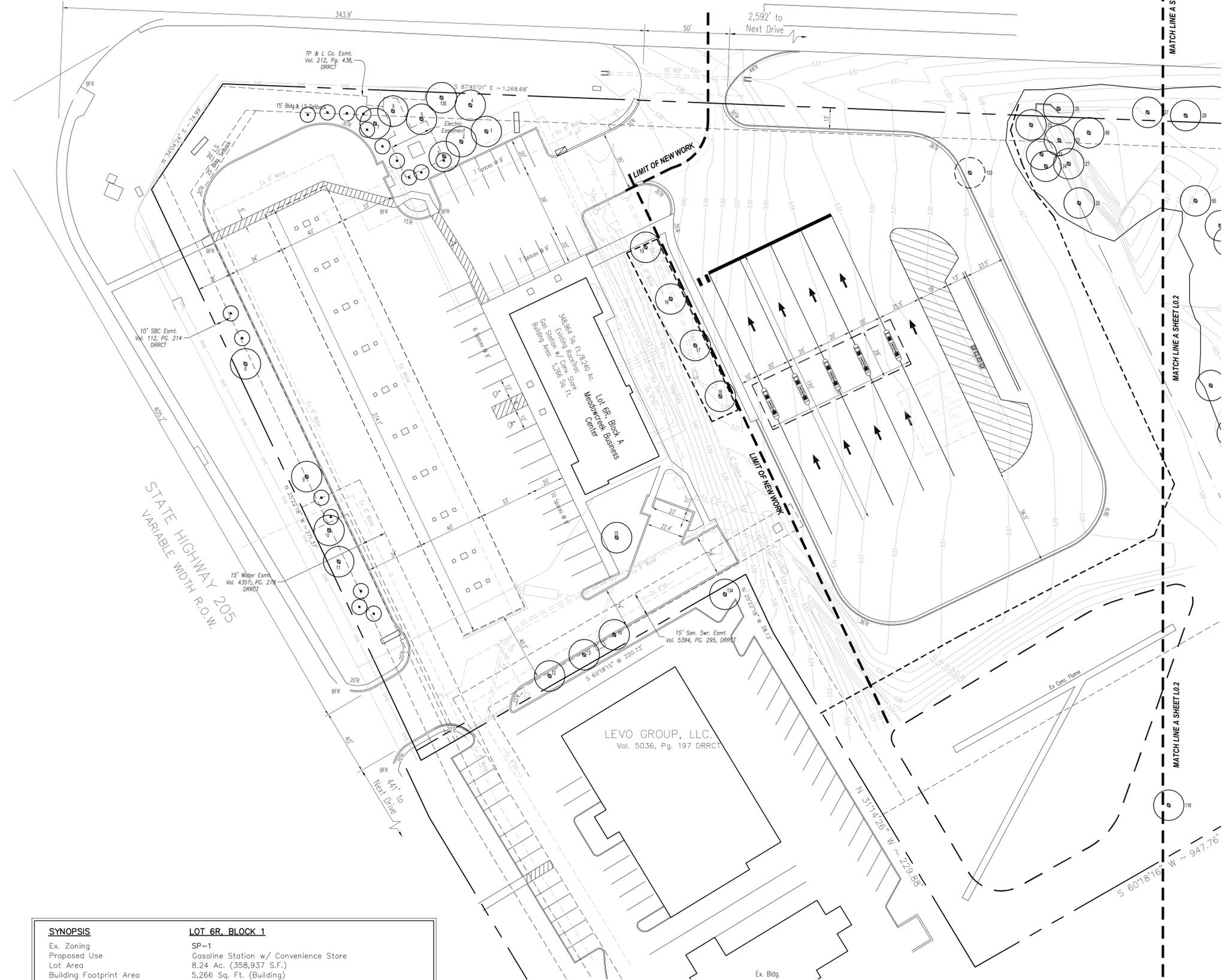
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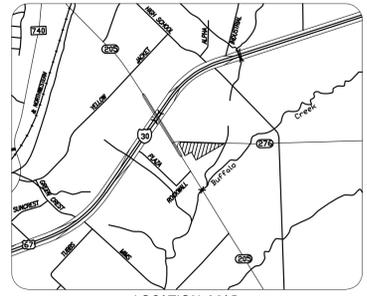
STATE HIGHWAY 276
VARIABLE WIDTH R.O.W.

STATE HIGHWAY 205
VARIABLE WIDTH R.O.W.

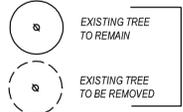


EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- 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.
- 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.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- 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.
- Trenching: Any 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.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. 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 will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

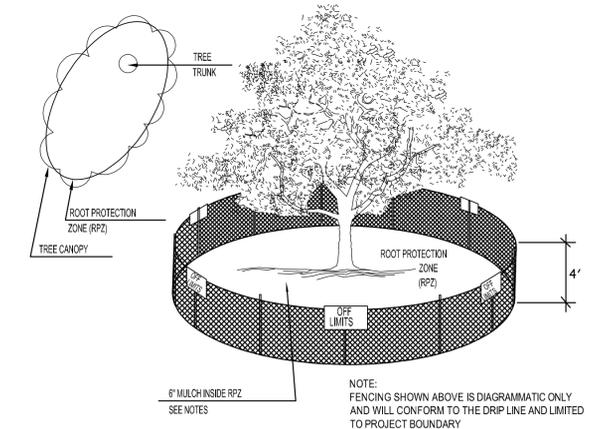


EXISTING TREE LEGEND



REFER TO SHEET L0.2 FOR TREE SPECIES AND CHART

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L0.1

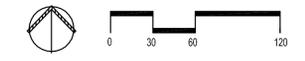


01 TREE PROTECTION FENCE A NOT TO SCALE

SYNOPSIS	LOT 6R, BLOCK 1
Ex. Zoning	SP-1
Proposed Use	Gasoline Station w/ Convenience Store
Lot Area	8.24 Ac. (358,937 S.F.)
Building Footprint Area	5,266 Sq. Ft. (Building)
Building Height:	1 Story, 27'-0" Max. Ht.
Parking Required:	5,266 Sq. Ft. Conv. Store @ 1/200 Sq. Ft = 26 Spaces
Parking Provided:	32 Spaces Total (Incl. 2 HC)

01 TREE PRESERVATION PLAN

SCALE: 1"=60'-0"



MEADOWCREEK BUSINESS CENTER

LOT 6R, BLOCK 1 - 8.240 Acres in
J. CADLE ABST. A-207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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L0.1

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Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
1	8.5	cedar elm	8	No	Healthy	0	0
2	7.4	cedar elm	8	No	Healthy	0	0
3	9.2	cedar elm	8	No	Healthy	0	0
4	9.8	cedar elm	8	No	Healthy	0	0
5	9.2	Shumard's oak	8	No	Healthy	0	0
6	9.8	Shumard's oak	8	No	Healthy	0	0
7	8.4	Shumard's oak	8	No	Healthy	0	0
8	9.4	Shumard's oak	8	No	Healthy	0	0
9	9.2	cedar elm	8	No	Healthy	0	0
10	9.7	cedar elm	10	No	Healthy	0	0
11	9.8	Shumard's oak	10	No	Healthy	0	0
12	10.8	live oak	10	No	Healthy	0	0
13	10.0	live oak	10	No	Healthy	0	0
14	11.3	live oak	10	No	Healthy	0	0
15	11.1	Shumard's oak	8	No	Healthy	0	0
16	8.2	live oak	8	No	Healthy	0	0
17	9.8	live oak	8	No	Healthy	0	0
18	9.8	live oak	8	No	Healthy	0	0
19	10.1	cedar elm	10	No	Healthy	0	0
20	11.7	cedar elm	10	No	Healthy	0	0
21	12.5	Black willow	18	No	Healthy	0	0
22	12.3	Black willow	15	Yes	Healthy	0	0
23	11.7	cedar elm	15	No	Healthy	0	0
24	10.8	cedar elm	15	No	Healthy	0	0
25	9.8	cedar elm	12	No	Healthy	0	0
26	10.8	persimmon elm	6	No	Healthy	0	0
27	13.0	lupberry	15	Yes	Healthy	0	0
28	12.4	lupberry	20	No	Healthy	0	0
29	13.1	lupberry	12	No	Healthy	0	0
30	15.1	lupberry	15	No	Healthy	0	0
31	24.8	lupberry	15	Yes	Healthy	0	0
32	25.1	lupberry	20	No	Healthy	0	0
33	11.4	lupberry	12	No	Healthy	0	0
34	11.8	lupberry	12	No	Healthy	0	0
35	11.2	lupberry	12	No	Healthy	0	0
36	11.8	lupberry	20	No	Healthy	0	0
37	22.9	lupberry and cedar	20	Yes	Healthy	0	0
38	15.0	lupberry	20	Yes	Healthy	0	0
39	17.5	lupberry	20	No	Healthy	0	0
40	21.4	lupberry	18	No	Healthy	0	0
41	21.4	lupberry	18	No	Healthy	0	0
42	12.0	lupberry	10	No	Healthy	0	0
43	12.2	lupberry	10	No	Healthy	0	0

Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
44	15.9	lupberry	18	No	Healthy	0	0
45	11.8	lupberry	15	No	Healthy	0	0
46	11.1	lupberry	12	No	Healthy	0	0
47	11.8	lupberry	18	Yes	Healthy	0	0
48	13.9	Shagbark hickory	12	Yes	Healthy	0	0
49	24.9	Shagbark hickory	20	Yes	Healthy	0	0
50	15.0	lupberry	15	Yes	Healthy	0	0
51	13.2	lupberry	18	Yes	Healthy	0	0
52	15.0	Shagbark hickory	10	Yes	Healthy	0	0
53	14.8	cedar elm	6	No	Healthy	0	0
54	15.8	cedar elm	6	No	Healthy	0	0
55	5.3	cedar elm	6	No	Healthy	0	0
56	5.2	cedar elm	6	No	Healthy	0	0
57	5.0	cedar elm	5	No	Healthy	0	0
58	5.0	cedar elm	5	No	Healthy	0	0
59	4.7	cedar elm	6	No	Healthy	0	0
60	4.7	cedar elm	6	No	Healthy	0	0
61	4.7	cedar elm	6	No	Healthy	0	0
62	11.0	lupberry	18	Yes	Healthy	0	0
63	11.9	lupberry	12	No	Healthy	0	0
64	11.8	lupberry	12	No	Healthy	0	0
65	11.9	cedar elm	12	No	Healthy	0	0
66	11.3	lupberry	12	No	Healthy	0	0
67	11.8	lupberry	12	No	Healthy	0	0
68	12.3	lupberry	15	No	Healthy	0	0
69	20.2	lupberry	20	Yes	Healthy	0	0
70	11.4	lupberry	15	No	Healthy	0	0
71	13.7	green ash	18	Yes	Healthy	0	0
72	12.0	lupberry	15	No	Healthy	0	0
73	13.3	lupberry	12	No	Healthy	0	0
74	12.4	green ash	15	No	Healthy	0	0
75	11.2	lupberry	12	No	Healthy	0	0
76	11.8	lupberry	18	No	Healthy	0	0
77	11.8	lupberry	18	No	Healthy	0	0
78	11.4	lupberry	20	No	Healthy	0	0
79	11.9	lupberry	18	No	Healthy	0	0
80	12.5	lupberry	18	No	Healthy	0	0
81	21.0	cedar elm	20	No	Healthy	0	0
82	9.9	persimmon-elm	10	No	Healthy	0	0
83	8.4	cedar elm	8	No	Healthy	0	0
84	8.9	cedar elm	10	No	Healthy	0	0
85	11.1	lupberry	20	No	Healthy	0	0
86	14.4	Shagbark hickory	15	Yes	Healthy	0	0

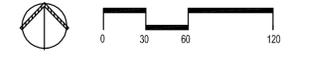
Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
87	8.2	cedar elm	12	No	Healthy	0	0
88	18.5	Black willow	12	Yes	Unhealthy	40	0
89	8.7	green ash	10	No	Healthy	0	0
90	8.4	persimmon-elm	8	No	Healthy	0	0
91	12.4	cedar elm	15	No	Healthy	0	0
92	11.4	lupberry	15	No	Healthy	0	0
93	11.4	lupberry	12	No	Healthy	0	0
94	17.4	lupberry	15	No	Healthy	0	0
95	11.4	lupberry	12	No	Healthy	0	0
96	5.3	cedar elm	6	No	Healthy	0	0
97	9.2	cedar elm	10	Yes	Healthy	0	0
98	9.3	cedar elm	10	No	Healthy	0	0
99	9.0	cedar elm	8	No	Healthy	0	0
100	5.0	cedar elm	6	No	Healthy	0	0
101	5.5	cedar elm	6	No	Healthy	0	0
102	8.2	cedar elm	10	No	Healthy	0	0
103	9.2	cedar elm	10	No	Healthy	0	0
104	7.8	cedar elm	8	No	Healthy	0	0
105	8.2	cedar elm	8	No	Healthy	0	0
106	8.2	cedar elm	8	No	Healthy	0	0
107	14.4	lupberry	15	No	Healthy	0	0
108	12.0	lupberry	15	No	Healthy	0	0
109	11.0	lupberry	15	No	Healthy	0	0
110	10.0	cedar elm	10	No	Healthy	0	0
111	15.0	green ash	15	No	Healthy	0	0
112	12.2	lupberry	12	No	Healthy	0	0
113	11.0	persimmon and cedar	15	No	Healthy	0	0
114	4.0	cedar elm	6	No	Healthy	0	0
115	12.1	green ash	15	No	Healthy	0	0
116	4.1	Black willow	6	No	Healthy	0	0
117	5.1	persimmon	6	No	Healthy	0	0
118	4.1	persimmon	6	No	Healthy	0	0
119	4.5	cedar elm	6	No	Healthy	0	0
120	12.5	persimmon and cedar	12	Yes	Healthy	0	0
121	4.2	persimmon	6	No	Healthy	0	0
122	4.2	persimmon	6	No	Healthy	0	0
123	10.3	cedar elm	12	No	Healthy	0	0
124	10.3	cedar elm	12	No	Healthy	0	0
125	18.0	cedar elm	20	Yes	Healthy	0	0
126	5.0	cedar elm	6	No	Healthy	0	0
127	5.2	persimmon	6	No	Healthy	0	0
128	17.4	green ash	20	No	Healthy	0	0
129	15.0	cedar elm	15	No	Healthy	0	0

Racetree Tree Survey Tabular Data
Rockwall, Texas

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	Dead Branches (%)	Fence in Trunk
130	13.0	cedar elm	12	No	Healthy	0	0
131	13.1	cedar elm	15	No	Healthy	0	0
132	11.0	lupberry	15	No	Healthy	0	0
133	13.0	persimmon and cedar	12	No	Healthy	0	0
134	4.4	live oak	6	No	Healthy	0	0
135	4.4	cedar elm	6	No	Healthy	0	0

01 TREE PRESERVATION PLAN
SCALE: 1"=60'-0"



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