AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION City Hall, 385 South Goliad, Rockwall, Texas Council Chambers May 28, 2019 6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. Approval of Minutes for the April 30, 2019 Planning and Zoning Commission meeting.

2. P2019-020 (David)

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

3. P2019-021 (Korey)

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

4. P2019-022 (David)

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

5. SP2019-019 (Korey)

Discuss and consider a request by Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage for the approval of a site plan for an existing mini-warehouse facility on a 4.264-acre of land identified as Lot 1, Block B, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

ACTION ITEMS

7. SP2017-019 (Ryan)

Discuss and consider a request by Himmat Chauhan of Best Western Plus for the approval of an extension of an approved site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

8. MIS2019-005 (David)

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre

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parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

9. MIS2019-006 (David)

Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.

DISCUSSION ITEMS

10. Z2019-012 (Korey)

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and take any action necessary.

11. Z2019-013 (Ryan)

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

12. SP2019-013 (David)

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

13. SP2019-014 (Korey)

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

14. SP2019-016 (David)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

15. SP2019-017 (David)

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

16. SP2019-018 (Korey)

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Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

- 17. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
 - ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (1st Reading) [Approved]
 - ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (1st Reading) [Approved]
 - ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (1st Reading) [Approved]

ADJOURNMENT

- **18.** Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
 Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.
- **19.** Planning and Zoning Commission Training Session [7:00 PM]

 The Planning and Zoning Commission will hold a training session with the City Attorney immediately following the adjournment of the May 28, 2019 Capital Improvements Advisory Committee Meeting.

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, Laura Morales, 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 the 24th day of May 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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AGENDA

ARCHITECTURAL REVIEW BOARD MEETING

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 28, 2019
5:00 PM

CALL TO ORDER

CONSENT AGENDA

1. SP2019-013 (David)

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

ACTION ITEMS

2. SP2019-014 (Korey)

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

3. SP2019-016 (David)

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

4. SP2019-017 (David)

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

5. SP2019-018 (Korey)

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

ADJOURNMENT

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, Laura Morales, Planning & Zoning Coordinator of 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 the 24th day of May 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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AGENDA

CAPITAL IMPROVEMENT ADVISORY COMMITTEE
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 28, 2019
6:30 P.M.

CALL TO ORDER

APPOINTMENTS

1. MIS2019-001 (Ryan)

Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.

DISCUSSION ITEMS

2. Additional discussion concerning the Impact Fee Update and Capital Improvements Advisory Committee.

ADJOURNMENT

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, Laura Morales, 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 the 24th day of May 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION

City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 30, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Eric Chodun and Annie Fishman. John Womble. Absent from the meeting was Commissioner Tracy Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the March 26, 2019 Planning and Zoning Commission meeting.

2. P2019-018

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

3. P2019-019

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

4. SP2019-008

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

5. SP2019-011

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic 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 1306 Summer Lee Drive, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

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

IV. PUBLIC HEARING ITEMS

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7. Z2019-005 [*REQUEST TO WITHDRAW*]

Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant has requested to withdraw the case and action would need to be taken.

Commissioner Womble made a motion to approve the withdrawal request. Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

V. ACTION ITEMS

8. MIS2019-004

Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.33-acre parcel of land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action necessary.

Senior Planner, Korey Brook, provided a brief explanation of the request. The applicants are requesting for the approval of an exception to the minimum masonry requirements stipulated in the Unified Development Code. Currently, the subject property is vacant. The applicants have indicated they intend on constructing a single-family home on the subject property. The applicants are requesting a masonry exception to utilize 80% Hardie Board as the primary material on the exterior of the proposed the home. In addition, the applicants are proposing to provide a two (2)foot stone and brick wainscot around the entire home. The proposed home will be two stories, approximately 2,400 square feet, utilize a board and batten design, and will be constructed utilizing farmhouse architecture. The proposed home exceeds the maximum allowable cementitious materials and does not meet the requirements of the Unified Development Code. Due to this, an exception to the masonry requirements is required to be approved by the Planning and Zoning Commission in order for the applicant to construct the home as presented. According to the Unified Development Code all buildings with a footprint of 120 square feet or greater and are over ten feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials. The UDC defines Primary Materials as stone, brick and/or cementitious materials such as cementitious lap siding, stucco, or similar materials, and limits the use of cementitious materials to 60% of the building's exterior façade. The code does grant the Planning and Zoning Commission the ability to consider exceptions to these requirements on a case-bycase basis, provided the applicant submits material samples and building elevations. In this case, the applicants are proposing to utilize 80% which is 20% more than the maximum allowance fiber cement board. A material sample has not been provided by the applicants; however, the applicants have provided building elevations of the proposed home indicating the proposed building materials. Mr. Brooks went on to note that the Planning and Zoning Commission and the City Council have approved a similar request for the use of cementitious materials in excess of 60% on the adjacent property. The approval of an exception to the masonry requirements does not appear to negatively impact the subject property or surrounding properties; however, approval of this request is discretionary to the Planning and Zoning Commission.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Commissioner Womble asked if the request would go before the Architectural Review Board. Mr. Brooks explained that single family homes do not go before the Architectural Review Board.

Commissioner Fishman asked if notifications of the request were sent out to surrounding properties. Mr. Brooks stated notices are not required to be sent out for miscellaneous cases.

Chairman Lyons asked the applicant to come forward.

Amy Herbst 317 Bowie Forney, TX

Ms. Herbst came forward and indicated she was available for questions.

Commissioner Chodun asked how long the property has been vacant. Mr. Brooks stated the subdivision was established 2011 and has been vacant since that time.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve MIS2019-004 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

9. MIS2019-005

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Chairman Lyons indicated that this agenda item would be tabled to the May 28, 2018 scheduled meeting and no action would be needed.

VI. DISCUSSION ITEMS

10. Z2019-009

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick 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.

Planning Manager, David Gonzales, indicated that the applicant was present and would be presenting the case.

Chairman Lyons asked the applicant to come forward.

Chris Lam 6804 Wilmeana Sachse, TX

Mr. Lam shared that the current site requires eight parking spaces and they are seeking a variance to allow them to provide seven spaces. Mr. Lam indicated he was available for questions. Mr. Gonzales added that it will be built into the SUP and part of the concept plan that is attached to the SUP and approval would allow for seven parking spaces. In addition the SUP will limit the ability to be able to have the restaurant only on the first floor and the smaller second floor will be used for storage.

Commissioner Chodun asked what the adjacent properties were and would there be fencing. Mr. Gonzales indicated south was vacant, north houses a small retail boutique and a six foot wooden fence on the back residential property.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

 11. Z2019-010

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be discussing the request.

Chairman Lyons asked the applicant to come forward.

Dwayne Cain 305 Stonebridge Drive Rockwall, TX

Mr. Cain came forward and shared he is requesting a Specific Use Permit for an accessory building adjacent to a residential home on the property. Across the street is outside the city limits and many of those properties have metal accessory buildings he feels what he is proposing will be an improvement to what is in the area currently. Mr. Cain added that although it is worded as "guest quarters" the purpose of the building is more of a lounge area that would allow for entertaining will not be used to live in. He indicated he was available for questions.

Commissioner Chodun asked what the height of the building would be. Mr. Brooks stated it will be fourteen feet in height.

Planning Director, Ryan Miller, added that the applicant went before City Council recently and requested that the ordinance be changed to allow agricultural accessory buildings because there was not a mechanism in place to allow accessory agricultural building previously. That ordinance change process was done early this year and was approved.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

12. Z2019-011

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be presenting the details of the request.

Chairman Lyons asked the applicant to come forward.

Scott Lewis 900 Heathlane Crossing Heath, TX

Mr. Lewis came forward and indicated the property is being developed for 28 home sites being called Whisper Rock. As the project has moved along with streets already having been put in, it was realized that in 1999 the Planned Development was set up with very minimal requirements one being no front entry garages. They are not looking to have a front entry garage rather a j-swing where it sits back at least 20 feet back. Another requirement is the maximum lot coverage has to be 45% and they're looking to increase that and lastly they are seeking a variance on the masonry requirement from 80% to 60%. He indicated he was available for questions.

Chairman Lyons asked for questions from the Commission.

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Commissioner Womble asked what lot coverage increase is being requested. Mr. Lewis shared it would be an increase from 45% to 55%. Commissioner Chodun asked how long the property has been under development and when did the infrastructure start. Mr. Brooks indicated that the PD was approved in 1999 and currently is vacant. Planning Director, Ryan Miller, shared that the preliminary plat as well as site plan was submitted by the applicant and infrastructure began earlier this year. They are in the engineering process currently and close to completion.

Commissioner Chodun asked for additional detail in regards to the garage variance being requested. Mr. Brooks shared that the current PD states that all garages must j-swing and the applicant is requesting to allow some garages to be front facing but set back 20 feet from the front façade which meets the Unified Development Code.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

13. P2019-017

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief background and explanation of the request. The applicant submitted a preliminary plat laying out 170 lots for a single family subdivision. The preliminary plat does generally conform to the technical requirements of the Planned Development District however they are working on a second point of entry that is required. The case will go before the Park Board next week to have park fees accessed.

Commissioner Welch asked if the property was within the city limits or the Extraterritorial jurisdiction. Mr. Brooks stated it was within the city limits.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2019-009

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

Senior Planner, Korey Brooks, advised the applicant was present and would go over the request.

Chairman Lyons asked the applicant to come forward.

Cari Foote 153 Sequoia Road Rockwall, TX

Ms. Foote came forward and shared that the subject property is a Landmark property that is zoned Residential Office and currently being used residentially however she is requesting to be allowed to transition it to professional office space. There is currently parking facing Goliad which they plan on removing and replacing with sod and by doing so she feels it will look keep more of historical state. Parking will be accessed through Alamo where there is existing pavement where additional parking will be added as well as a handicap ramp. Ms. Foote indicated she was available for questions.

Chairman Lyons asked for questions from the Commission.

There being no questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

15. SP2019-012

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting the approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade. The silos will be visible from Discovery Boulevard, Corporate Crossing, and IH-30. According to the Unified Development Code the proposed silos are considered ground mounted appurtenances, mechanical equipment, which require screening and loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the Primary Roadway, additional screening of the loading and service area may be required by the Architectural Review Board and Planning and Zoning Commission. The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. In addition as compensatory measure of the original site plan case, the applicant agreed to plant a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission. Mr. Gonzales further noted that the Architectural Review Board reviewed the amended building elevations and sightline studies provided by the applicant and after general discussion with the applicant regarding the appearance, color, and proposed screening of the silos, the ARB made a motion to recommend approval of the amended building elevations.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Kyle McCullah 1207 Hampshire Lane Rockwall, TX

Mr. McCullah came forward and provided additional details and provided samples of the product they produce.

General discussion took place in regards to the request and Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

- 16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
- ✓ P2019-010: Final Plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition [Approved]
- ✓ P2019-013: Replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition [Approved]
- ✓ P2019-016: Replat for Lot 2 of the Cain Properties #1 Addition [Approved]
- ✓ Z2019-005: Zoning Change (AG to PD) for Heritage Park [Postponed to May 20, 2019]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (1st Reading) [Approved]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (1st Reading) [Approved]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (1st Reading) [Approved]

376 377 378		Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.
379 380	VII.	ADJOURNMENT
381 382 383 384		Chairman Lyons adjourned the meeting at 7:01 p.m.
385 386		PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
387		ROCKWALL, Texas, this day of, 2019.
388 389 390 391 392		Johnny Lyons, Chairman
393 394		Attest:
395 396 397 398		Laura Morales, Planning Coordinator



PLANNING AND ZONING DEPARTMENT

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

TO: Planning and Zoning Commission

DATE: May 28, 2019

APPLICANT: Robert Howman; Glen Engineering

CASE NUMBER: P2019-020; Lot 2, Block A, RISD Elementary School Addition

SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

PLAT INFORMATION

- ☑ The objective of this request is to final plat a 17.2922-acre tract of land [i.e. Lot 1, Block A, RISD Elementary School Addition & Tract 2-7 of the W. T. Deweese Survey], creating one (1) tract of land [i.e. Lot 2, Block A, RISD Elementary School Addition] for the purpose of constructing a single-story, 91,983 SF public school facility [i.e. RISD Elementary School No. 15], and adding the necessary fire lane and utility easements for this development. The property is zoned Planned Development District 70 (PD-70) for single-family land uses and is addressed as 2911 Greenway Drive.
- ☑ On October 19, 2009, the City Council approved Planned Development District 70 (PD-70) [i.e. Ordinance No. 09-44] allowing for Single Family 10 (SF-10) and limited General Retail (GR) District land uses on the subject property.
- ☑ On November 11, 2018, the Planning and Zoning Commission approved a site plan [i.e. SP2018-032] allowing for the construction of a public-school facility. As a condition of approval of this case, a treescape plan was required to be submitted with the final plat. The applicant has provided a treescape plan indicating a total of 224-caliper-inches will be removed from the site. Additionally, the applicant has also provided a landscape plan showing mitigation for all the inches being removed [i.e. 75, three (3)-inch trees = 225-caliper inches]. This satisfies the mitigation requirements. Approval of this plat shall constitute the approval of the proposed treescape and mitigation plans.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 2, Block A, RISD Elementary School Addition,* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) 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.

City of Rockwall



Project Plan Review History

Project Number

P2019-020

Owner

STONE, CREEK BALANCE LTD

Approved

4/25/2019 LM

Project Name

Block A, Lot 2, RISD Elementary School

Applicant

GLENN ENGINEERING

Closed **Expired**

Applied

Status

Type Subtype **Ab**tition **FINAL**

Status Staff Review

Site Address

City, State Zip

2911 GREENWAY DR

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

General Plan

RISD ELEMENTARY SCHOOL ADDITION - LOT 1 1

Α

1

4729-000A-0001-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/25/2019	5/2/2019	4/30/2019	5	APPROVED	
ENGINEERING	Sarah Hager	4/25/2019	5/2/2019	5/23/2019	28	COMMENTS	
 Overlapping text r 	ent width is 20'. Update near L58 can't be read. ement to the middle sch	_					
FIRE	Ariana Hargrove	4/25/2019	•	5/15/2019	20	APPROVED	
GIS (5/22/2019 11:56 A	Lance Singleton	4/25/2019	5/2/2019	5/22/2019	27	APPROVED	See comments
,	11 GREENWAY DR, ROC	KWALL, TX 750	87				
PLANNING	David Gonzales	4/25/2019	5/2/2019	5/23/2019	28	COMMENTS	See comments

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District(RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

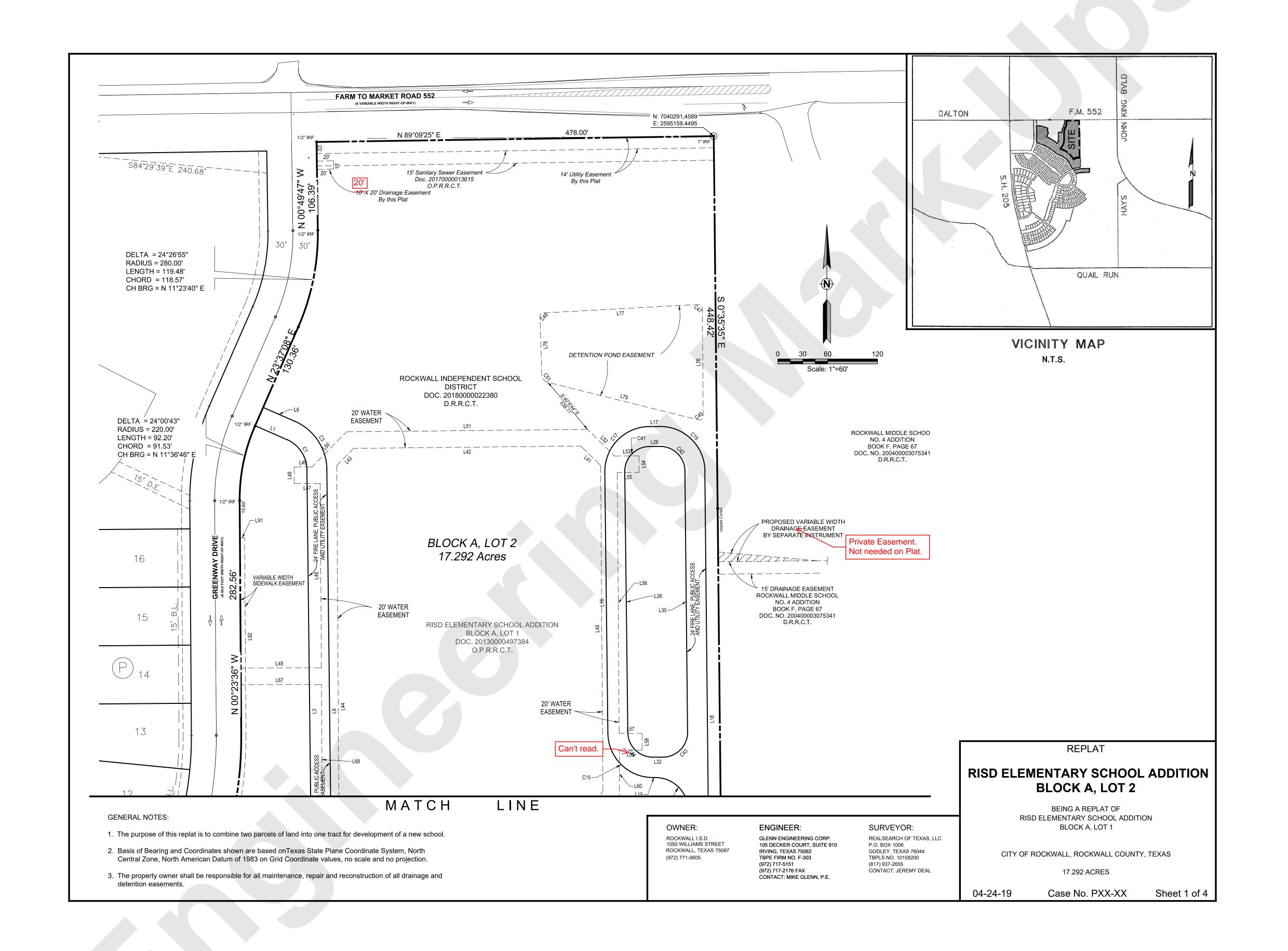
- ** Planning Department General Comments to be addressed:
- 1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), the staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.
- 2. Provide a label indicating "Case No. P2019-020" on the lower right corner on all pages of the revised final plat.
- 3. Move label adjacent to L68 to be visible. Cut off at the match line.
- 4. Relabel Title Block as FINAL PLAT at the heading.
- 5. Treescape plan requires approval by the Planning and Zoning Commission
- ** As a note and 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. **
- ** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, pleasefeel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

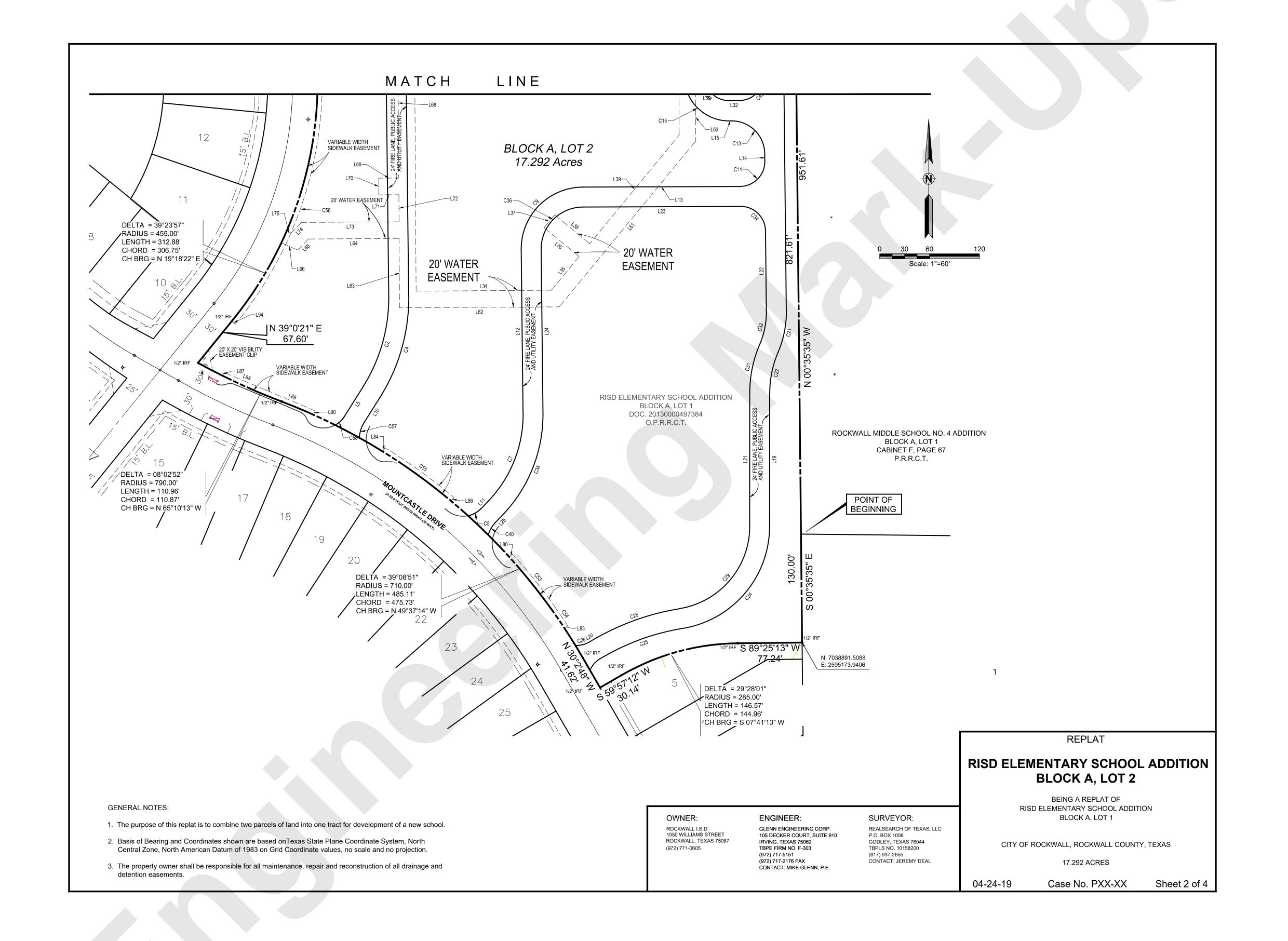
Meeting Dates to Attend

Planning - Consent Agenda: May 28, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: June 3, 2019 (Monday at 6:00 p.m.)

Project Reviews.rpt Page 2 of 2





	Line 7	able		Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	
L1	41.54	S66° 22' 53"E	L25	12.72	S43° 48' 28"W	L49	21.81	N89° 24' 25"E	
L3	580.95	S00° 38' 51"E	L26	313.98	N00° 41' 04"W	L50	59.16	N44° 31' 31"E	
L5	42.65	S32° 08' 19"W	L28	12.39	N89° 24' 25"E	L51	289.88	N89° 24' 25"E	
L6	41.54	S66° 22' 53"E	L30	314.08	S00° 35' 35"E	L52	45.74	S45° 30' 00"E	
L8	580.95	S00° 38' 51"E	L32	11.89	S89° 53' 32"W	L53	29.24	N89° 35' 35"E	
L10	36.05	S32° 08' 19"W	L34	162.77	N89° 38' 37"E	L54	20.00	S00° 24' 25"E	
L11	12.72	N43° 48' 28"E	L35	52.62	N39° 27' 49"E	L55	26.15	S89° 35' 35"W	
L12	196.75	N00° 38' 51"W	L36	54.62	N50° 32' 11"W	L56	313.98	S00° 24' 25"E	
L13	189.05	N89° 46' 30"E	L37	20.00	N39° 27' 49"E	L57	27.66	S89° 33' 53"E	
L14	9.02	N00° 10' 20"W	L38	54.62	S50° 32' 11"E	L58	20.00	S00° 26' 07"W	
L15	2.61	S89° 53' 32"W	L39	169.56	N39° 27' 49"E	L59	27.45	N89° 33' 53"W	
L16	314.43	N00° 41' 04"W	L40	392.43	N00° 24' 25"W	L60	57.25	S00° 21' 23"E	
L17	12.39	N89° 24' 25"E	L41	33.49	N45° 30' 00"W	L61	258.59	S39° 27' 49"W	
L18	597.57	S00° 35' 35"E	L42	273.31	S89° 24' 25"W	L62	192.13	S89° 38' 37"W	
L19	160.72	S00° 02' 14"W	L43	28.99	S44° 31' 31"W	L63	83.52	N00° 21' 23"W	
L20	7.25	N59° 57' 12"E	L44	580.39	S00° 21' 23"E	L64	109.00	S89° 38' 37"W	
L21	160.72	N00° 02' 14"E	L45	100.80	N89° 56' 49"E	L65	18.72	S44° 38' 37"W	
L22	96.09	N00° 35' 35"W	L46	222.20	N00° 21' 23"W	L66	21.39	N65° 39' 49"W	
L23	189.61	S89° 46' 30"W	L47	31.36	S89° 24' 25"W	L67	100.91	N89° 56' 49"E	
L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W	L68	180.67	S00° 21' 23"E	

L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W
	Line 7	「able		Line ⁻	Γable
Line #	Length	Direction	Line #	Length	Direction
L69	24.21	S89° 46' 40"W	L92	237.60	S00° 23' 36"E
L70	20.00	S00° 13' 20"E	L94	5.60	N50° 59' 39"W
L71	24.25	N89° 46' 40"E			
L72	32.63	S00° 21' 23"E			
L73	117.28	S89° 38' 37"W			
L74	18.41	S44° 38' 37"W			
L75	5.61	N65° 39' 49"W			
L76	129.59	N00° 24' 55"W			
L77	188.07	S86° 52' 11"W			
L78	71.50	S01° 42' 39"E			
L79	186.48	S75° 58' 18"E			
L80	5.19	N47° 49' 58"E			
L83	4.74	S56° 34' 52"W			
L84	5.23	N31° 46' 30"E			
L86	5.37	S39° 58' 44"W			
L87	4.24	N26° 10' 23"E			
L88	55.31	S67° 16' 05"E			
L89	63.78	S67° 05' 42"E			
L90	5.07	S24° 09' 41"W			

	Curv	e Table			Curv	∕e Table	
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"	C32	41.46	41.46	023°45'21"
C2	114.73	114.73	032°47'11"	C34	46.95	46.95	089°39'44"
C3	74.00	74.00	065°44'02"	C36	79.70	79.70	090°25'22"
C4	128.47	128.47	032°47'11"	C38	135.39	135.39	044°27'19"
C5	17.73	17.73	033°51'46"	C40	17.19	17.19	027°21'33"
C7	116.77	116.77	044°27'19"	C41	47.17	47.17	090°05'29"
C9	117.57	117.57	090°25'22"	C42	47.12	47.12	090°00'00"
C11	47.10	47.10	089°56'50"	C43	47.38	47.38	090°29'07"
C13	62.83	62.83	090°00'00"	C44	46.82	46.82	089°25'24"
C15	84.28	84.28	089°25'24"	C45	8.66	8.66	104°26'38"
C17	84.91	84.91	090°05'29"	C47	7.69	7.69	092°42'54"
C19	84.82	84.82	090°00'00"	C49	4.25	4.25	088°34'50"
C21	51.41	51.41	023°45'21"	C51	12.64	12.64	074°15'39"
C22	50.05	50.05	023°07'33"	C53	81.56	81.56	007°17'42"
C24	175.54	175.54	080°46'59"	C54	27.64	27.64	002°28'21"
C25	100.51	100.51	020°51'58"	C55	102.44	102.44	009°04'33"
C26	17.30	17.30	033°01'58"	C56	319.88	319.88	039°47'25"
C28	109.24	109.24	020°51'46"	C57	19.51	19.51	029°24'51"
C29	141.69	141.69	080°46'44"	C58	15.16	15.16	028°57'10"
C31	59.74	59.74	023°07'33"				

GENERAL NOTES:

1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.

Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements. OWNER:
ROCKWALL I.S.D.
1050 WILLIAMS STREET
ROCKWALL, TEXAS 75087
(972) 771-0605

ENGINEER:
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
TBPE FIRM NO. F-303
(972) 717-5151
(972) 717-2176 FAX
CONTACT: MIKE GLENN, P.E.

SURVEYOR:
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
TBPLS NO. 10158200
(817) 937-2655
CONTACT: JEREMY DEAL

REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX Sheet 3 of 4

STATE OF TEXAS § COUNTY OF ROCKWALL § OWNER'S CERTIFICATE WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a ½ inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas; THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a ½ inch iron rod set with Yellow Cap; THENCE South 89°25'13" West, for a distance of 77.24 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet; THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency; THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a ½ inch iron rod set with Yellow Cap; THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet; THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a ½ inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet; THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West- 110.87 feet), to a ½ inch iron rod set with Yellow Cap; THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet; THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency; THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a ½ inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet; THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner; THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet; THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner; THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner; THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner; THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land. STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared _ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Given upon my hand and seal of office this _____day of ______, 20__ **GENERAL NOTES General Notes:** 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54. SURVEYOR'S CERTIFICATE NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Jeremy Luke Deal, 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.

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS § COUNTY OF ROCKWALL § We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A,LOT 2, RISD ELEMENTARY ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following; No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their 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 No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. ROCKWALL INDEPENDENT SCHOOL DISTRICT President, Board of Trustees Superintendent STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared _____ and _ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Given upon my hand and seal of office this _____day of ______, 20___ RECOMMENDED FOR FINAL APPROVAL Planning & Zoning Commission, Chairman 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 _____, 20__. REPLAT RISD ELEMENTARY SCHOOL ADDITION Mayor, City of Rockwall City Secretary, City of Rockwall City Engineer BLOCK A, LOT 2 BEING A REPLAT OF RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 1 OWNER: **ENGINEER:** SURVEYOR: REALSEARCH OF TEXAS, LLC GLENN ENGINEERING CORP. ROCKWALL I.S.D.

1050 WILLIAMS STRFFT

(972) 771-0605

ROCKWALL, TEXAS 75087

105 DECKER COURT, SUITE 910

CONTACT: MIKE GLENN, P.E.

IRVING, TEXAS 75062

TBPE FIRM NO. F-303

(972) 717-2176 FAX

(972) 717-5151

P.O. BOX 1006

(817) 937-2655

GODLEY, TEXAS 76044

CONTACT: JEREMY DEAL

TBPLS NO. 10158200

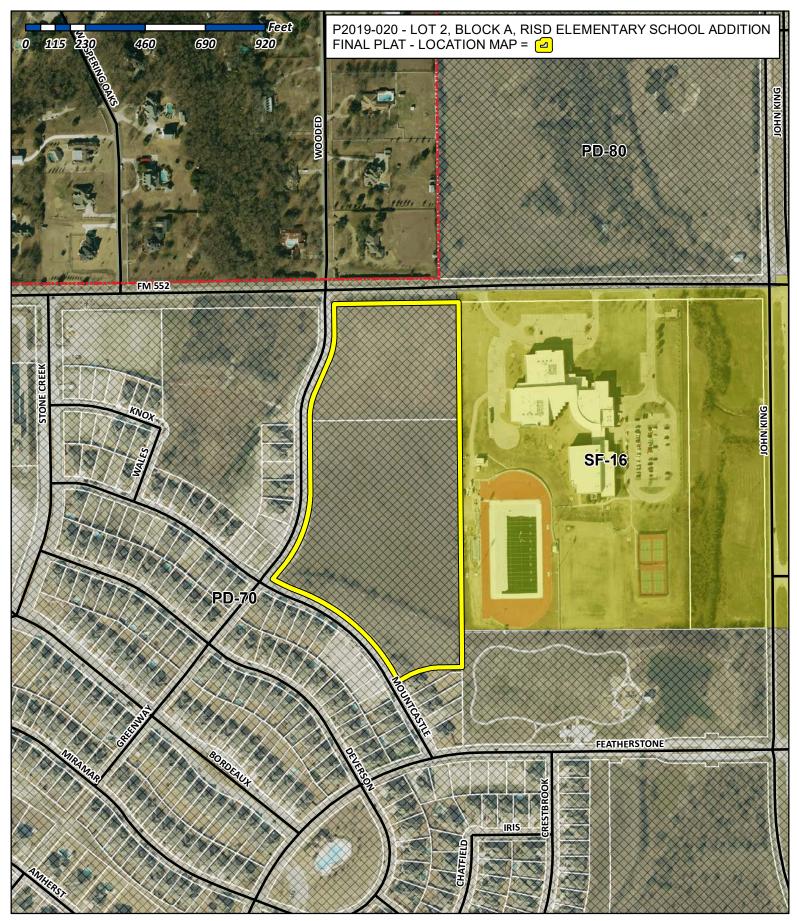
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

Case No. PXX-XX

Sheet 4 of 4

04-24-19

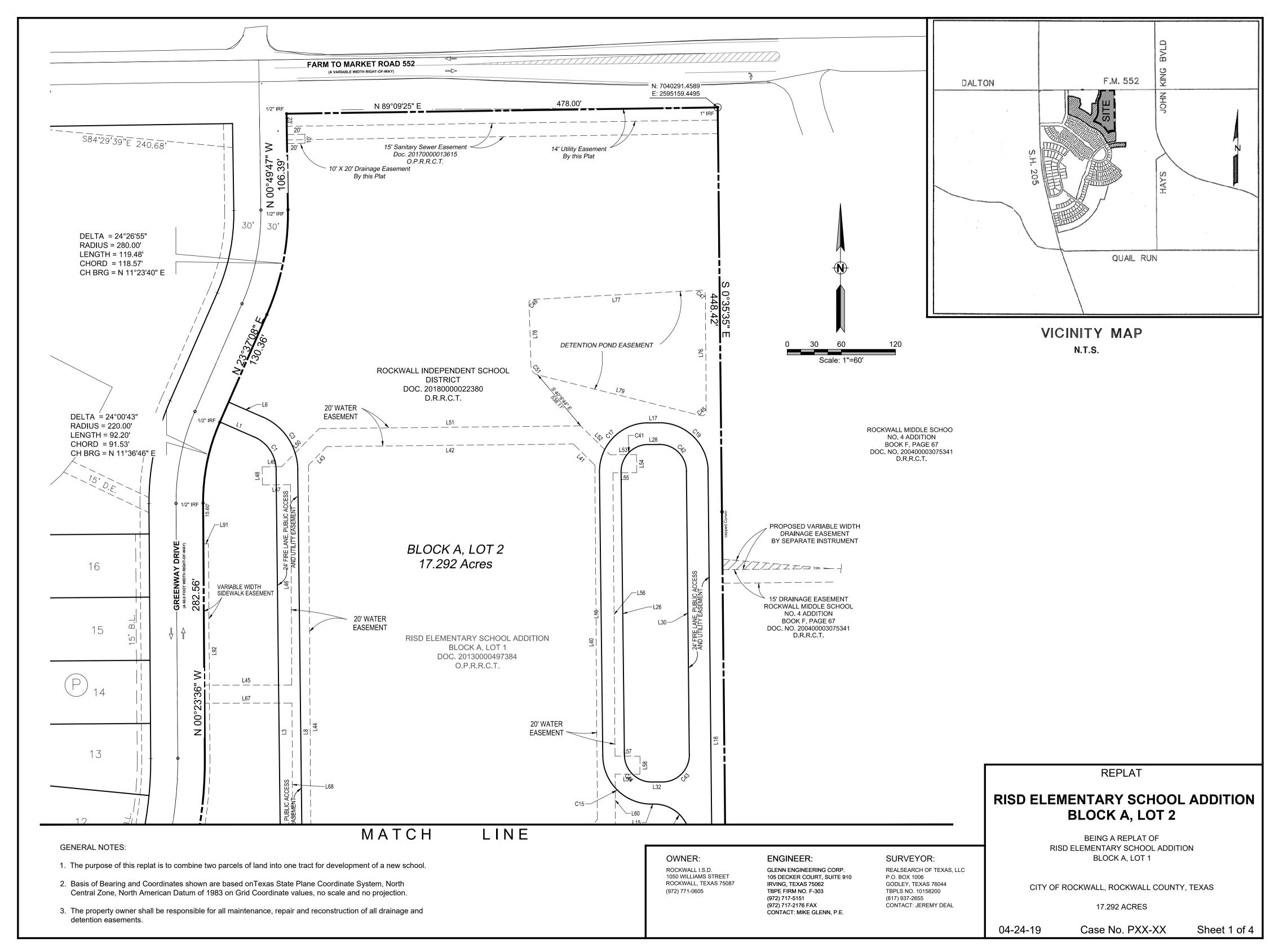


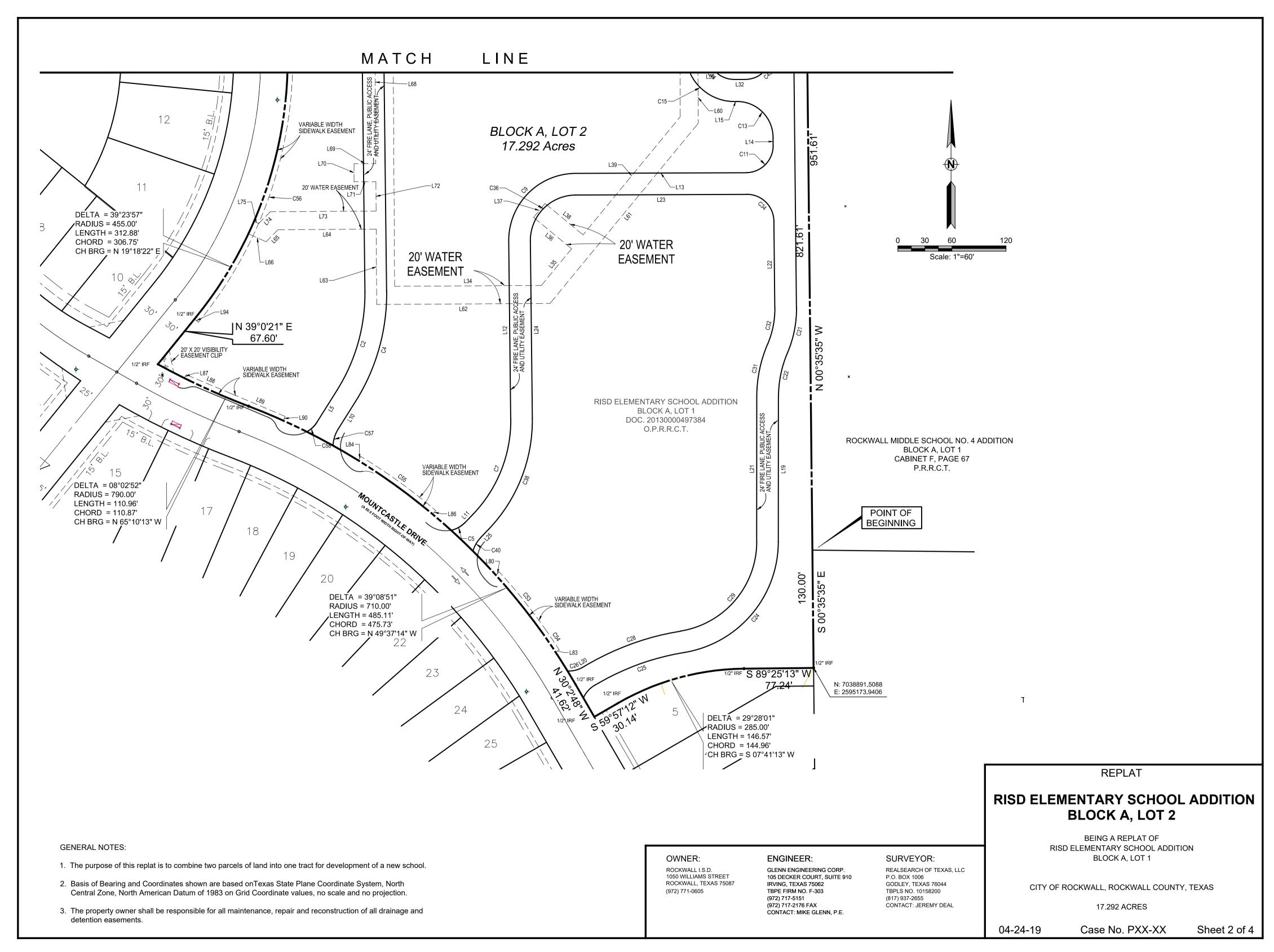


City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







	Line 7	able		Line 7	Table	Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.54	S66° 22' 53"E	L25	12.72	S43° 48' 28"W	L49	21.81	N89° 24' 25"E
L3	580.95	S00° 38' 51"E	L26	313.98	N00° 41' 04"W	L50	59.16	N44° 31' 31"E
L5	42.65	S32° 08' 19"W	L28	12.39	N89° 24' 25"E	L51	289.88	N89° 24' 25"E
L6	41.54	S66° 22' 53"E	L30	314.08	S00° 35' 35"E	L52	45.74	S45° 30' 00"E
L8	580.95	S00° 38' 51"E	L32	11.89	S89° 53' 32"W	L53	29.24	N89° 35' 35"E
L10	36.05	S32° 08' 19"W	L34	162.77	N89° 38' 37"E	L54	20.00	S00° 24' 25"E
L11	12.72	N43° 48' 28"E	L35	52.62	N39° 27' 49"E	L55	26.15	S89° 35' 35"W
L12	196.75	N00° 38' 51"W	L36	54.62	N50° 32' 11"W	L56	313.98	S00° 24' 25"E
L13	189.05	N89° 46' 30"E	L37	20.00	N39° 27' 49"E	L57	27.66	S89° 33' 53"E
L14	9.02	N00° 10' 20"W	L38	54.62	S50° 32' 11"E	L58	20.00	S00° 26' 07"W
L15	2.61	S89° 53' 32"W	L39	169.56	N39° 27' 49"E	L59	27.45	N89° 33' 53"W
L16	314.43	N00° 41' 04"W	L40	392.43	N00° 24' 25"W	L60	57.25	S00° 21' 23"E
L17	12.39	N89° 24' 25"E	L41	33.49	N45° 30' 00"W	L61	258.59	S39° 27' 49"W
L18	597.57	S00° 35' 35"E	L42	273.31	S89° 24' 25"W	L62	192.13	S89° 38' 37"W
L19	160.72	S00° 02' 14"W	L43	28.99	S44° 31' 31"W	L63	83.52	N00° 21' 23"W
L20	7.25	N59° 57' 12"E	L44	580.39	S00° 21' 23"E	L64	109.00	S89° 38' 37"W
L21	160.72	N00° 02' 14"E	L45	100.80	N89° 56' 49"E	L65	18.72	S44° 38' 37"W
L22	96.09	N00° 35' 35"W	L46	222.20	N00° 21' 23"W	L66	21.39	N65° 39' 49"W
L23	189.61	S89° 46' 30"W	L47	31.36	S89° 24' 25"W	L67	100.91	N89° 56' 49"E
L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W	L68	180.67	S00° 21' 23"E

Line Table							
Line #	Length	Direction					
L69	24.21	S89° 46' 40"W					
L70	20.00	S00° 13' 20"E					
L71	24.25	N89° 46' 40"E					
L72	32.63	S00° 21' 23"E					
L73	117.28	S89° 38' 37"W					
L74	18.41	S44° 38' 37"W					
L75	5.61	N65° 39' 49"W					
L76	129.59	N00° 24' 55"W					
L77	188.07	S86° 52' 11"W					
L78	71.50	S01° 42' 39"E					
L79	186.48	S75° 58' 18"E					
L80	5.19	N47° 49' 58"E					
L83	4.74	S56° 34' 52"W					
L84	5.23	N31° 46' 30"E					
L86	5.37	S39° 58' 44"W					
L87	4.24	N26° 10' 23"E					
L88	55.31	S67° 16' 05"E					
L89	63.78	S67° 05' 42"E					
L90	5.07	S24° 09' 41"W					
L91	5.62	N89° 36' 24"E					

Line Table								
Line #	Length	Direction						
L92	237.60	S00° 23' 36"E						
L94	5.60	N50° 59' 39"W						

GENERAL NOTES:

- 1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
- 2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- 3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

	Curv	ve Table			Curv	e Table	
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	46.46	46.46	065°44'02"	C32	41.46	41.46	023°45'21"
C2	114.73	114.73	032°47'11"	C34	46.95	46.95	089°39'44"
C3	74.00	74.00	065°44'02"	C36	79.70	79.70	090°25'22"
C4	128.47	128.47	032°47'11"	C38	135.39	135.39	044°27'19"
C5	17.73	17.73	033°51'46"	C40	17.19	17.19	027°21'33"
C7	116.77	116.77	044°27'19"	C41	47.17	47.17	090°05'29"
C9	117.57	117.57	090°25'22"	C42	47.12	47.12	090°00'00"
C11	47.10	47.10	089°56'50"	C43	47.38	47.38	090°29'07"
C13	62.83	62.83	090°00'00"	C44	46.82	46.82	089°25'24"
C15	84.28	84.28	089°25'24"	C45	8.66	8.66	104°26'38"
C17	84.91	84.91	090°05'29"	C47	7.69	7.69	092°42'54"
C19	84.82	84.82	090°00'00"	C49	4.25	4.25	088°34'50"
C21	51.41	51.41	023°45'21"	C51	12.64	12.64	074°15'39"
C22	50.05	50.05	023°07'33"	C53	81.56	81.56	007°17'42"
C24	175.54	175.54	080°46'59"	C54	27.64	27.64	002°28'21"
C25	100.51	100.51	020°51'58"	C55	102.44	102.44	009°04'33"
C26	17.30	17.30	033°01'58"	C56	319.88	319.88	039°47'25"
C28	109.24	109.24	020°51'46"	C57	19.51	19.51	029°24'51"
C29	141.69	141.69	080°46'44"	C58	15.16	15.16	028°57'10"
C31	59.74	59.74	023°07'33"				

REPLAT

RISD ELEMENTARY SCHOOL ADDITION **BLOCK A, LOT 2**

BEING A REPLAT OF RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Sheet 3 of 4

17.292 ACRES

04-24-19 Case No. PXX-XX

OWNER:

ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605

ENGINEER:

GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.

REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TBPLS NO. 10158200

(817) 937-2655 CONTACT: JEREMY DEAL

SURVEYOR:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE South 89°25'13" West, for a distance of 77.24 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet;

THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;

THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a ½ inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet;

THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West- 110.87 feet), to a ½ inch iron rod set

THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;

THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a ½ inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;

THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;

THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;

THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;

THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;

THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for BEGINNING and containing 17.292 acres of land.	a distance of 1270.03 feet, to the POINT OF
STATE OF TEXAS COUNTY OF ROCKWALL	
Before me, the undersigned authority, on this day personally appeared known to me to be the persons whose name is subscribed	
to me that he executed the same for the purpose and consideration therein stated.	
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
Given upon my hand and seal of office thisday of, 20	
GENERAL NOTES	
General Notes:	
1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all street	

nave peen 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, Jeremy Luke Deal, 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.

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A,LOT 2, RISD ELEMENTARY ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their 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.

OWNER:

(972) 771-0605

ROCKWALL I.S.D.

1050 WILLIAMS STREET

ROCKWALL, TEXAS 75087

ENGINEER:

IRVING, TEXAS 75062

TBPE FIRM NO. F-303

(972) 717-2176 FAX

(972) 717-5151

GLENN ENGINEERING CORP.

CONTACT: MIKE GLENN, P.E.

105 DECKER COURT, SUITE 910

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I (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 I (we) may have as a result of the dedication of exactions made herein.

ROCKWALL INDEPENDENT SCHOOL DISTRICT				
President, Board of Trustees	Superintendent			
STATE OF TEXAS COUNTY OF ROCKWALL				
Before me, the undersigned authority, on this da subscribed to the foregoing instrument, and ack		and ne for the purpose and consideration the		wn to me to be the persons whose name
NOTARY PUBLIC IN AND FOR THE STATE	OF TEXAS			
Given upon my hand and seal of office this RECOMMENDED FOR FINAL APPROVAL	day of , 20			
Planning & Zoning Commission, Chairman	Date			
APPROVED: I hereby certify that the above and foregoing place.	lat of an addition to the City of Rockwall, Te	exas, was approved by the City Council o	f the City of Rockwall on the	day of, 20
This approval shall be invalid unless the approv of final approval.	ed plat for such addition is recorded in the	office of the County Clerk of Rockwall, C	ounty, Texas, within one hundr	ed eighty (180) days from said date
WITNESS OUR HANDS, this day of	, 20			REPLAT
Mayor, City of Rockwall City Secretary	, City of Rockwall City Engineer			TARY SCHOOL ADD OCK A, LOT 2

SURVEYOR:

GODLEY, TEXAS 76044

CONTACT: JEREMY DEAL

TBPLS NO. 10158200

P.O. BOX 1006

(817) 937-2655

REALSEARCH OF TEXAS, LLC

NOITIC

BEING A REPLAT OF RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

Case No. PXX-XX

04-24-19

Sheet 4 of 4

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP

IO' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL, IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY IO' BUFFER SHALL BE REQUIRED ALONG ALLEY.

SOUTH RESIDENTIAL BUFFER REQUIRED

BUFFER PROVIDED

BUFFER TREES PROVIDED (254 LF / 50 =)

10' BUFFER
6 TREES

STREET LANDSCAPING

10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, I LG. TREE PER 50 LF

STREET BUFFER REQUIRED

STREET BUFFER PROVIDED

MOUNTCASTLE DRIVE

10' BUFFER

638 LF

BUFFER TREES REQUIRED (638 LF / 50 LF =)

BUFFER TREES PROVIDED

IS TREES

GREEMWAY DRIVE

BUFFER TREES REQUIRED (I,II2 LF / 50 LF =)

BUFFER TREES PROVIDED

EMBES

EMBES

ATA LF

BUFFER TREES REQUIRED (478 LF / 50 LF =)

IO TREES

10 TREES

PARKING LOT LANDSCAPING

BUFFER TREES PROVIDED

LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF I LG TREE PER IO SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.

PARKING SPACES (ON-SITE) 161 SPACES
PARKING LANDSCAPE REQUIRED 44,970 SF X 5% =) 2,249 SF
PARKING LANDSCAPE PROVIDED 3,687 SF

AMOUNT OF LANDSCAPING

% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, I TREE PER 750 SF OF DRY LAND AREA.

SITE AREA

SITE LANDSCAPE REQUIRED 753,248 SF X I5% =)

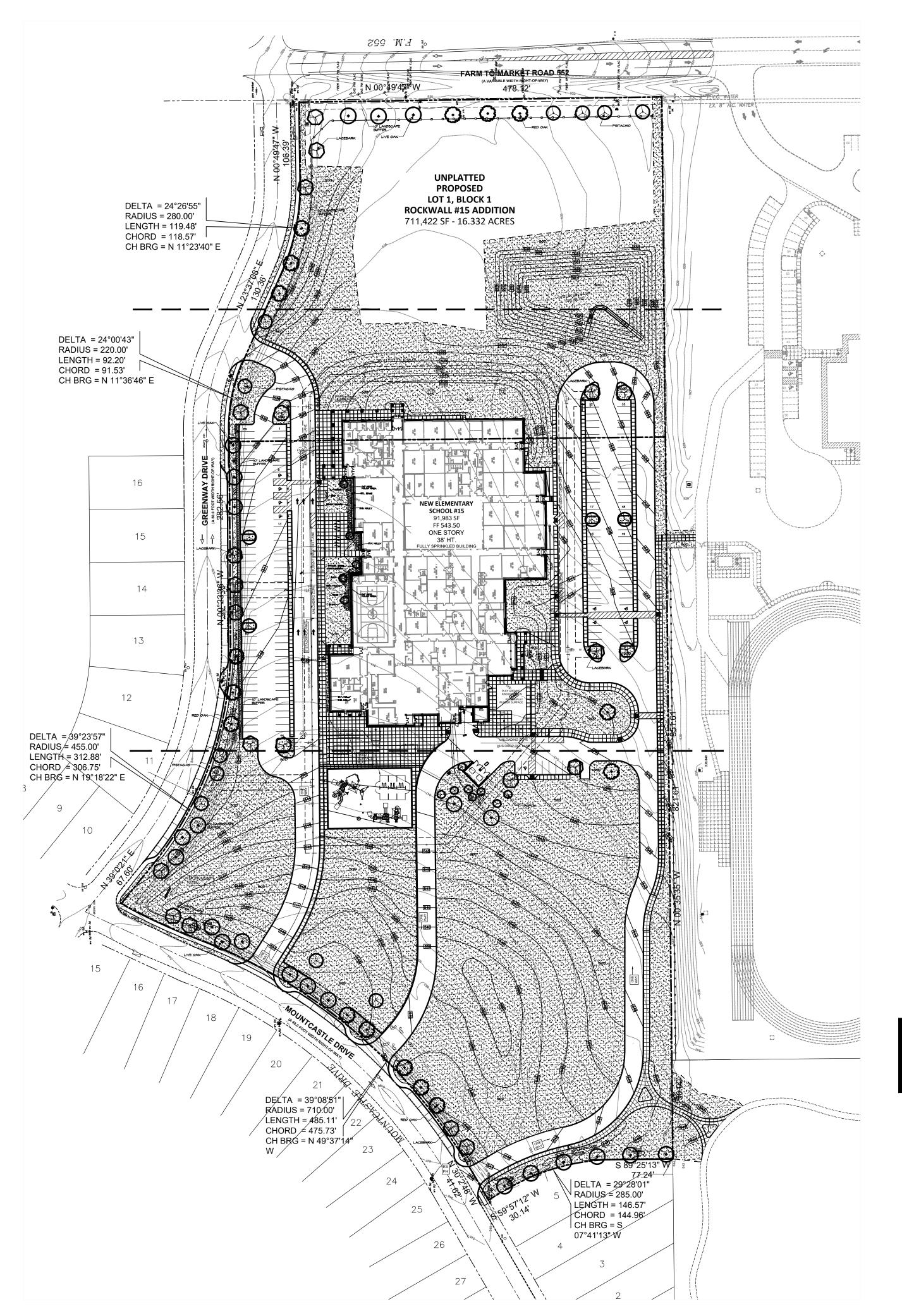
SITE LANDSCAPE PROVIDED

432,II4 SF

% LANDSCAPE PROVIDED FRONT/SIDE

(10%) 75,522 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION TO MEET REQUIREMENTS OF UDC.



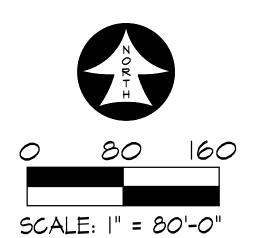


LP103

LP102

TREE-UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.





6080 Tennyson Parkway Suite 200 Plano, TX 75024

Tel: (214) 473-2400 • www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT. FRISCO, TEXAS 75035 PHONE (972) 335-0889

Notes



Revision

By Appd YYYY.MM.DD

Issued

By Appd YYYY.MM.DD

In the second of the second

Permit-Seal



Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr. Rockwall TX 75087

)/EDALI

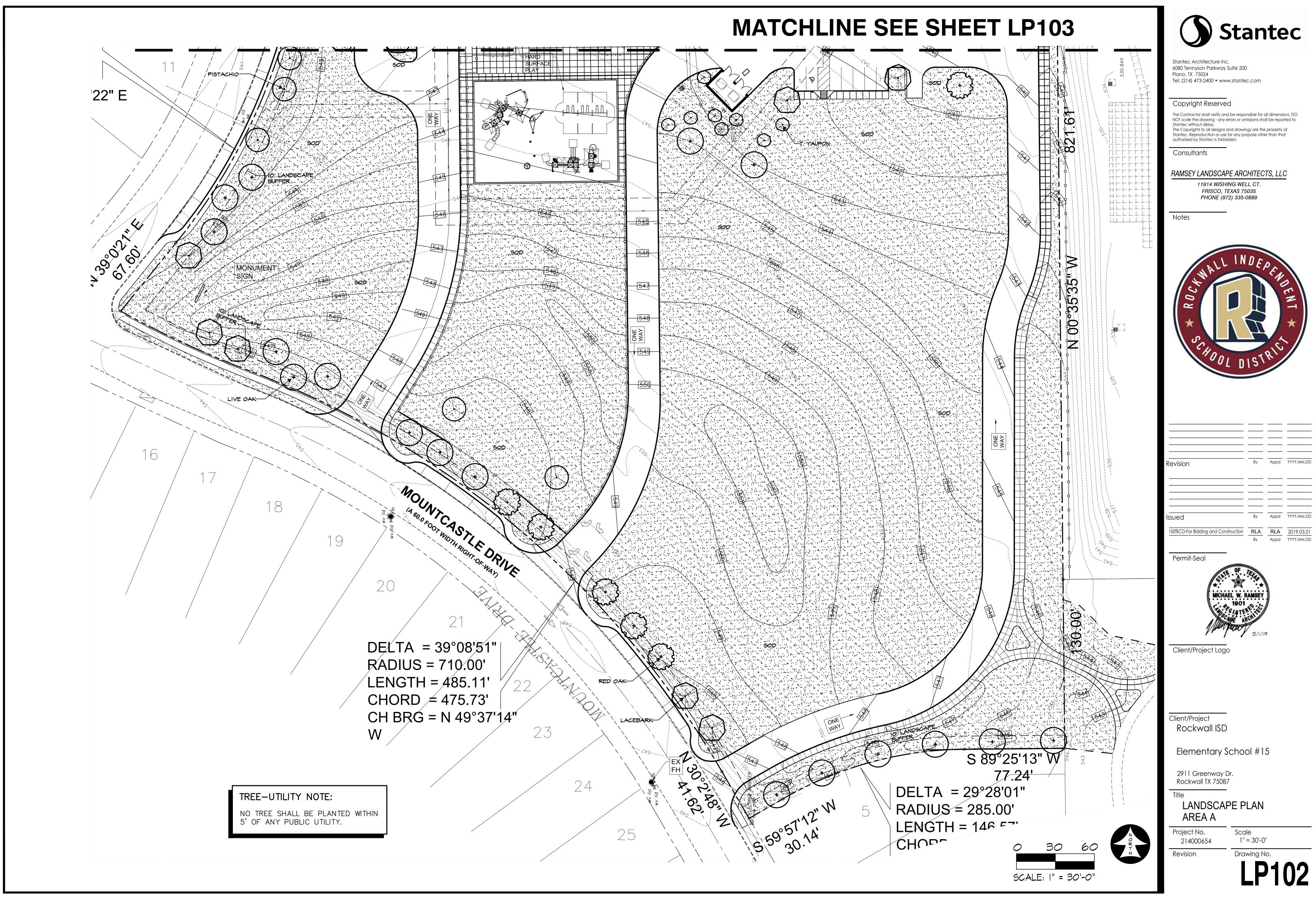
OVERALL LANDSCAPE PLAN

Project No. 214000654

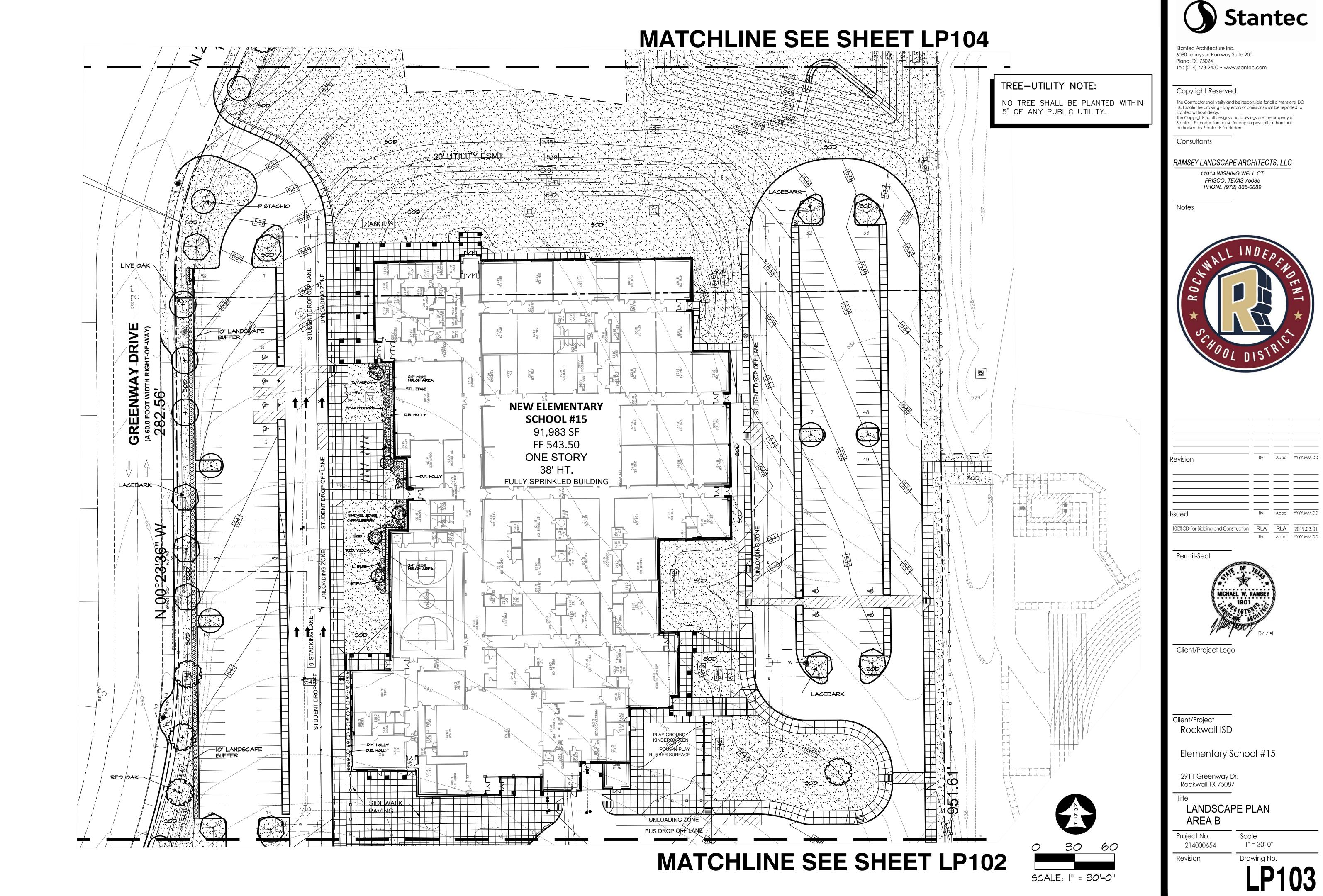
Revision

Scale 1" = 80'-0"

LP101

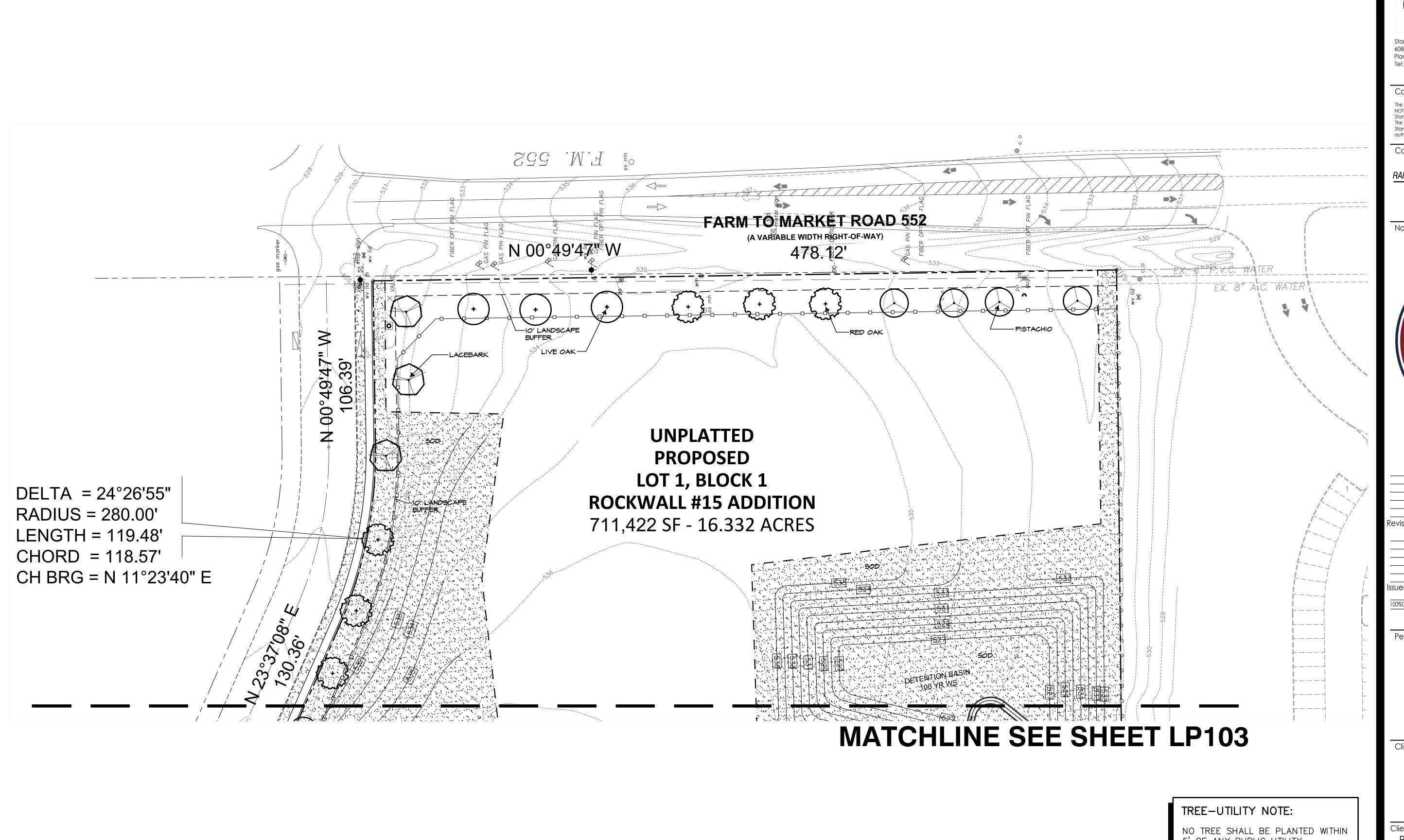












NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.



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Consultants

RAMSEY LANDSCAPE ARCHITECTS, LLC

11914 WISHING WELL CT. FRISCO, TEXAS 75035 PHONE (972) 335-0889

Notes



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Client/Project Logo

Rockwall ISD

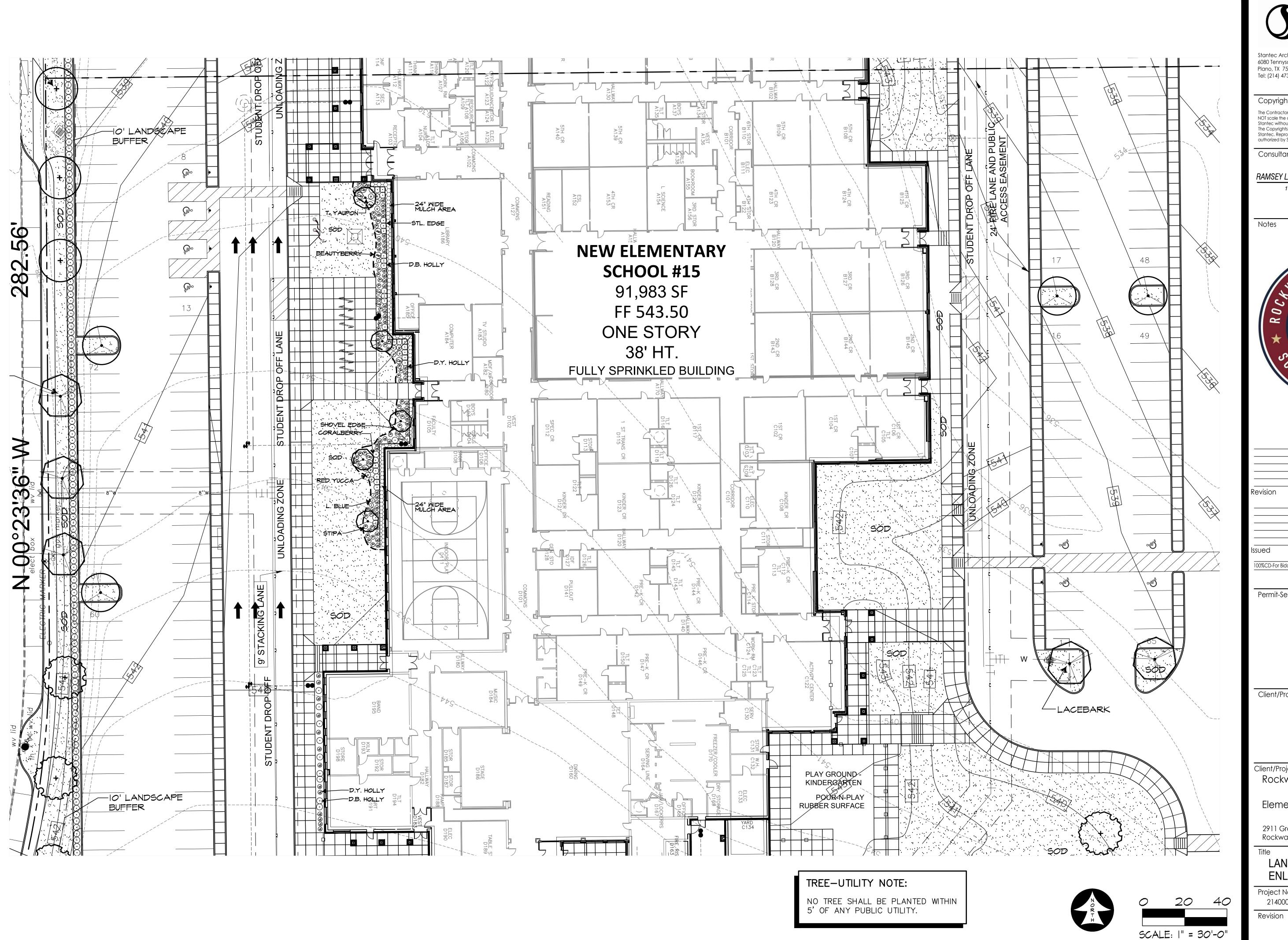
Elementary School #15

2911 Greenway Dr. Rockwall TX 75087

LANDSCAPE PLAN AREA C

214000654

Scale 1" = 30'-0" Drawing No.





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Elementary School #15

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LANDSCAPE **ENLARGEMENT**

Project No. 214000654 Scale 1" = 20'-0"

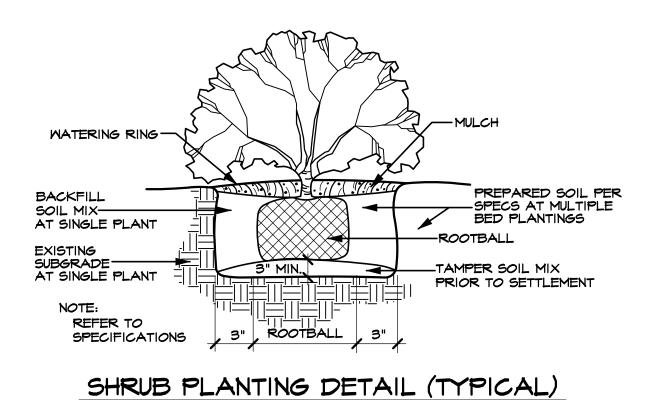
Drawing No.

LANDSCAPE NOTES

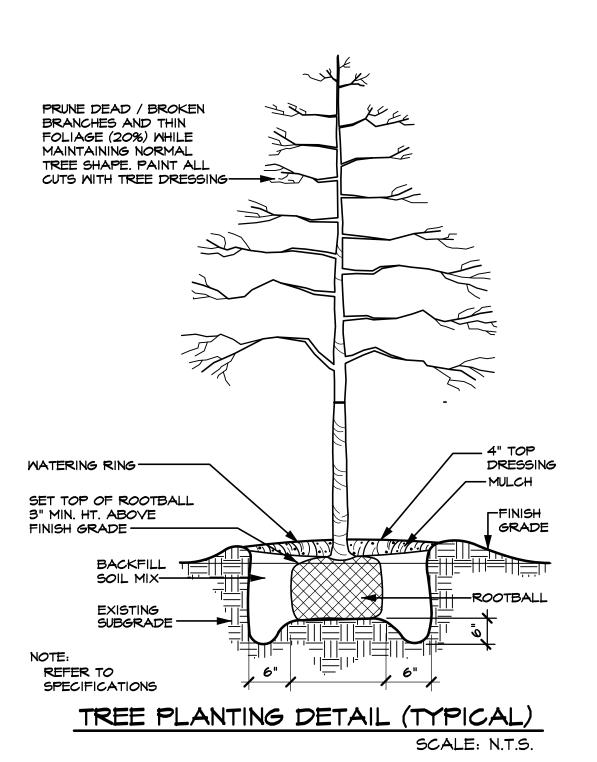
LANDSCAPE CONTRACTOR SHALL
REPLACE ALL AREAS DISTURBED BY
CONSTRUCTION. THE DISTURBED AREAS
SHALL BE REPLACED WITH SOD PER
THE SPECIFICAITONS UNLESS NOTED
OTHERWISE ON THE PLANS.

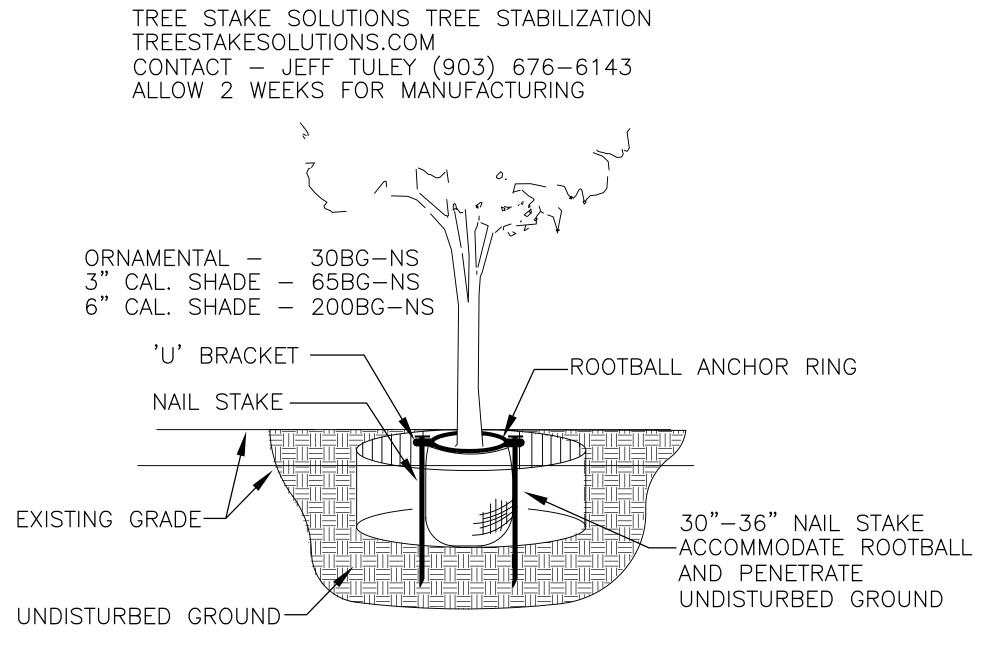
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



SCALE: N.T.S.





TREE STAKING DETAIL (TYPICAL)
SCALE: N.T.S.

TREE-UTILITY NOTE:

NO TREE SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

TREES										
QUANTITY	SYMB <i>O</i> L	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION					
23	+	LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy					
16	4 + 6	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy					
21		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy					
15		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy					
13	\bigcirc	T. YAUPON	Yaupon Holly	llex vomitoria	3/4" caliper per trunk, 5 trunk min., 8' Ht./4' spread, container, female - heavy berried tree form, limbed to 4'					
SHRUBS										
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION					
79	ø	D.Y. HOLLY	Dwarf Yaupon Holly	llex vomitoria 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground					
198	\odot	D.B. HOLLY	Dwarf Burford Holly	llex cornuta 'Nana'	5 gallon, 16" Ht./14" spread, bushy, full to ground					
71	P	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	l gallon					
7	(A)	CORALBERRY	Coralberry	Symphoricarpos orbiculatus	l gallon					
5	(Ab)	BEAUTYBERRY	American Beautyberry	Callicarpa americana	5 gallon					
14	U U	RED YUCCA	Red Yucca	Hesperaloe parviflora	5 gallon					
16	0	D. FOUNTAIN	Dwarf Fountain Grass	Pennisetum alopecuriodes 'hamlin'	l gallon					
8	6	COREOPSIS	Lanceleaf Coreopsis	Coreopsis lanceolata	l gallon					
			GROUND	COVER						
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION					
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications					
			MISCELL	ANEOUS						
AS SHOWN EDGE EPIC EDGE BENDER BOARD 6" DEPTH FROM EPIC PLASTICS (EPICPLASTICS.COM) COLOR: PACIFICA GREY										
8	000		600 to 800 pounds each BROWN MOSS BOULDERS							

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



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Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

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T'11

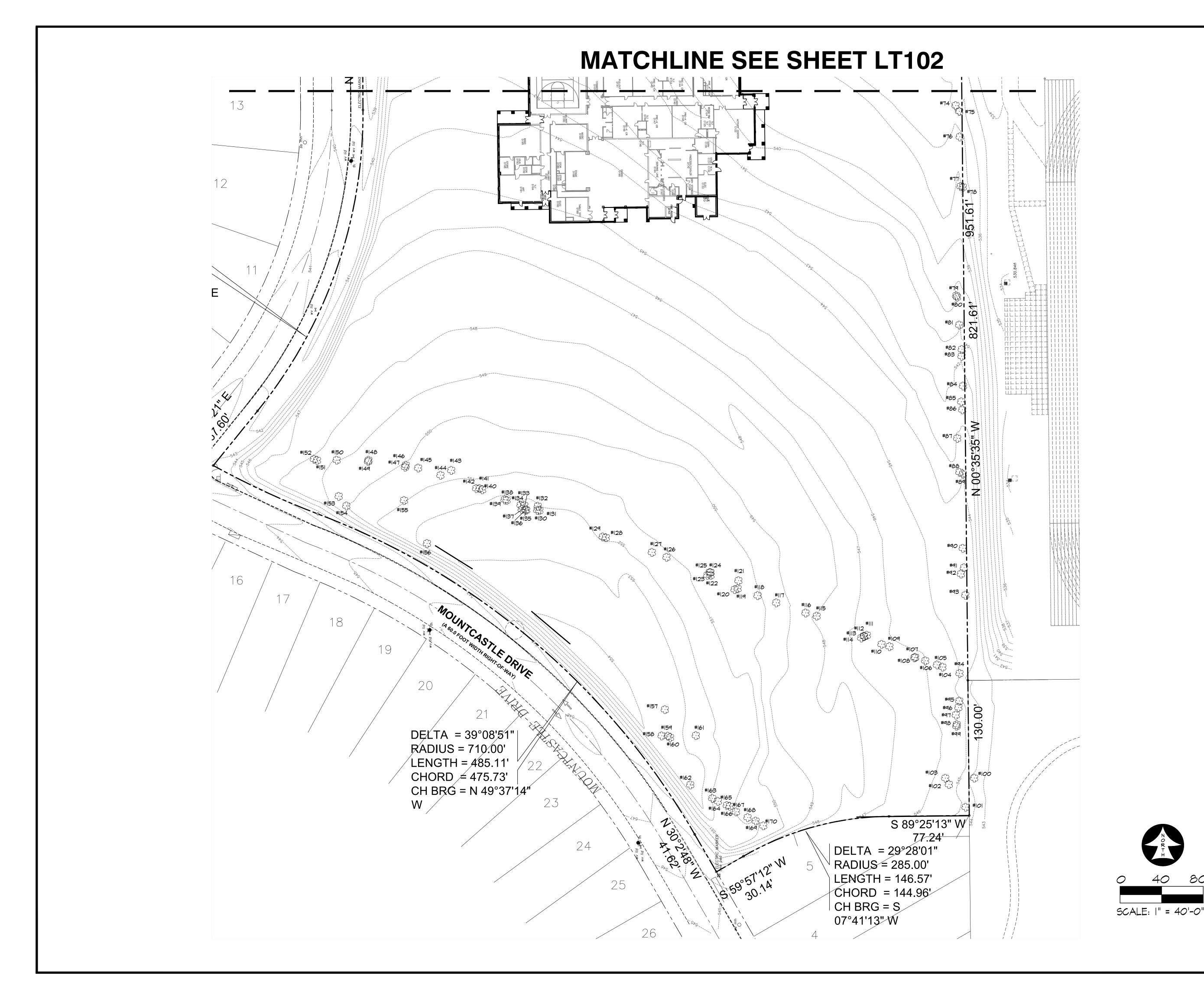
LANDSCAPE DETAILS

Project No. 214000654

Scale AS SHOWN

Drawing No.

LP501





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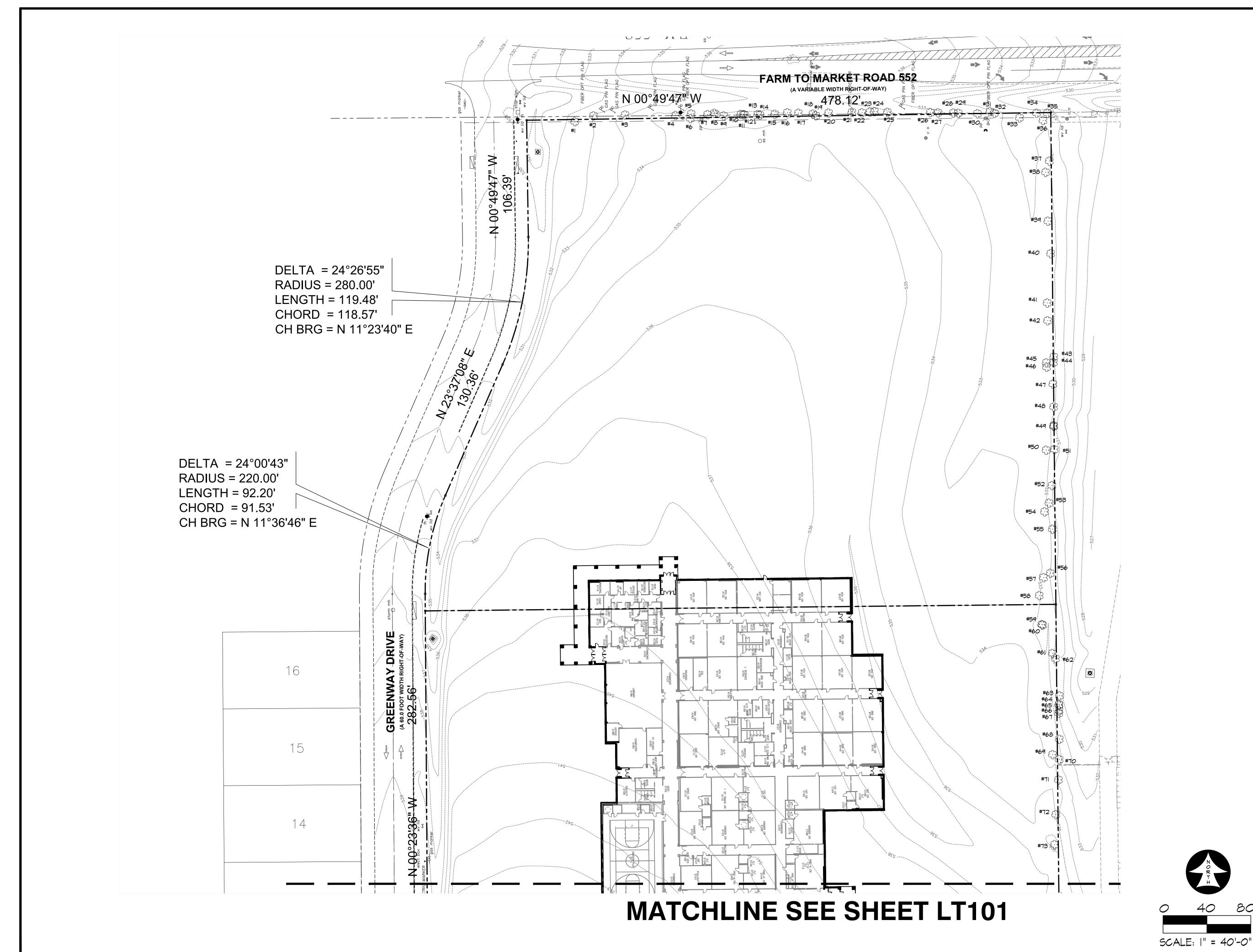
Elementary School #15

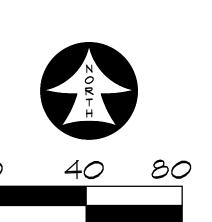
2911 Greenway Dr. Rockwall TX 75087

TREESCAPE PLAN AREA A

Project No. 214000654 Scale 1" = 40'-0"

Drawing No.







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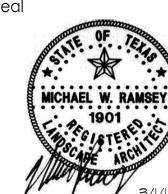
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Elementary School #15

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TREESCAPE PLAN AREA B

Project No. 214000654

Scale 1" = 40'-0" Drawing No.

TREE #	EXISTING TREE CHART								
11/44	SIZE	TYPE	DEM/SAVE	MITIGATE	CREDIT	MITIGATE			
, 			•			O"			
	8	CEDAR ELM	DEMO	-8	-				
2	8	R. CEDAR	DEMO	-8	-	0"			
3	5	HACKBERRY	DEMO	-	-	0"			
4	5	HACKBERRY	DEMO	-	-	0"			
5	5	R. CEDAR	DEMO	-5	-	0"			
6	7	HACKBERRY	DEMO	-	-	0"			
7	4	HACKBERRY	DEMO	-	-	0"			
8	5	R. CEDAR	DEMO	-5	-	0"			
9	5	HACKBERRY	DEMO	-	-	0"			
10	7	HACKBERRY	DEMO	-	-	0"			
П	6	HACKBERRY	DEMO	-	-	0"			
12	7	HACKBERRY	DEMO	-	-	0"			
13	7	HACKBERRY	DEMO	_	_	0"			
14	7	HACKBERRY	DEMO	_	_	0"			
15	 ප	HACKBERRY	DEMO	_	_	0"			
	 5	HACKBERRY			_	0"			
16			DEMO	-		_			
17	6	HACKBERRY	DEMO	_	_	0"			
18	8	HACKBERRY	DEMO	-	-	0"			
19	4	R. CEDAR	DEMO	-4	-	0"			
20	8	HACKBERRY	DEMO	-	_	0"			
21	5	HACKBERRY	DEMO	-		0"			
22	5	R. CEDAR	DEMO	-5		0"			
23	7	HACKBERRY	DEMO	-	-	0"			
24	7	R. CEDAR	DEMO	-7	-	0"			
25	5	HACKBERRY	DEMO	-	_	0"			
26	8	HACKBERRY	DEMO	_	_	0"			
27	7	HACKBERRY	DEMO	_		0"			
				_		0"			
28	7	HACKBERRY	DEMO	-	-				
29	7	HACKBERRY	DEMO	-	-	0"			
30	5	HACKBERRY	DEMO	-	-	0"			
31	8	R. CEDAR	DEMO	-8	-	0"			
32	5	HACKBERRY	DEMO	-	_	0"			
33	10	BOIS D ARC	DEMO	-	-	0"			
34	7	HACKBERRY	DEMO	-	-	0"			
35	8	HACKBERRY	DEMO	-	-	0"			
36	12	BOIS D ARC	DEMO	-	_	0"			
37	5	HACKBERRY	DEMO	-	_	0"			
38	6	HACKBERRY	DEMO	_	_	0"			
39	6	HACKBERRY	DEMO	_	_	0"			
						0"			
40	5	HACKBERRY	DEMO	_	_				
41	6	BOIS D ARC	DEMO	-	-	0"			
		<u> </u>				=			
42	7	BOIS D ARC	DEMO	-	-	0"			
	6	BOIS D ARC HACKBERRY	DEMO DEMO	-	-	<i>O</i> "			
42				-	-				
42 43	6	HACKBERRY	DEMO	- - -	-	0"			
42 43 44	6 5	HACKBERRY HACKBERRY	DEMO DEMO		- - -	<i>O</i> "			
42 43 44 45	6 5 5	HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO	-		O" O"			
42 43 44 45 46	6 5 5	HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO	-		O" O" O"			
42 43 44 45 46 47 48	6 5 5 6 8	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO	-		0" 0" 0" 0" 0"			
42 43 44 45 46 47 48 49	6 5 6 8 7	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - -		0" 0" 0" 0" 0" 0"			
42 43 44 45 46 47 48 49 50	6 5 6 8 7 7	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - -	- - - -	0" 0" 0" 0" 0" 0" 0"			
42 43 44 45 46 47 48 49 50 51	6 5 5 6 8 7 7 6 5	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - -		0" 0" 0" 0" 0" 0" 0" 0"			
42 43 44 45 46 47 48 49 50 51	6 5 5 6 8 7 7 6 5	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - -	- - - -				
42 43 44 45 46 47 48 49 50 51	6 5 5 6 8 7 7 6 5	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - -	- - - -	0" 0" 0" 0" 0" 0" 0" 0"			
42 43 44 45 46 47 48 49 50 51	6 5 5 6 8 7 7 6 5	HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - -	- - - -				
42 43 44 45 46 47 48 49 50 51 52 53	6 5 6 8 7 7 6 5 5	HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - -	- - - -				
42 43 44 45 46 47 48 49 50 51 52 53 54	6 5 6 8 7 7 6 5 4 5	HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - -	- - - -				
42 43 44 45 46 47 48 49 50 51 52 53 54 55	6 5 6 8 7 7 6 5 4 5 5	HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - - - -	- - - -				
42 43 44 45 46 47 48 49 50 51 52 53 54 55 56	6 5 6 8 7 7 6 5 4 5 6	HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - - - - -	- - - -				
42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57	6 5 6 8 7 7 6 5 5 4 5 5 6 5	HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO	- - - - - - - -	- - - -				

61	7	HACKBERRY	DEMO	-	-	0"
62	6	HACKBERRY	DEMO	-	-	0"
63	I3	HACKBERRY	DEMO	-6.5	-	0"
64	10	HACKBERRY	DEMO	-	-	0"
65	II	HACKBERRY	DEMO	-5.5	-	0"
66	9	HACKBERRY	DEMO	-	-	0"
67	12	HACKBERRY	DEMO	-6	-	0"
68	II	HACKBERRY	DEMO	-5.5	-	0"
69	5	H. LOCUST	DEMO	_	_	0"
70	12	HACKBERRY	DEMO	-6	_	0"
71	l II	HACKBERRY	DEMO	-5.5	_	0"
72	5	HACKBERRY	DEMO	_	_	0"
73	6	BOIS D ARC	DEMO	_	_	0"
74	5	HACKBERRY	DEMO	_	_	0"
75	7	BOIS D ARC	DEMO	_	_	0"
76	6	HACKBERRY	DEMO	_	_	0"
77	6	HACKBERRY		_	_	0"
78	5	PRK. ASH	DEMO	-5	_	0"
79	5			-5		0"
	+	BOIS D ARC	DEMO	-	-	0"
80	8	BOIS D ARC		-	_	
81	18	DEAD HACK		-	-	0"
82	13	HACKBERRY		-6.5	-	0"
83	17	HACKBERRY	DEMO	-8.5	-	0"
84	5	R. CEDAR	DEMO	-	-	0"
<i>8</i> 5	19	HACKBERRY	DEMO	-9.5	-	0"
86	22	HACKBERRY	DEMO	-11	-	0"
87	7	H. LOCUST	DEMO	-	-	0"
88	5	BOIS D ARC	DEMO	-	-	0"
89	14	HACKBERRY	DEMO	-7	-	0"
90	5	HACKBERRY	DEMO	-	-	0"
91	6	H. LOCUST	DEMO	-	-	0"
92	5	H. LOCUST	DEMO	-	-	0"
93	6	HACKBERRY	DEMO	-	-	0"
94	16	HACKBERRY	DEMO	-8	-	0"
95	5	HACKBERRY	DEMO	-	-	0"
96	6	HACKBERRY	DEMO	-	-	0"
97	7	BOIS D ARC	DEMO	-	-	0"
98	5	BOIS D ARC	DEMO	-	-	0"
99	6	BOIS D ARC	DEMO	-	-	0"
100	6	BOIS D ARC	DEMO	-	-	0"
101	9	BOIS D ARC	DEMO	-	-	0"
102	5	BOIS D ARC	DEMO	-	_	0"
103	5	PRK. ASH	DEMO	-5	-	0"
104	7	HACKBERRY		-	_	0"
105	8	HACKBERRY		_	_	0"
106	5	HACKBERRY		_	_	0"
107	5	BOIS D ARC		_	_	0"
108		PRK. ASH	DEMO		_	0"
	6			-6	_	0"
109	5	HACKBERRY		-	-	
110	6	HACKBERRY		_	-	0"
	5	HACKBERRY		-	-	0"
112	5	HACKBERRY		-	-	0"
II3	5	PRK. ASH	DEMO	-5	-	0"
114	6	HACKBERRY		-	-	0"
115	5	BOIS D ARC	DEMO	_	-	0"
116	16	BOIS D ARC	DEMO	_	-	0"
117	7	PRK. ASH	DEMO	-7	-	0"
118	6	PRK. ASH	DEMO	-6	-	0"
119	5	HACKBERRY	DEMO	-	-	0"
	5	PRK. ASH	DEMO	-5	_	0"
120					I	- "
120	6	BOIS D ARC	DEMO	-	-	0"
	6	BOIS D ARC		-	-	0"

140	7 9 9 7 12 13 5 4 13 5 7 15 16 7 7 5 9 7 1 11 11 5 5 9 7 5	HACKBERRY HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC H. LOCUST R. CEDAR HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O O
4 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 7 9 7 11 11 11 11 12 13 14 15 16 17 17 18 18 18 18 18 18 18 18 18 18	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC BOIS D ARC H. LOCUST ROBOIS D ARC HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
4 42 43 44 45 46 47 48 50 5 52 53 54 55 56 57 58 57 58 60 61 62 63 64 65 66 67	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 7 5 9 7 11 11 11 11 11 11 11 11 11	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC H. LOCUST ROBOIS D ARC HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
4	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 7 9 7 11 11 11 11 11 11 11 11 11	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC H. LOCUST ROBOIS D ARC H. LOCUST R. CEDAR HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
4 42 43 44 45 46 47 48 49 50 5 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 7 9 7 11 11 11 11 11 11 11 11 11	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC H. LOCUST R. CEDAR HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
4 42 43 44 45 46 47 48 49 50 5 52 53 54 55 56 57 58 59 60 61 62 63 64	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 7 9 7 11 11	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC H. LOCUST ROBORD H. LOCUST R. CEDAR HACKBERRY HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
4 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 7 7 11	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY HACKBERRY BOIS D ARC BOIS D ARC BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC BOIS D ARC H. LOCUST BOIS D ARC H. LOCUST R. CEDAR HACKBERRY HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
4 42 43 44 45 46 47 48 49 50 5 52 53 54 55 56 57 58 60 61 62	8 7 9 7 12 13 5 4 13 5 7 15 16 7 7 5 7 6 7 5 9 7	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC PRK. ASH PRK. ASH HACKBERRY HACKBERRY HACKBERRY BOIS D ARC BOIS D ARC BOIS D ARC BOIS D ARC H. LOCUST BOIS D ARC BOIS D ARC BOIS D ARC H. LOCUST ROCEDAR HACKBERRY	DEMO DEMO DEMO DEMO DEMO DEMO DEMO DEMO			
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4 42 43 44 45 46	8 7 9 9 7	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC BOIS D ARC	DEMO DEMO DEMO DEMO DEMO DEMO DEMO	-		0" 0" 0" 0" 0" 0" 0" 0" 0"
4 42 43 44 45 46	8 7 9 9 7	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY BOIS D ARC	DEMO DEMO DEMO DEMO DEMO	-		0" 0" 0" 0" 0" 0" 0" 0"
4 42 43 44 45	8 7 9	HACKBERRY BOIS D ARC R. CEDAR HACKBERRY	DEMO DEMO DEMO	-		0" 0" 0" 0" 0" 0" 0"
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4 42	8	HACKBERRY	DEMO DEMO			0" 0" 0"
141	8		DEMO	-		O" O"
		HACKBERRY		-	-	O"
140		·	DEMO			0"
140	7	HACKBERRY	5546			
139	5	HACKBERRY	DEMO	-	-	0"
138	5	PRK. ASH	DEMO	-5	-	
137	8	H. LOCUST	DEMO	-	-	0"
136	5	HACKBERRY	DEMO	_	_	0"
135	4	PRK. ASH	DEMO	-4	-	0"
134	5	HACKBERRY	DEMO	_	_	0"
133	5	R. CEDAR	DEMO	_	_	0"
132	5	BOIS D ARC	DEMO	_	_	0"
131	6	BOIS D ARC	DEMO	_	_	0"
130		BOIS D ARC	DEMO	_	_	0"
129	9	H. LOCUST	DEMO	_	_	0"
128	<u> </u>	H. LOCUST	DEMO	_	_	0"
				_	_	Ö
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125	8	BOIS D ARC	DEMO	_	_	0"
124	<u> </u>		DEMO			0" 0"
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Stantec Architecture Inc. 6080 Tennyson Parkway Suite 200 Plano, TX 75024 Tel: (214) 473-2400 • www.stantec.com

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Consultants

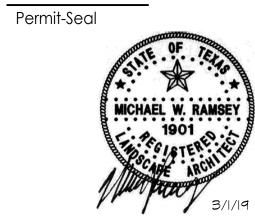
RAMSEY LANDSCAPE ARCHITECTS, LLC 11914 WISHING WELL CT. FRISCO, TEXAS 75035 PHONE (972) 335-0889

Notes



Revision	 Ву	Appd	YYYY.MM.DD
Issued	 Ву	Appd	YYYY.MM.DD

100%CD-For Bidding and ConstructionRLARLA2019.03.01ByAppdYYYY.MM.DD



Client/Project Logo

Client/Project
Rockwall ISD

Elementary School #15

2911 Greenway Dr. Rockwall TX 75087

le

TREESCAPE PLAN
CHART

Project No. 214000654 Scale 1" = 40'-0"

Drawing No.

LT103



PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: May 28, 2019

APPLICANT: Cameron Slown; FC Cuny Corporation

CASE NUMBER: P2019-021; Lots 1, 2, & 3, Block A, Town Place Marriott Addition

SUMMARY

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting to final plat an 8.715-acre tract of land (i.e. a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145) into three (3) lots (i.e. Lots 1, 2, & 3, Block A, Town Place Marriott Addition) for the purpose of establishing the necessary firelane, drainage, detention, and utility easements necessary to develop the subject property.
- ☑ On February 6, 2017, the City Council approved *Case No. Z2016-045* for a Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*] for a residence hotel on Lot 2. On February 19, 2017, the City Council approved *Case No. MIS2018-004* for a one (1) year extension of the Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*].
- ☑ On September 4, 2018, the City Council approved a treescape plan [Case No. MIS2018-018] on Lot 3 for the purpose of removing trees to facilitate future development on this site.
- ☑ On October 9, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2019-029] and recommended approval of variances associated with residence hotel on Lot 2. Subsequently, on November 11, 2019, the City Council approved the requested variances.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plan for *Lots 1, 2, & 3, Block A, Town Place Marriott Addition*, staff would propose the following conditions of approval:

- (1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (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 Plan Review History

Project Number

P2019-021

Owner

ROCKWALL, RENTAL PROPERTIES LP

Applied Approved 5/14/2019 LM

Project Name

Lot 1, 2, &3, Block B, Town Place Marriott

Applicant FC CUNY CORPORATION Closed **Expired Status**

AbATtion Type **FINAL** Subtype

Status Staff Review

Site Address

City, State Zip

908 E 130

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

4

Parcel No

COMMENTS

General Plan

ROCKWALL HIGH SCHOOL

4

0145-0000-0004-00-0R

Type of Review / Notes Contact Sent Received Remarks Due **Elapsed Status BUILDING** Russell McDowell 5/14/2019 5/21/2019 5/21/2019 **APPROVED**

(5/23/2019 4:20 PM SH)

- Must tie two points to Rockwall GPS.

Sarah Hager

N:

ENGINEERING

E:

- This "24' Fire Lane ..." will need to be dedicated as a public access not just access by this plat. It will be a public easement.

5/14/2019 5/21/2019 5/23/2019

- Dimension this easement at the entrance of the property, Build line? Sidewalk easement?

FIRE	Ariana Hargrove	5/14/2019	5/21/2019	5/23/2019	9	APPROVED	
GIS	Lance Singleton	5/14/2019	5/21/2019	5/22/2019	8	COMMENTS	See comment
(5/22/2019 9:	:26 AM LS)						
1. Tie two cor	rners (on map) to the SPC N.	Texas 4202					
2. Provide clo	sure report						
PLANNING	Korev Brooks	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	Comments

P2019-021 Lots 1, 2, & 3, Block A, Town Place Marriott Addition

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

I.1 This is a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road.

Elapsed Status

- I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

 M.3 For reference, include the case number (P2019-021) in the lower right hand corner of all pages on future submittals.
- M.4 Please review our standard title block below and revise accordingly.

Type of Plat [Master, Preliminary, Final or Replat]

Subdivision Name (Proposed or Approved)

Lot / Block Designation

Number of Lots (Proposed)

Total Acreage/SF

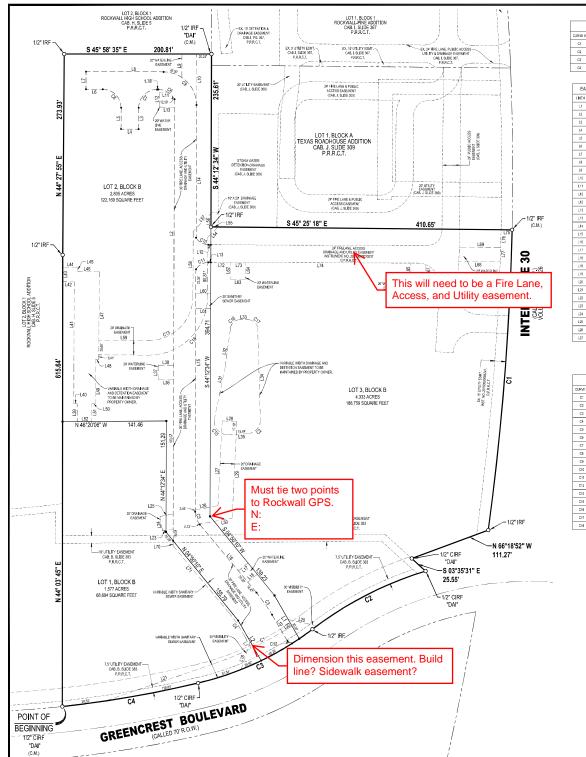
City, State, County

M.5 Please tie two corner to State Plane Coordinates.

M.6 Please add general 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."

- M.7 Please label adjacent properties with RCAD info.
- M.8 Please greyscale anything offsite that is existing/not affected by this plat.
- M.9 Please label all property lines and centerline of Greecrest Blvd.
- M.10 Please use heavier line weight for lot lines. It is difficult to see the individual lots.
- M.11 Please use a variation of linetypes. The dashlines all seem to look alike (especially where easements overlap) and may be more difficult to differentiate once the plat is digitized.
- M.12 Please use heavier line weight for visibility triangles.
- M.13 Please swap location of Owner's Certificate and Owner's Dedication.
- M.14 The print on the tables is very small and may become more difficult to read once digitized. Can the font size be increased?
- I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 4. The Planning and Zoning Meeting for this case is May 28, 2019.
- I.16 The projected City Council meeting date and subsequent approval for this plat is June 3, 2019.

Project Reviews.rpt Page 2 of 2



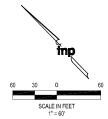
	BOUNDARY CURVE TABLE							OT LINE TAE	BLE
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH		LINE#	BEARING	LENGTH
C1	3689,86"	6"24"58"	410,96"	S 48"33"37" W	410.74		L1	\$14°111027W	67.86
C2	485.00	20"35"28"	174,44"	N 73°10'49" W	173.50*		L2	N14"11"02"E	63.09
C3	415.00	23"57"39"	173.55	N 71'09'06' W	172,29'				
C4	1493,007	7°12'39'	187.90′	N 55°47'35" W	187.77				

EAS	EMENT LINE	TABLE	E	ASEMENT LINE	TABLE
LNE¢	BEARING	LENGTH	LNE	# BEARING	LENGTH
L1	N16"15'08"E	18.13'	L28	\$43'09'24"E	20.00
L2	S44*12*34*W	602,01	L29	S46°50'36"W	131,61
L3	N44"12"34"E	29.10'	L30	N58"28"57"W	45.31
L4	S45°47'26"E	24.00	L31	N557451441E	70.63
L6	S44*12*94*W	29.10	L32	N51"45"40"E	55,14
L6	S45'47'26'E	23.00	L33	\$45°47'26°E	11,26
L7	S44*12*34*W	24.00	L34	\$42°22'47"W	124,20
1.8	N45°47°26"W	105.78"	L35	N481511591W	26,96
L9	N44"12"20"E	32.01"	L38	S45'47'26'E	21.02
L10	N44"12"20"E	69.467	L37	S43°21'50"W	20.00
L11	\$45°47°26°E	12.34'	L38	N45°47°28°W	21,32
L12	N45*47*28*W	3.23	L39	S44*12*34*W	24,39
L12	N43'21'50"E	20.00	L40	\$45'47'28'E	4.50
L13	\$45'47'26"E	3.23'	L41	S44*12*34*W	117.15
L13	N45147'28"W	20.48	L42	\$45°47'26°E	15,76
L14	N44"12"34"E	181,04"	L43	S44*63'45*W	20.00
L15	N44"12"34"E	330.57"	L44	N45*47*26*W	20.811
L16	N04"14"54"E	120,92"	L45	N44°12'34"E	8.00"
L17	N85'45'06"W	18,97"	L46	N45'47'26'W	29.00
L18	N82*07*53*E	40,06	L47	N441121341E	120,00
L18	N85"45"08"W	18,76'	L48	\$45°47'26"E	5,00"
L19	N13"35"46"E	41,58	L49	N44*12*34*E	60.15
L20	N331491291W	40,04	L50	\$45'47'26'E	4,50
L21	N64°53'31"W	156.13	L51	N44*12*34*E	24,207
L22	N77"40"28"W	9.90"	L52	S46°20'06"E	20.00
L23	N56"28"57"W	14,65'	L54	\$89*08*01*W	20.16
L24	N33*3103*E	20.00	L58	S45°42'40"E	10,00
L25	S56'28'5/"E	18.43'	L56	S44*12*34*W	18,23
L26	\$56"28"57"E	31.67	L57	N89°12'34"E	34.27
L27	N46"90'36"E	115.90"	L58	N44112341E	88.09

EASEMENT LINE TABLE							
LNE#	BEARING	LENGTH					
L59	S45'47'26"E	67.99					
L80	S45"47"26"E	20.23					
L61	S45°47°28"E	20.23*					
L62	S44*12'34"W	23.13					
L63	S45°47°26"E	20.00					
L84	N44*12'34"E	23.13					
L65	S44*12'31"W	23.13					
L66	\$45°47°26"E	20.00					
L67	N44*12'34"E	21.08					
L68	N45*47*26*W	56,53*					
L69	N45'47'26'W	56.20*					
L70	N44*12'34"E	6,91"					
L71	N04"14"54"E	118,65					
L72	S45°47°26"E	27.19					
L73	S45°47°26°E	20.00					
L74	S45°47°26"E	225,76'					
L75	N45"25"18"W	15.00*					
L76	\$45"32"34"W	23.90					
L77	S45°53'13"W	20.01*					

CURVE #	RADIJS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH			
C1	490,00	12"46"57"	109,32"	N 71"1700" W	109,067			
C2	18.00	88"45"14"	27,88	S 86"49"24" W	25.18			
C3	226,50	9"20"53"	38.95	N 081551201 E	36.91*			
C4	190.00	12100114"	39.81	N 10"15"01" E	39.73*			
C5	27.00	39"57"40"	18.83	N 24"13"44" E	18.45			
C6	25.00	61"38"33"	26.90"	S 14"58"10" E	25.82			
C7	25.00	901001001	39.27	N 89"12"34" E	35.96*			
C8	25.00	901001001	39.27	S 001477261 E	35.96*			
C9	45,00	901000001	70,66	N 00'47'26" W	63.64			
C10	20.00	58"12'42"	20.32	N 16'41'05" W	19.46			
C11	20.00	58"12'42"	20.32	S 74"53'47" E	19.46*			
C12	30.00	13"22"38"	7.00	N 18"56"04" W	6.99*			
C13	60.00	901001001	94.25	N 89112'34" E	84.85			
C15	18.00	104"38"44"	32.86	N 03'27'22' E	28.49*			
C16	13.00	82"23'54"	18.70	S 86159723" E	17.13			
C17	13.00	88"10"13"	20.01"	S 01°42'20" E	18.09*			
C18	80.00	90°00000°	125,66"	S 89°12'34" W	113,147			

FASEMENT CLIRVE TABLE



LEGEND

(C.M.) - CONTROLLING MONUMENT IRF - IRON ROD FOUND CIRF - CAPPED IRON ROD FOUND INST. - INSTRUMENT CAB. - CABINET VOL. - VOLUME NO. - NUMBER

NU. - RUMBEN
PG. - PAGE
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM INDUSTRIAL TO THE ACTION OF SERVICED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) WA REAL TIME KINEMATIC (RTK) SURVEY METHODS, ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD BY GRAPHIC SCALE ONLY AND PER HE PART INDEAL FLOUD INSURANCE FATE MAP FOR A PROCEDURE. TEXT AND INCORPORATED AREAS, MAP NO. 48397.00401, EFFECTIVE DATE: SEPTEMBER 28, 2008, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID THE LOCATION OF THE SAND FLUOD COVERS IS ASSED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, RELEVANT ZONES ARE DEFINED AS FOLLOWS
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL CORNERS ARE A 5/8" JRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOT 1, LOT 2, AND LOT 3, BLOCK B

379,622 SQUARE FEET 8,715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER PROJECT INFORMATION

ROCKWALL RENTAL PROPERTIES L.P. P.O. Box. B Terrell, TX, 75160

CASE NO. P

OWNER

GREENCREST TPS HOTEL, LP.

10000 North Central Expressway Suite 400 Dallas, TX 75231

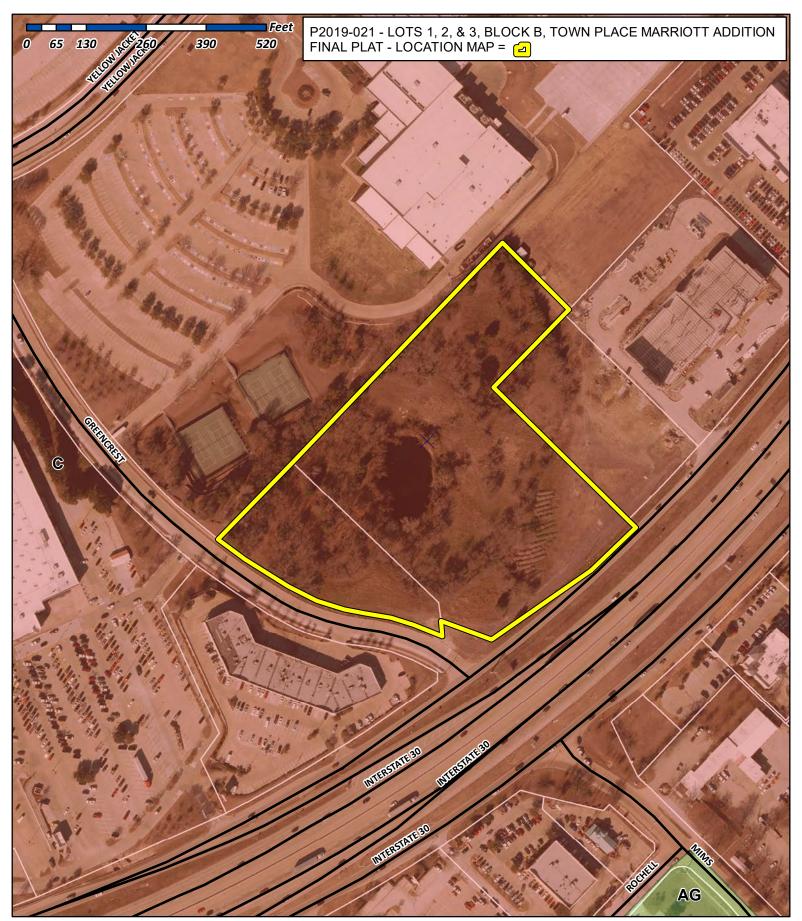


Project No.: FCU 18061 Date: April 8, 2019 Drawn By: GS9 Scale: 1"=60' SHEET 1 of 2



SURVEYOR

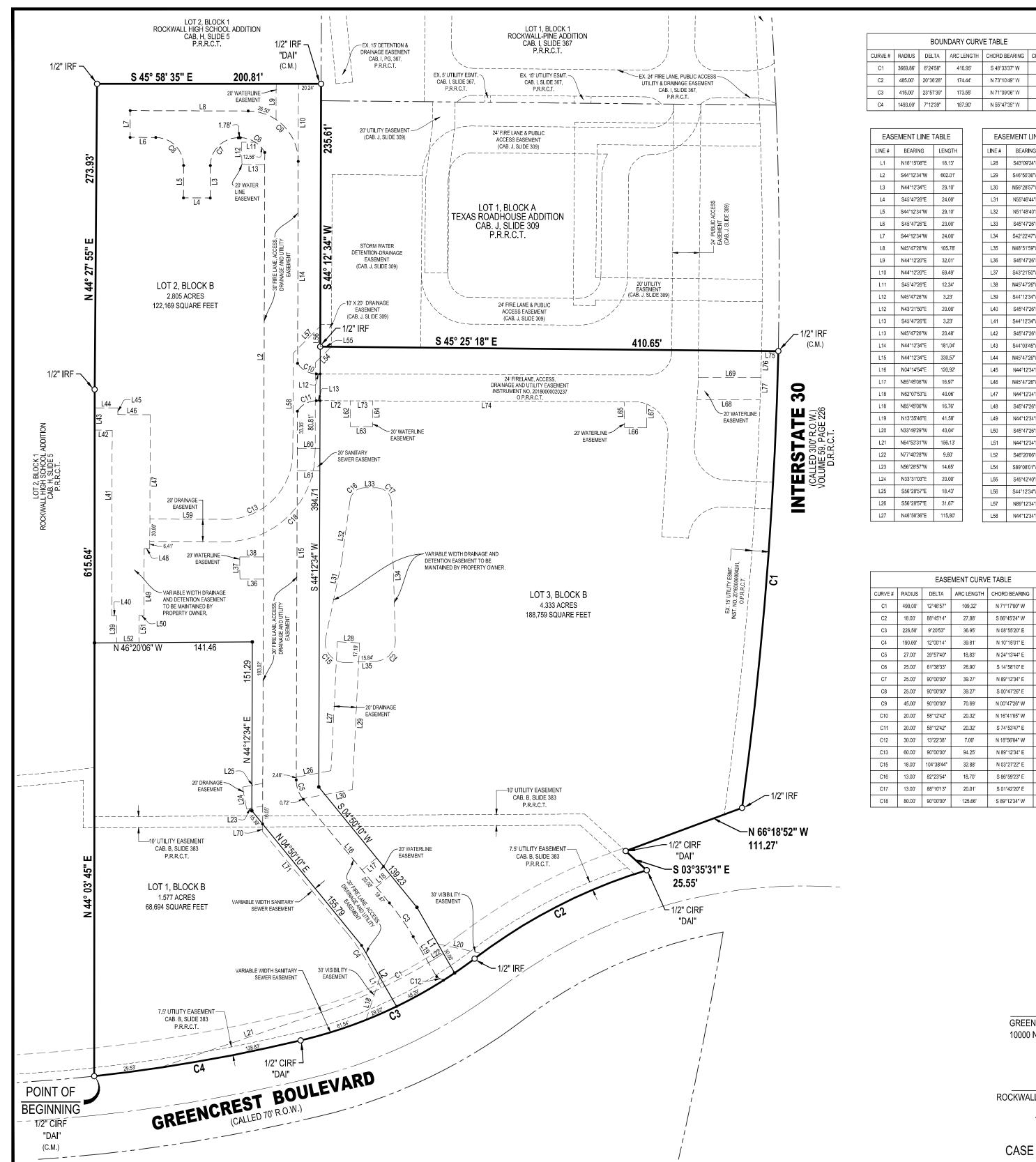
TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com





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.





BOUNDARY CURVE TABLE								
CURVE#	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH			
C1	3669.86'	6°24'58"	410.95'	S 48°33'37" W	410.74'			
C2	485.00'	20°36'28"	174.44'	N 73°10'49" W	173.50'			
C3	415.00'	23°57'39"	173.55'	N 71°09'06" W	172.29'			
C4	1493 00'	7°12'39"	187 90'	N 55°47'35" W	187 77'			

LOT LINE TABLE

LINE# BEARING LENGTH

L1 S14°11'02"W 67.86'

L2 N14°11'02"E 63.09'

L59

L60

L64

L66

L67

L68

L70

L71

L72

L73

EASEMENT LINE TABLE

BEARING

67.95

23.13'

23.13'

21.08'

20.00'

15.00'

23.90'

S45°47'26"E

S45°47'26"E

S45°47'26"E

S45°47'26"E

N44°12'34"E

S45°47'26"E

N44°12'34"E

N45°47'26"W

N45°47'26"W

N44°12'34"E

N04°14'54"E

S45°47'26"E

S45°47'26"E

S45°47'26"E L75 N45°25'18"W

L76 S45°32'34"W

L77 S45°53'13"W

L62 S44°12'34"W

L65 S44°12'34"W

EAS	EMENT LINE	TABLE
LINE#	BEARING	LENGTH
L1	N16°15'08"E	18.13'
L2	S44°12'34"W	602.01'
L3	N44°12'34"E	29.10'
L4	S45°47'26"E	24.00'
L5	S44°12'34"W	29.10'
L6	S45°47'26"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'26"W	105.78'
L9	N44°12'20"E	32.01'
L10	N44°12'20"E	69.49'
L11	S45°47'26"E	12.34'
L12	N45°47'26"W	3.23'
L12	N43°21'50"E	20.00'
L13	S45°47'26"E	3.23'
L13	N45°47'26"W	20.48'
L14	N44°12'34"E	181.04'
L15	N44°12'34"E	330.57'
L16	N04°14'54"E	120.92'
L17	N85°45'06"W	16.97'
L18	N62°07'53"E	40.06'
L18	N85°45'06"W	16.76'
L19	N13°35'46"E	41.58'
L20	N33°49'29"W	40.04'
L21	N64°53'31"W	156.13'
L22	N77°40'28"W	9.60'
L23	N56°28'57"W	14.65'
L24	N33°31'03"E	20.00'
L25	S56°28'57"E	18.43'
L26	S56°28'57"E	31.67'
L27	N46°50'36"E	115.80'

EASEMENT CURVE TABLE									
CURVE#	RADIUS DELTA ARC LENGTH CHORD BEARING CHORD LEN								
C1	490.00'	12°46'57"	109.32'	N 71°17'00" W	109.09'				
C2	18.00'	88°45'14"	27.88'	S 86°45'24" W	25.18'				
C3	226.50'	9°20'53"	36.95'	N 08°55'20" E	36.91'				
C4	190.00'	12°00'14"	39.81'	N 10°15'01" E	39.73'				
C5	27.00'	39°57'40"	18.83'	N 24°13'44" E	18.45'				
C6	25.00'	61°38'33"	26.90'	S 14°58'10" E	25.62'				
C7	25.00'	90°00'00"	39.27'	N 89°12'34" E	35.36'				
C8	25.00'	90°00'00"	39.27'	S 00°47'26" E	35.36'				
C9	45.00'	90°00'00"	70.69'	N 00°47'26" W	63.64'				
C10	20.00'	58°12'42"	20.32'	N 16°41'05" W	19.46'				
C11	20.00'	58°12'42"	20.32'	S 74°53'47" E	19.46'				
C12	30.00'	13°22'38"	7.00'	N 18°56'04" W	6.99'				
C13	60.00'	90°00'00"	94.25'	N 89°12'34" E	84.85'				
C15	18.00'	104°38'44"	32.88'	N 03°27'22" E	28.49'				
C16	13.00'	82°23'54"	18.70'	S 86°59'23" E	17.13'				
C17	13.00'	88°10'13"	20.01'	S 01°42'20" E	18.09'				
		1	I		t				

		tnp	
60	30	0	60
	SC	ALE IN FEET	

1" = 60'

<u>LEGEND</u>

(C.M.) - CONTROLLING MONUMENT IRF - IRON ROD FOUND CIRF - CAPPED IRON ROD FOUND INST. - INSTRUMENT CAB. - CABINET VOL. - VOLUME NO. - NUMBER PG. - PAGE

D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES:

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- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED
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FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOT 1, LOT 2, AND LOT 3, BLOCK B

379.622 SQUARE FEET 8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

April 8, 2019

ROCKWALL RENTAL PROPERTIES L.P. Project No.: FCU 18061 Date: Drawn By: GS9

Scale: 1"=60' SHEET 1 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com

CASE NO. P

OWNER

GREENCREST TPS HOTEL, LP.

10000 North Central Expressway Suite 400 Dallas, TX 75231

OWNER

P.O. Box. B

Terrell, TX. 75160

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OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as TOWN PLACE MARRIOTT ADDITION

to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

ROCKWALL RENTAL PROPERTIES, LP			
Representative:	_		
STATE OF TEXAS} COUNTY OF ROCKWALL}			
Before me, the undersigned authority, on this cacknowledged to me that he executed the sam Given upon my hand and seal of office this	day personally appeared ne for the purpose and consideration therein sta day of, 2019.	, known to me to be the person ted.	n whose name is subscribed to the foregoing instrument, and
Notary Public in and for the State of Texas			
My Commission Expires:			
GREENCREST TPS HOTEL, LP.			
Representative:	_		
STATE OF TEXAS} COUNTY OF ROCKWALL}			
Before me, the undersigned authority, on this cacknowledged to me that he executed the sam Given upon my hand and seal of office this	day personally appeared	, known to me to be the person ted.	n whose name is subscribed to the foregoing instrument, and
Notary Public in and for the State of Texas			
My Commission Expires:			
Planning & Zoning Commission, Chairman		Date	
APPROVED:			
I hereby certify that the above and foregoing pl the City of Rockwall on the day of		was approved by the City Council of	
This approval shall be invalid unless the appro	ved Plat for such Addition is recorded in the off	ice of the County Clerk of Rockwall	

County, Texas, within one hundred eighty (180) days from said date of final approval.

, 2019.

City Secretary

City Engineer

Witness our hands this the day of

Mayor, City of Rockwall

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Greencrest TPS Hotel, LP. and Rockwall Rental Properties, LP. are the owner's of a tract of land out of the J.D. McFarland Survey, Abstract Number 145 being a portion of Lot 1, Block B of Goldencrest Addition, an addition to the city of Rockwall as recorded in Cabinet B, Slide 383 of the Plat Records of Rockwall County, Texas, same being a portion of a called 14.45 acre tract of land described by deed to Rockwall Rental Properties, L.P. as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas, and all of a called 2.805 acre tract of land to Greencrest TPS Hotel, LP. as recorded in Instrument Number 20180000020236 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAI" found for the south corner of Lot 2, Block 1 of Rockwall Highschool Addition, an addition to the City of Rockwall as recorded in Cabinet H, Slide 5 of the Plat Records of Rockwall County, Texas, said point also being the west corner of said 14.45 acre tract and lying on the northeast line of Greencrest Boulevard, a called 70.00 feet wide right-of-way;

THENCE North 44 degrees 03 minutes 45 seconds East along the southeast line of said Lot 2, a distance of 615.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 27 minutes 55 seconds East continuing along the southeast line of said Lot 2, a distance of 273.93 feet to a 1/2 inch iron rod found for an inner ell corner of said Lot 2;

THENCE South 45 degrees 58 minutes 35 seconds East continuing along the southeast line of said Lot 2, a distance of 200.81 feet to a 1/2 inch iron rod with cap stamped "DAI" found for a south corner of same lying on the northwest line of Lot 1, Block 1 Rockwall Pine Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 367 of the Plat Records of Rockwall County, Texas

THENCE South 44 degrees 12 minutes 34 seconds West along the northwest line of said Rockwall-Pine Addition, passing a 1/2 inch iron rod with cap stamped "ADAMS" found for the west corner of same, also for the north corner of Lot 1, Block A, Texas Roadhouse Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 309 of the Plat Records of Rockwall County, Texas, and continuing along the northwest line of said Texas Roadhouse Addition, a total distance of 235.61 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A, Texas Roadhouse Addition;

THENCE South 45 degrees 25 minutes 18 seconds East along the southwest line of said Lot 1, Block A, Texas Roadhouse Addition, a distance of 410.65 feet to a 1/2 inch iron rod found for the south corner of same lying on the northwest right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the beginning of a curve to the right;

THENCE with said curve to the right along the northwest right-of-way line of Interstate Highway No. 30 having a radius of 3669.86 feet, a central angle of 06 degrees 24 minutes 58 seconds, an arc length of 410.95 feet, a chord bearing of South 48 degrees 33 minutes 37 seconds West, a distance of 410.74 feet to a 1/2 inch iron rod found for corner on the northeast line of previously mentioned Greencrest Boulevard;

THENCE long the northeast line of said Greencrest Boulevard the following courses and distances;

North 66 degrees 18 minutes 52 seconds West, a distance of 111.27 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner;

South 03 degrees 35 minutes 31 seconds East, a distance of 25.55 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 485.00 feet, a central angle of 20 degrees 36 minutes 28 seconds, an arc length of 174.44 feet, a chord bearing of North 73 degrees 10 minutes 49 seconds West, a distance of 173.50 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 415.00 feet, a central angle of 23 degrees 57 minutes 39 seconds, an arc length of 173.55 feet, a chord bearing of North 71 degrees 09 minutes 06 seconds West, a distance of 172.29 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 1493.00 feet, a central angle of 07 degrees 12 minutes 39 seconds, an arc length of 187.90 feet, a chord bearing of North 55 degrees 47 minutes 35 seconds West, a distance of 187.77 feet to the POINT OF BEGINNING containing 379,622 square Feet, or 8.715 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, <u>Brian J. Maddox</u>, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOT 1, LOT 2, AND LOT 3, BLOCK B

379,622 SQUARE FEET 8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER

OWNER

GREENCREST TPS HOTEL, LP. 10000 North Central Expressway Suite 400 Dallas, TX 75231

ROCKWALL RENTAL PROPERTIES L.P.
P.O. Box. B
Terrell, TX. 75160

CASE NO. P

Project No.: FCU 18061
Date: April 8, 2019
Drawn By: GS9

PROJECT INFORMATION

Scale: 1"=60'

SHEET 2 of 2

☆tnp

SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com



PLANNING AND ZONING DEPARTMENT

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

TO: Planning and Zoning Commission

DATE: May 28, 2019

APPLICANT: Cameron Slown; *F.C. Cuny Corporation*

CASE NUMBER: P2019-022; Lot 5, Block A, Harbor Village Addition

SUMMARY

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.12-acre parcel of land [i.e. Lot 3, Block A, Harbor Village Addition] for purpose of establishing the necessary easements (i.e. fire lane, public access, drainage and utility easements) in order to develop the lot. The new parcel of land [i.e. Lot 5, Block A, Harbor Village Addition] will allow for the construction of a four (4) story, ~45,900 SF hotel containing 98 traditional hotel rooms [i.e. TRU Hilton]. The subject property is located within the Interior, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32).
- ☑ On March 5, 2018, the City Council approved *Ordinance No. 18-16* [Case No. Z2018-001] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above 36-feet, which is the maximum height permitted in the Scenic Overlay (SOV) District without a Specific Use Permit (SUP).
- ☑ On September 11, 2018, the Planning and Zoning Commission approved the site plan, and recommended approval of the variances, waivers, and exceptions associated with the construction of the hotel to the City Council. On September 17, 2018, the City Council approved the associated variances, waivers, and exceptions requested by the applicant.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 5, Block A, Harbor Village Addition,* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) 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.



5/17/2019 LM

Project Plan Review History

Project Number

P2019-022

Lot 5, Block A, Harbor Village Addition

Type PLAT Subtype **FINAL**

Status Staff Review

Owner Applicant BRYANT, JUDY GRACE & LINDA JEAN BRUNET

FC CUNY CORPORATION

Applied Approved Closed

Expired Status

Site Address

Project Name

City, State Zip

2600 SUMMER LEE DR

ROCKWALL, TX 75032

Zoning

Subdivision Tract

Block

Lot No

Parcel No

General Plan

HAMMER ADDITION 2A 3160-0000-002A-00-0R 2A

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	l Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See markup.
(5/23/2019 4:06 PM	1 SH)						
- Move note 6 dowr	n to be above the parag	raph with, "W	e further"				
- Include visibility cl	ips at driveway.						
- Is this water easer	nent needed?						
- Need to hatch and	I label removed portions	s with metes a	and bounds.				
 Must tie two point 	ts to Rockwall GPS.						
N:							
E:							
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	APPROVED	
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	COMMENTS	See comments
(5/22/2019 9:29 AN	1 LS)						
1. Tie two corners (on map) to the SPC N. Te	exas 4202					
2. Provide closure re	eport						
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Page 1 of 2 Project Reviews.rpt

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

- ** Planning Department General Comments to be addressed:
- 1. The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), Planned Development District 32 (Pd-32), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document
- 2. Provide a label indicating "Case No. P2019-022" on the lower right corner on all pages of the revised final plat.
- 3. Correct Title Block to read as follows:

Final Plat

Lot 5, Block A, Harbor Village Addition

92,367 Square Feet or 2.120-Acres

Being a Replat of Lot 3, Block A Harbor Village Addition

Situated in the Edward Teal Survey, Abstract No. 207

An Addition to the City of Rockwall, Rockwall County, Texas

As recorded in instrument number...Official Public Records Rockwall County, Texas

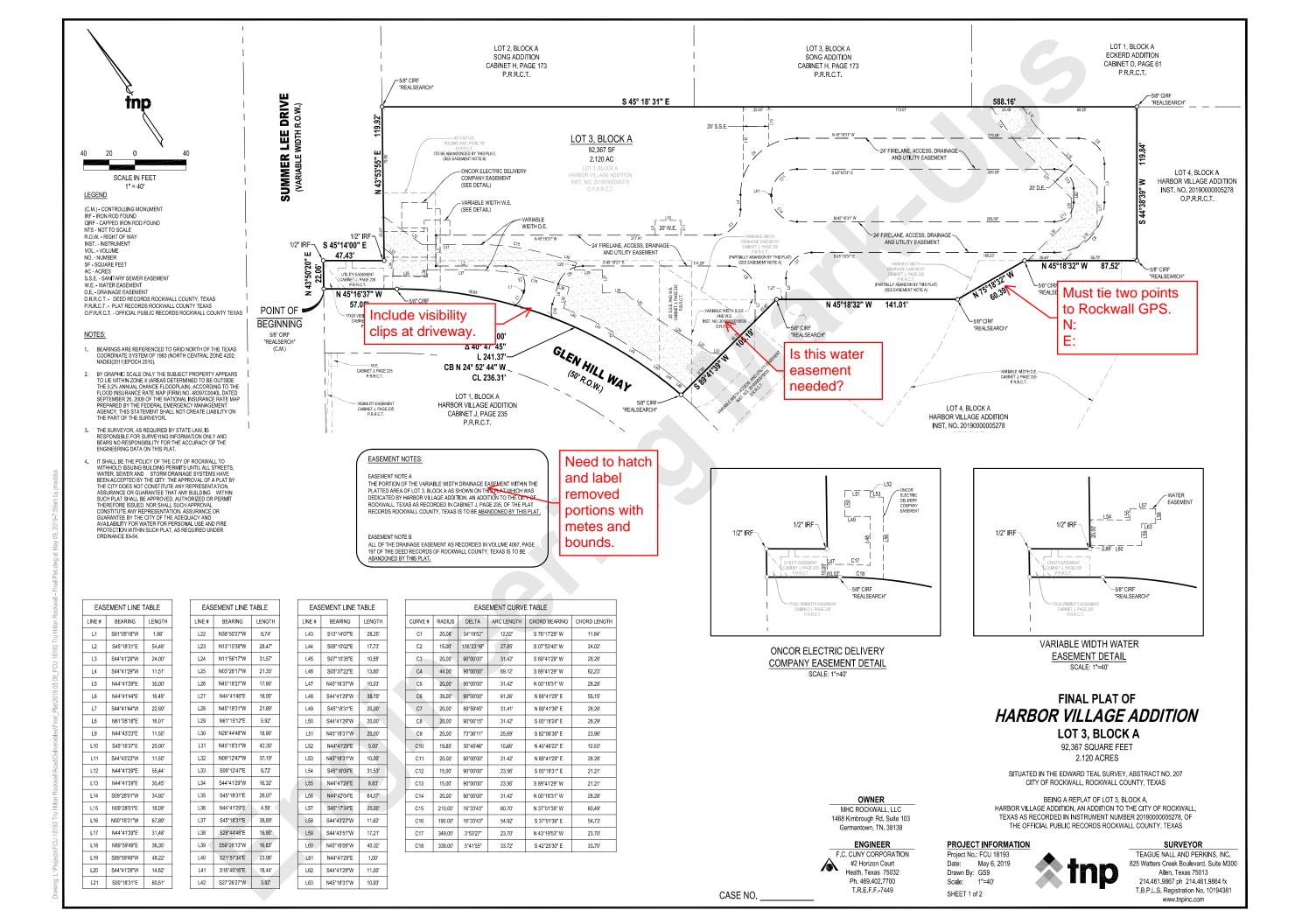
- 4. Provide a hatch for all area's to be abandoned.
- 5. Tie at least two (2 corners to city monumentation.
- 6. Provide a darker gray scale for all items in light gray.
- 7. Provide a vicinity map on page one (1).
- 8. Correct thelot number on the plat to indicate "Lot 5, Block A" and remove lot 3.
- 9. Additionally, include the subdivision name (i.e. Harbor Village Additon) on plat above Lot 5, Block A for identification purposes.
- ** As a note and 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. **
- ** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Consent Agenda: May 28, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: June 3, 2019 (Monday at 6:00 p.m.)

Project Reviews.rpt Page 2 of 2



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone
- 3. The City 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner
- 7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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

III. TO THOUTH THE	,	
Representative:		

STATE OF TEXAS} COUNTY OF ROCKWALL)

MHC ROCKWALL LLC

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

Given upon my hand and seal of office this ____

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL)

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 20190000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner:

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC BancorpSouth Bank. a Mississippi Banking Corporation Name: Jeff Billions Title: Sr. Vice Presiden

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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

Given upon my hand and seal of office this	day of	, 2019.

Notes Dublish and for the Otate of Tanana	
Makes, Dublis is and facility Older of Tananasa	
	Notary Public in and for the State of Tenessee

	decion	

STATE OF TENNESSEE

COUNTY OF SHELBY

RECOMMENDED FOR FINAL APPROVAL Planning and Zoning Commission I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 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

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A

92,367 SQUARE FEET 2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3 BLOCK A HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL. TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

OWNER

MHC ROCKWALL, LLC

1468 Kimbrough Rd. Suite 103

F.C. CUNY CORPORATION

#2 Horizon Court

Heath, Texas 75032

Ph. 469.402.7700

T.R.E.F.F.-7449

Germantown, TN, 38138 **ENGINEER**

Project No.: FCU 18193 May 6, 2019 Date: Drawn By: GS9 Scale: 1"=40' SHEET 2 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com

CASE NO.

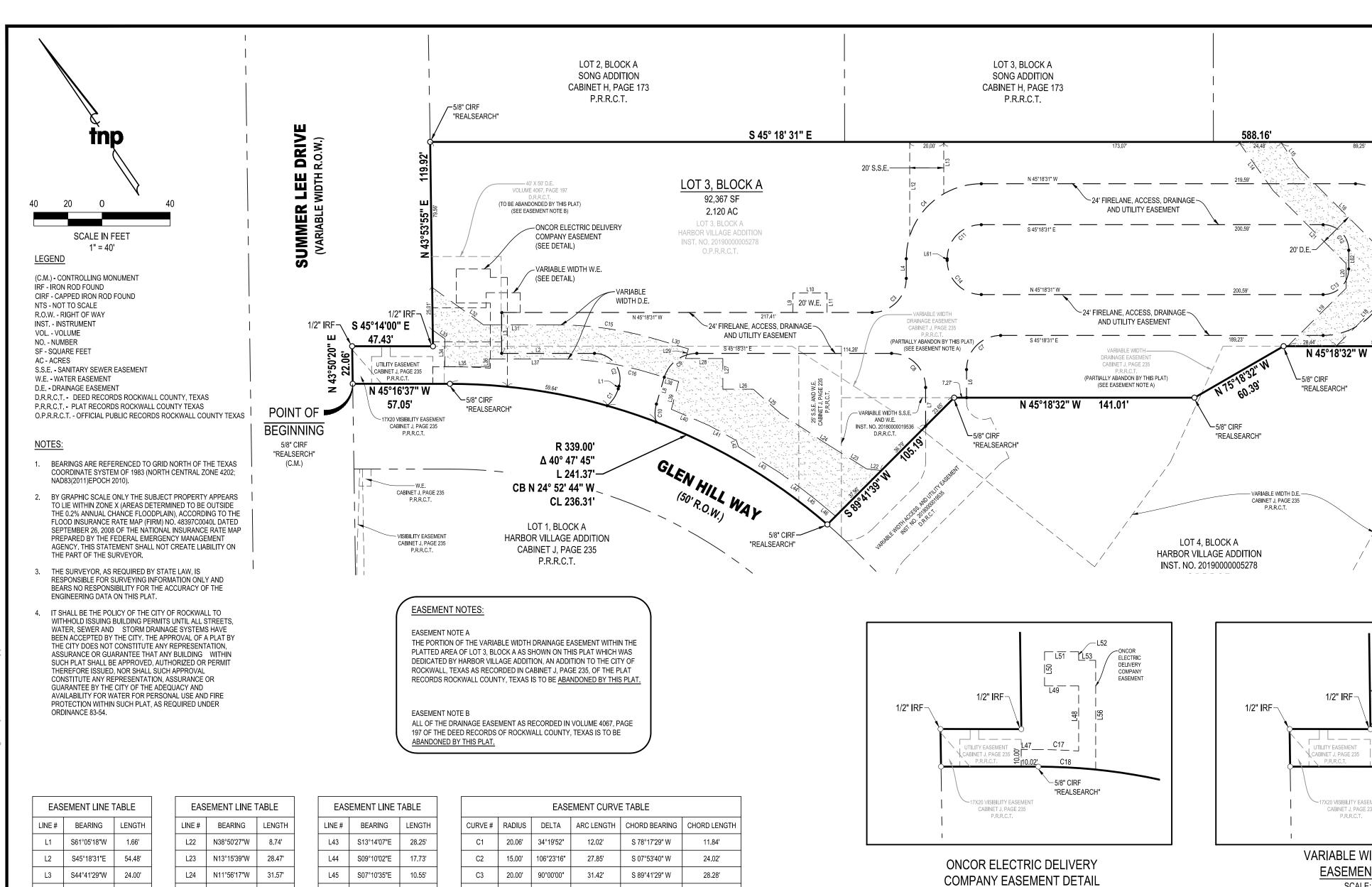
Move Down





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.



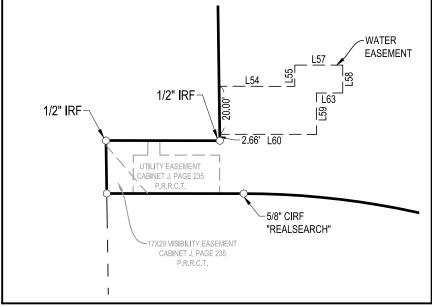


EAS	EMENI LINE	IABLE	EAS	EMENI LINE	ABLE
LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH
L1	S61°05'18"W	1.66'	L22	N38°50'27"W	8.74'
L2	S45°18'31"E	54.48'	L23	N13°15'39"W	28.47'
L3	S44°41'29"W	24.00'	L24	N11°56'17"W	31.57'
L4	S44°41'29"W	11.51'	L25	N03°26'17"W	21.35'
L5	N44°41'29"E	30.00'	L26	N45°18'27"W	17.90'
L6	N44°41'44"E	16.49'	L27	N44°41'46"E	18.00'
L7	S44°41'44"W	22.69'	L28	N45°18'31"W	21,89'
L8	N61°05'18"E	16.01'	L29	N61°15'12"E	5.92'
L9	N44°43'23"E	11.50'	L30	N28°44'48"W	18.90'
L10	S45°16'37"E	20.00'	L31	N45°18'31"W	42.30'
L11	S44°43'23"W	11.50'	L32	N09°12'47"W	37.19'
L12	N44°41'29"E	55.44'	L33	S09°12'47"E	8.72'
L13	N44°41'29"E	30.45'	L34	S44°41'29"W	16.32'
L14	S09°28'01"W	34.92'	L35	S45°18'31"E	26.07'
L15	N09°28'01"E	18.09'	L36	N44°41'29"E	4.56'
L16	N00°18'31"W	67.89'	L37	S45°18'31"E	38.89'
L17	N44°41'29"E	31.48'	L38	S28°44'48"E	18.90'
L18	N89°59'49"E	36.35'	L39	S59°26'13"W	16.83'
L19	S89°59'49"W	48.22'	L40	S21°57'34"E	23.96'
L20	S44°41'29"W	14.62'	L41	S16°40'16"E	18.44'
L21	S00°18'31"E	60.51'	L42	S27°26'27"W	3.92'

	EAS	EMENT LINE 1	TABLE
	LINE#	BEARING	LENGTH
	L43	S13°14'07"E	28.25'
1	L44	S09°10'02"E	17.73'
1	L45	S07°10'35"E	10.55'
	L46	S05°37'22"E	13.60'
	L47	N45°16'37"W	10.03'
1	L48	S44°41'29"W	38.19'
	L49	S45°18'31"E	20,00'
	L50	S44°41'29"W	20.00'
	L51	N45°18'31"W	20.00'
	L52	N44°41'29"E	5.00'
	L53	N45°18'31"W	10.00'
	L54	S45°16'09"E	31.53'
	L55	N44°41'29"E	8.83'
	L56	N44°42'04"E	64.07'
	L57	S45°17'34"E	20,00'
	L58	S44°43'23"W	11.62'
	L59	S44°43'51"W	17.21'
	L60	N45°16'09"W	40.32'
	L61	N44°41'29"E	1.00'
	L62	S44°41'29"W	11.00'
	L63	N45°18'31"W	10.93'

CURVE#	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31,42'	N 00°18'31" W	28,28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28,28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15,00'	90°00'00"	23.56'	S 89°41'29" W	21,21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33,72'	S 42°25'30" E	33.70'

SCALE: 1"=40'



LOT 1, BLOCK A

ECKERD ADDITION

CABINET D, PAGE 61

P.R.R.C.T.

87.52'

-5/8" CIRF

"REALSEARCH"

"REALSEARCH"

LOT 4, BLOCK A

HARBOR VILLAGE ADDITION

INST. NO. 20190000005278

O.P.R.R.C.T.

VARIABLE WIDTH WATER **EASEMENT DETAIL** SCALE: 1"=40'

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A

92.367 SQUARE FEET 2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A, HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION Project No.: FCU 18193

Date: May 6, 2019 Drawn By: GS9 Scale: 1"=40'

SHEET 1 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com

MHC ROCKWALL, LLC 1468 Kimbrough Rd. Suite 103 Germantown, TN. 38138 **ENGINEER**

Ph. 469.402.7700

T.R.E.F.F.-7449

OWNER

F.C. CUNY CORPORATION #2 Horizon Court Heath, Texas 75032

CASE NO.

My Commission Expires:

STATE OF TEXAS} COUNTY OF ROCKWALL}

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MHC ROCKWALL, LLC.			
Representative:			
STATE OF TEXAS} COUNTY OF ROCKWALL}			
Before me, the undersigned authority, on this da person whose name is subscribed to the foregoin and consideration therein stated.	y personally appeare ng instrument, and a	ed cknowledged to me that he exe	, known to me to be the cuted the same for the purpo
Given upon my hand and seal of office this	day of	, 2019.	
Notary Public in and for the State of Texas			

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THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for

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Notary Public in and for the State of Tenessee

My Commission Expires:

Lender to MHC Rockwall, LLC BancorpSouth Bank. a Mississippi Banking Corporation Name: Jeff Billions Title: Sr. Vice President STATE OF TENNESSEE} COUNTY OF SHELBY} Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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

Given upon my hand and seal of office this ______day of _______, 2019.

DI : 17 : 0 : :	-	
Planning and Zoning Commission	Date	
APPROVED	g plat of HARBOR VILLAGE ADDITION, an addition to the	e City of Rockwall Te
		c Oity of Moonwall, 10
	· · <u></u> -	
, ,	Rockwall on the day of	, 2019.
approved by the City Council of the City of This approval shall be invalid unless the a		

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A

92,367 SQUARE FEET 2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,

OWNER

MHC ROCKWALL, LLC 1468 Kimbrough Rd. Suite 103 Germantown, TN. 38138

ENGINEER F.C. CUNY CORPORATION

#2 Horizon Court Heath, Texas 75032 Ph. 469.402.7700 T.R.E.F.F.-7449

Project No : FCU 18193 Date: May 6, 2019 Drawn By: GS9

HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

SHEET 2 of 2

Scale: 1"=40'

SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com



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: Korey Brooks, Senior Planner

CC: Ryan Miller, Director of Planning and Zoning

DATE: May 28, 2019

SUBJECT: SP2019-019; Photometric Plan for Public Storage

The applicant, Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage, is requesting approval of an amended site plan for an existing mini-warehouse facility. On December 9, 2013, the City entered into a 212 Development Agreement [Case No. A2013-002] with the then owner of the subject property Ronald C. Valk. On March 19, 2018, the City Council annexed the subject property by Ordinance No. 18-17. At the time of annexation, the subject property became subject to the requirements of the City's Municipal Code of Ordinances and the Unified Development Code (UDC).

In March 2019, staff was made aware that some of the exterior lighting on the storage facility had been changed without the approval of a photometric plan. In response to this violation, Neighborhood Improvement Services contacted the owner of the property to inform them about the violation. Based on staff's examination of the site, the new light fixtures did not meet the requirements of the UDC. Specifically, the light fixtures were not fully shielded and directed downward causing ambient light to be shed onto the adjacent residential properties. Upon being contacted by the Neighborhood Improvement Services Department, the property owner submitted a photometric plan and lighting cutsheets proposing new light fixtures be installed that meet the requirements of the UDC. The submitted photometric plan shows that the new maximum light intensity at the property line will not exceed 0.2 FC (i.e. the maximum allowable light intensity stipulated by the UDC). In addition, the submitted plan does meet all of the requirements of the Unified Development Code (UDC). Since the mini-warehouse facility was constructed prior to being annexed, the City does not have a site plan for this facility and felt it necessary to bring this to the Planning and Zoning Commission for review and approval.

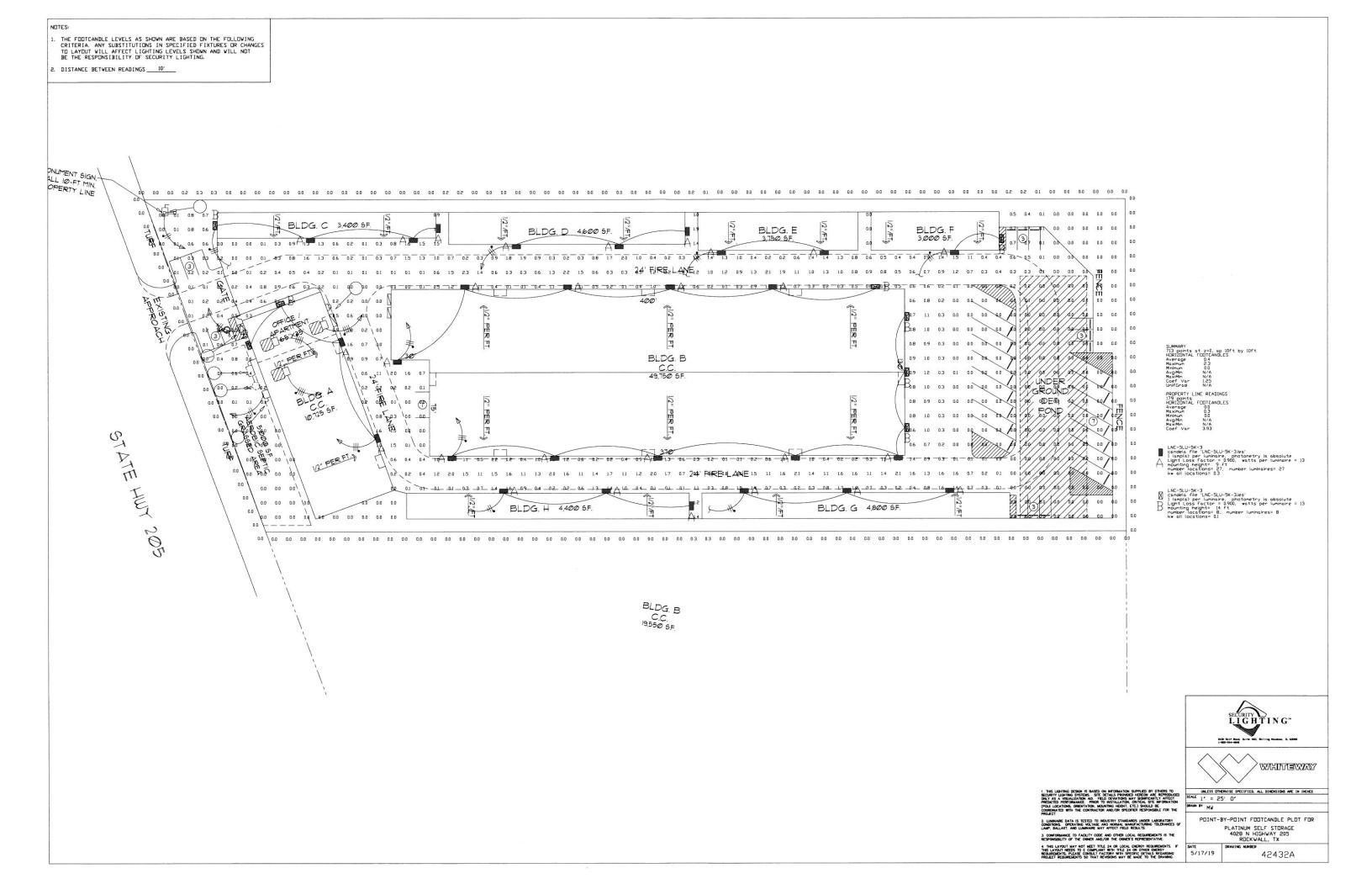
Should the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the *May 28, 2019* Planning and Zoning Commission meeting.





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.





LNC SERIES

Cat.#

Job

Type



Approvals

SPECIFICATIONS

Intended Use:

The compact LED LNC is designed for entry/perimeter illumination for safety, security and identity. Typical mounting height is up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available to provide dusk-to-dawn control for additional energy savings.

Construction:

Decorative die-cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life – 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11. Powder paint finishes provide lasting appearance in outdoor environments.

Optics/Electrical

Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread. 0-10V dimming 120-277V only.

- LNC5L 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L 9 LEDs, Types II, III or IV available, see page 2 for electrical details
- 3000K 80 CRI, 4000K 70 CRI, and 5000K -70 CRI, CCT nominal
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

Lenses:

Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired.

Installation:

Quick mount adapter provides quick installation, designed for recessed box 4" square junction box.

Listings:

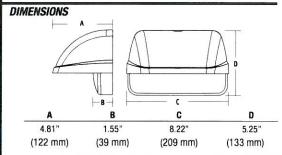
Listed and labeled to UL 1598 for wet locations, 25° C ambient environments. DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at: http://www.designlights.org/

• IES Progress Award Winner - 2012

Warranty:

Five year limited warranty. For more information visit: http://www.hubbelloutdoor.com/resources/warranty/

PRODUCT IMAGE(S) LNC-5L LNC-7L LNC-9L With diffuser



SHIPPING INFORMATION

0	6 11/10-11	Car	Carton Qty.		
Catalog Number	G.W(kg)/ CTN	Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	per Master Pack
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

CERTIFICATIONS/LISTINGS





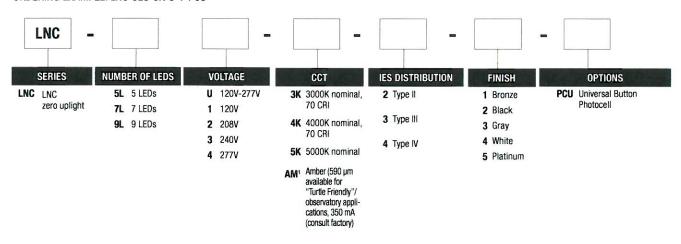






ORDERING INFORMATION

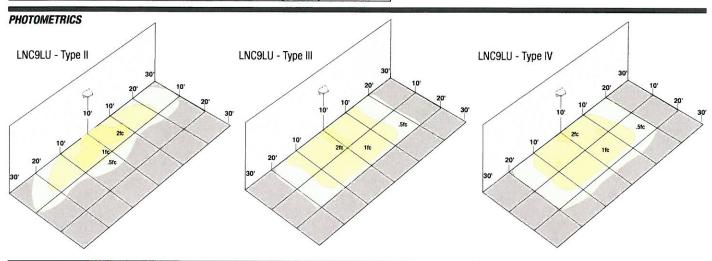
ORDERING EXAMPLE: LNC-9LU-5K-3-1-PCU



¹ Amber LEDs only available on 7LU and 9LU configurations, 350 mA only

REPLACEMENT PART

CATALOG NUMBER	DESCRIPTION
93039574	Frosted comfort shield, improved uniformity with only 5% reduction



PERFORMANCE DATA

				5K (5000K nominal, 70 CRI)		4K (4000K nominal, 70 CRI)		3K (3000K nominal, 80 CRI)		AM (<580 nm wave-length)		
# OF LEDS	DRIVE CURRENT	SYSTEM WATTS	DIST. Type	LUMENS	LPW¹	LUMENS	LPW'	LUMENS	LPW¹	LUMENS	SYSTEM WATTS	LPW ¹
			2	1,150	88.5	1,052	81	883	68			
5		13W	3	1,132	87	1,077	83	833	64			
	STD.		4	1,146	88	1,053	81	849	65			
	(700mA)		2	1,515	89	1,369	80.5	1,272	75			
7	AM	17W	3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
	(350mA)		4	1,557	91.5	1,535	90	1,425	84			
			2	2,069	94	2,033	92	1,588	72			
9		22W	3	2,024	92	1,989	90	1,623	74			
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult ItES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

	7					
Ambient Temp.	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs)
 Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEN	PERATURE	LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

ELECTRICAL DATA

# OF LEDS	DRIVE CURRENT (mA)	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
5	1	STD. (700mA)	120	0.11	13
5 1	STU. (700IIIA)	277	0.05	13	
				TE SECTION TO SECTION	
7 1	1	CTD (700mA)	120	0.14	17
	STD. (700mA)	277	0.07	17	
9 1	1	1 STD. (700mA)	120	0.17	22
	1		277	0.09	22





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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 28, 2019

SUBJECT: SP2017-019; Best Western Executive Residency Hotel

The subject property is a 1.74-acre parcel of land located at 700 E. IH-30. The property is zoned Commercial (C) District and is located within the Scenic Overlay (SOV) District. On March 6, 2017, the City Council approved a Specific Use Permit (SUP) [Ordinance No. 17-12; S-163; Case No. Z2016-033] allowing a hotel exceeding 36-feet in height on the subject property within the Scenic Overlay (SOV) District. With this approval the applicant was permitted to build a four (4) story, 80-room hotel that incorporated 33 residence suites. A site plan for a four (4) story, 72-room hotel was approved on July 25, 2019 by the Planning and Zoning Commission. Between these two (2) actions, the City Council approved Ordinance No. 17-17, which established an expiration clause for all future and existing SUP's. This ordinance states, "(a) Specific Use Permit (SUP) shall automatically expire due to inactivity if: ... (b) A building permit or Certificate of Occupancy (CO) expires, is terminated or revoked under the requirements of the Codes of the City of Rockwall." On May 9, 2019, the building permit and SUP expired in accordance to Ordinance No. 17-17 and the International Building Code due to inactivity. A complete timeline has been provided to the Planning and Zoning Commission in Exhibit 'A' attached to this memorandum.

Upon expiration of the SUP, the applicant (i.e. Himmat Chauhan of JAGH Hospitality) contacted staff to discuss options for renewing the SUP and to extend the site plan. Currently, the site plan is considered to be active and is not set to expire until July 25, 2019. Based on this conversation the applicant indicated to staff an intent to resubmit the SUP -- consenting to the operational constraints in the previously approved ordinance -- in six (6) months, and has sent a request to extend the site plan (see Exhibit 'B'). According to Section 2.5(C), Extension of Site Plan, of Article XI, Zoning Related Applications, of the Unified Development Code (UDC), "(e)xtension of an approved site plan may be granted by the Planning and Zoning Commission and City Council upon submission of a reguest for such extension ... The Planning and Zoning Commission ... shall take into consideration any changes that have occurred in this [Unified Development Code] subsequent to original approval of the plan and the property owner may be required to bring such plan into compliance with the current requirements." In addition, this section allows the Planning and Zoning Commission to approve an extension of up to three (3) years. In this case, no material changes have been made to the property or the codes that regulate development of the property. Based on this rationale, staff would suggest that the Planning and Zoning Commission consider extending the site plan for a subsequent two (2) year period to allow the applicant the ability to request reinstatement of the expired SUP ordinance. Approval of this extension request does not obligate the Planning and Zoning Commission or City Council with regard to any future request concerning the expired SUP ordinance.

Should the Planning and Zoning Commission have any questions concerning this item, staff and the applicant will be available at the meeting to discuss.

Exhibit 'A': Development Timeline

Timeline for 700 E. IH-30 (Best Western Plus)

- March 6, 2017: The City Council approved Ordinance No. 17-12 [S-163] (Case No. Z2016-033) allowing a hotel on the subject property.
- <u>March 20, 2017</u>: The City Council approved *Ordinance No. 17-17* (Case No. Z2017-004) which established an expiration clause for all future and existing SUP's.
- July 18, 2017: The applicant submitted engineering plans.
- <u>July 25, 2017</u>: The Planning and Zoning Commission approved the site plan (*Case No. SP2017-019*) for a hotel on the subject property.
- August 16, 2017: The applicant applied for a building permit (BLD2017-2414).
- August 18, 2017: The applicant submitted a replat of the subject property.
- <u>September 5, 2017:</u> The replat (*Case No. P2017-042*) was conditionally approved by the City Council.
- <u>September 19, 2017</u>: The applicant was approved for a pre-construction meeting.
- October 20, 2017: The replat was filed with Rockwall County as Cabinet No. J; Slide No. 233-234.

	262	Days	of	In-Activity	
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- <u>July 9, 2018</u>: A pre-construction meeting was held, and site civil plans were released. Permission for on-site work was approved.
- July 13, 2018: A building permit was issued for the hotel on the subject property.
- October 29, 2018: Work commenced on-site.
- <u>November 8, 2018</u>: Based on the Engineering Departments Weekly Reports, the last construction activity observed on the site was on November 8, 2019.
- November 9, 2018: No activity was observed on the site.
- <u>December 3, 2018</u>: All equipment was removed from the site and a "For Sale" sign was posted on the property.
- <u>February 8, 2019</u>: The day that the applicant was required to submit a request to extend the SUP per the requirements of the Unified Development Code (*i.e. the code requires the applicant to submit a letter requesting an extension 90-days prior to the expiration*). No paperwork was received.

	90 Days	of In-Activity	
--	---------	----------------	--

May 9, 2019: The building permit and SUP expired due to in-activity on the property. The SUP
expires due to the clause, "(a) building permit or Certificate of Occupancy expires, is terminated
or revoked under the requirements of the Codes of the City of Rockwall."

	Upcoming	Dates	
--	----------	-------	--

- <u>July 9, 2019</u>: The Engineering Plans expire per the Standards of Design and Construction Manual (i.e. plans expire one year from <u>approval</u>).
- <u>July 25, 2019</u>: The Site Plan expires per the Unified Development Code (*i.e. the site plan expires two years from approval*).

Exhibit 'B': Applicant's Letter

 From:
 H.V. Chauhan

 To:
 Miller, Ryan

Subject: Re: 700 E. I-30 (Vigor way) Rockwall, TX . Project BW Plus Executive Residency Hotel Project

Date: Thursday, May 16, 2019 3:12:59 PM

Attachments: image003.png image004.png

image005.png image.png

Dear Mr. Ryan Miller, As per our discussion today in your office, you mentioned that the SUP and Building permit for the above mentioned project has expired. I hereby request you extend the

"Site Plan" for the above mention project. There is no change is site plans or ordinance. Please let me know what is the next step and what you need from us in order to extend my SUP.

According to you, I have to go through the process once again for extending SUP. My building permit has also expired. Please note I have paid \$85,302.92 towards building permit No. BLD2017-2414. Please attached permit payment receipt. I hereby request you to refund building permit fees. Please do the needful.

Kind Regards

On Wed, May 15, 2019 at 5:12 PM Miller, Ryan < RMiller@rockwall.com > wrote:

Mr. Himmat Chauhan.

Please provide me the same letter as below but requesting to extend the site plan and not the SUP. You should also probably note that you will be seeking to reinstate the SUP in six (6) months time due to your market strategy that we talked about today. If you have any questions please feel free to call me anytime at the number in the signature below. Thanks.



DIRECTOR OF PLANNING & ZONING - PLANNING & ZONING DIVISION - CITY OF ROCKWALL 972.772.6441 OFFICE

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

 $\frac{\text{HELPFUL LINKS} \mid \underline{\text{CITY OF ROCKWALL WEBSITE}} \mid \underline{\text{PLANNING & ZONING DIVISION WEBSITE}} \mid \underline{\text{MUNICIPAL CODE WEBSITE}}$

GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | MAIN STREET DIVISION

Exhibit 'B': Applicant's Letter

From: H.V. Chauhan < oklahomahotels@gmail.com >

Sent: Wednesday, May 15, 2019 5:06 PM
To: Miller, Ryan < RMiller@rockwall.com >
Cc: Widmer, Jeffrey < JWidmer@rockwall.com >

Subject: 700 E. I-30 (Vigor way) Rockwall, TX . Project BW Plus Executive Residency

Hotel Project

Dear Mr. Ryan Miller, As per our discussion today in your office, you mentioned that the SUP and Building permit for the above mentioned project has expired. I hereby request you extend my SUP for the above mention project. There is no change is site plans or ordinance. Please let me know what is the next step and what you need from us in order to extend my SUP.

According to you, I have to go through the process once again for extending SUP. My building permit has also expired. Please note I have paid \$85,302.92 towards building permit No. BLD2017-2414. Please attached permit payment receipt. I hereby request you to refund building permit fees. Please do the needful.

Kind Regards

--

Himmat Chauhan, CHA, GM

Best Western Plus, Rockwall Inn & Suites (44665) 996 East, I-30, Rockwall, TX 75087.

Tel: 972-722-3265 Fax: 972-722-3285

Exhibit 'B': Applicant's Letter



5-years in a row Awarded Certificate of Excellence $2\theta12$ to $2\theta16!!!!!$

"Stay with people who care"

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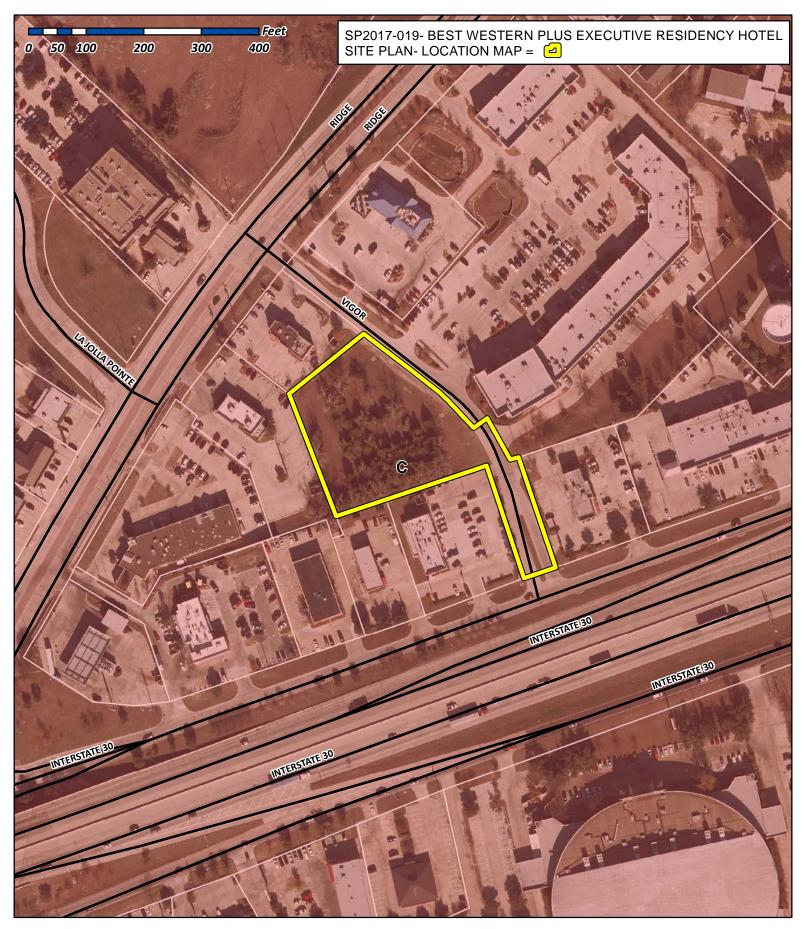
Himmat Chauhan, CHA, GM Best Western Plus, Rockwall Inn & Suites (44665) 996 East, I-30, Rockwall, TX 75087.

Tel: 972-722-3265 Fax: 972-722-3285



5-years in a row Awarded Certificate of Excellence 2012 to 2016!!!!!

"Stay with people who care"





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





August 14, 2017

ATTN: HMMAT CHAUHAN BEST WESTERN PLUS 996 E. IH-30 ROCKWALL, TX 75087

RE: SITE PLAN (SP2017-019), Best Western Plus Executive Residency

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 08/25/2017. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD:

On June 27, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and asked the applicant to provide a rendering of the building, material samples of the stucco, and to utilize natural stone and thin brick instead of the proposed cultured stone and manufactured brick panels. The applicant has indicated he will meet all of the ARB's recommendations. Once the ARB reviews the revised renderings and materials, the Board will forward a recommendation to the Planning and Zoning Commission.

On July 11, 2017, the Architectural Review Board (ARB) reviewed the proposed building elevations and material samples. Since the Board had additional questions, a recommendation of postponing the case was forwarded to the Planning and Zoning Commission. On July 11, 2017, the Planning and Zoning Commission's motion to postpone the case passed by a vote of 6-0 with Commissioner Lyons absent.

On July 25, 2017, the Architectural Review Board (ARB) reviewed the revised building elevations and materials samples. The ARB's motion to recommend approval of the revised building elevations and materials passed by a vote of 6-0 with one vacant position.

STAFF RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

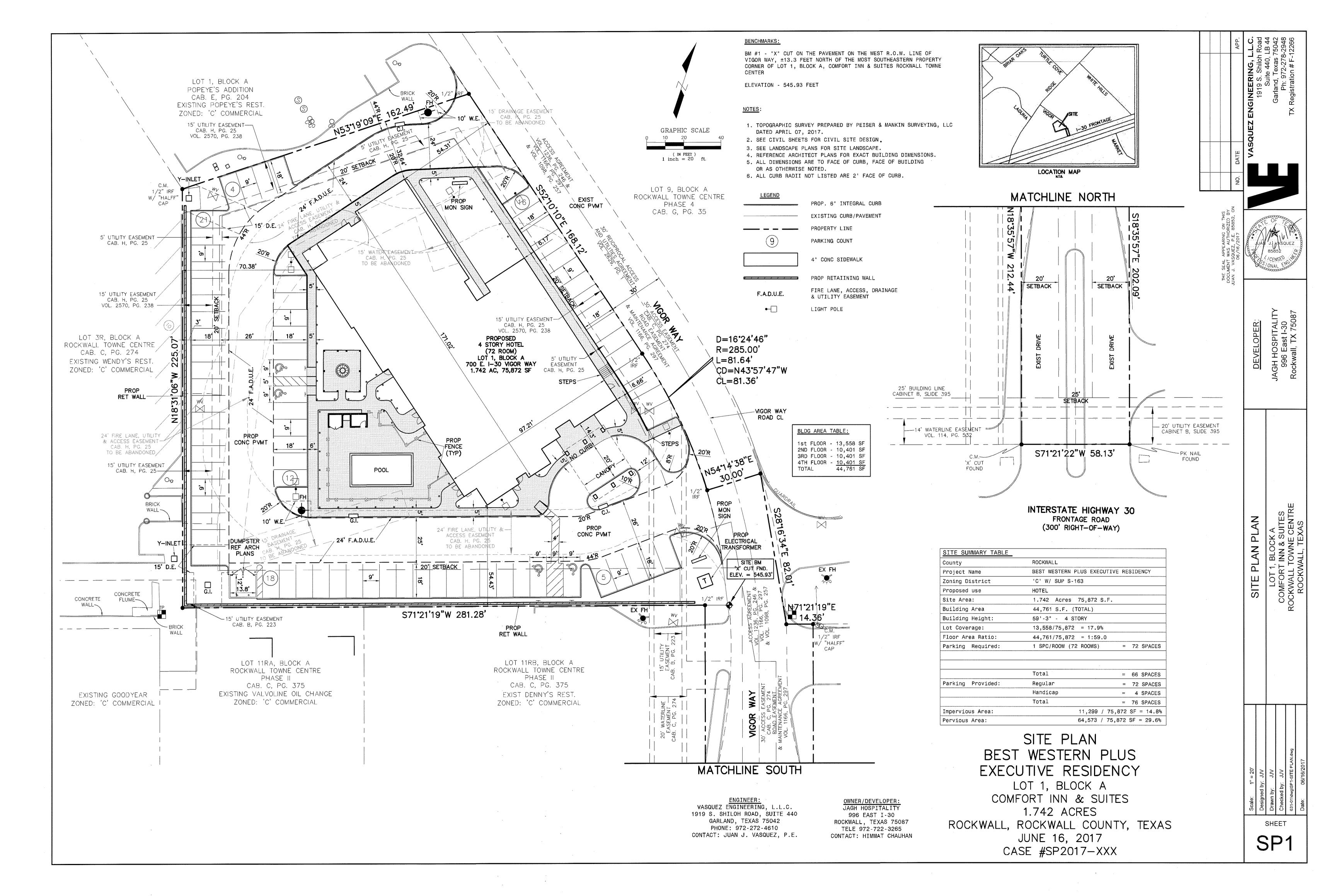
On July 25, 2017 the Planning and Zoning Commission's motion to approve the site plan with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Moeller absent.

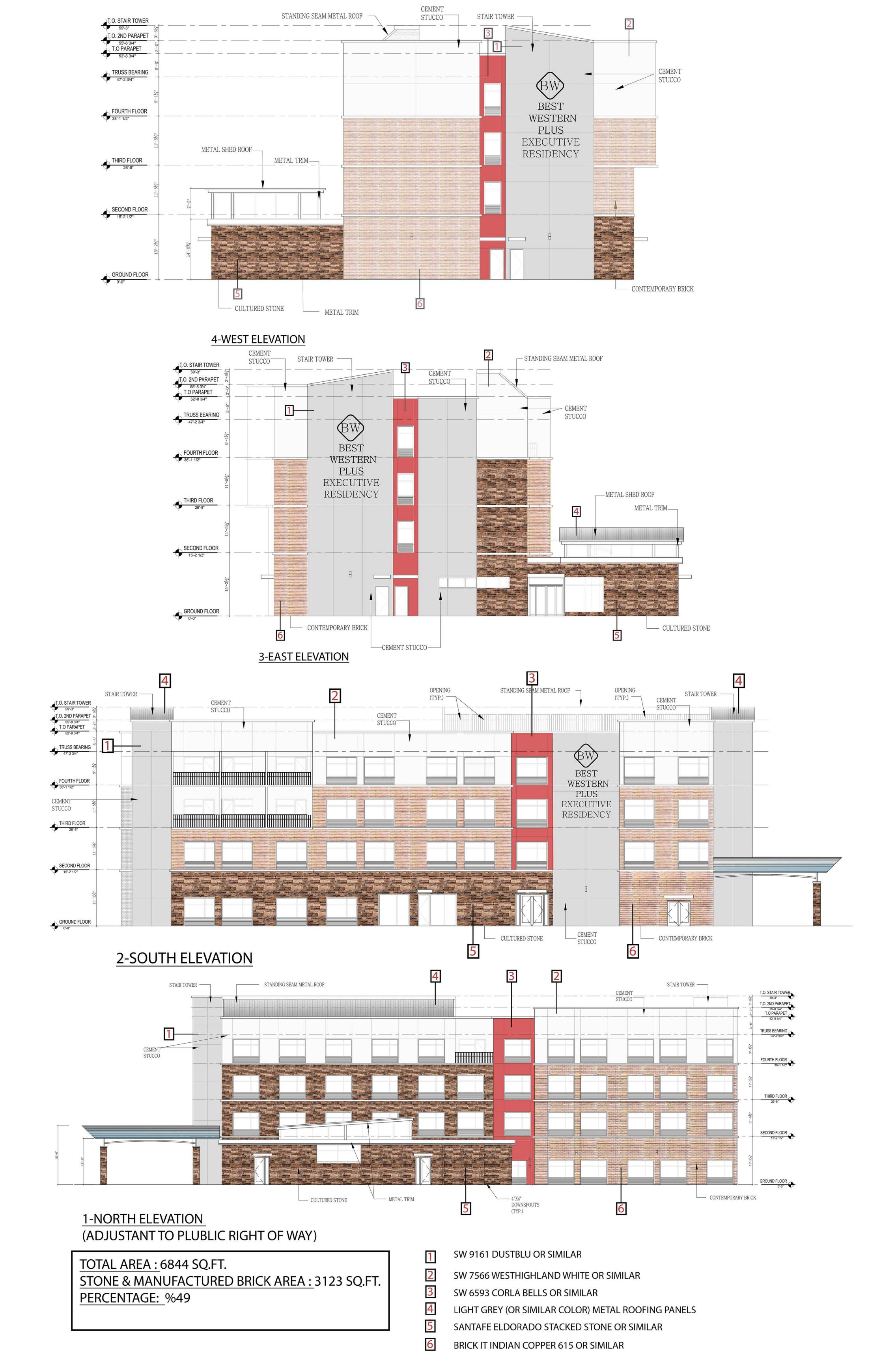


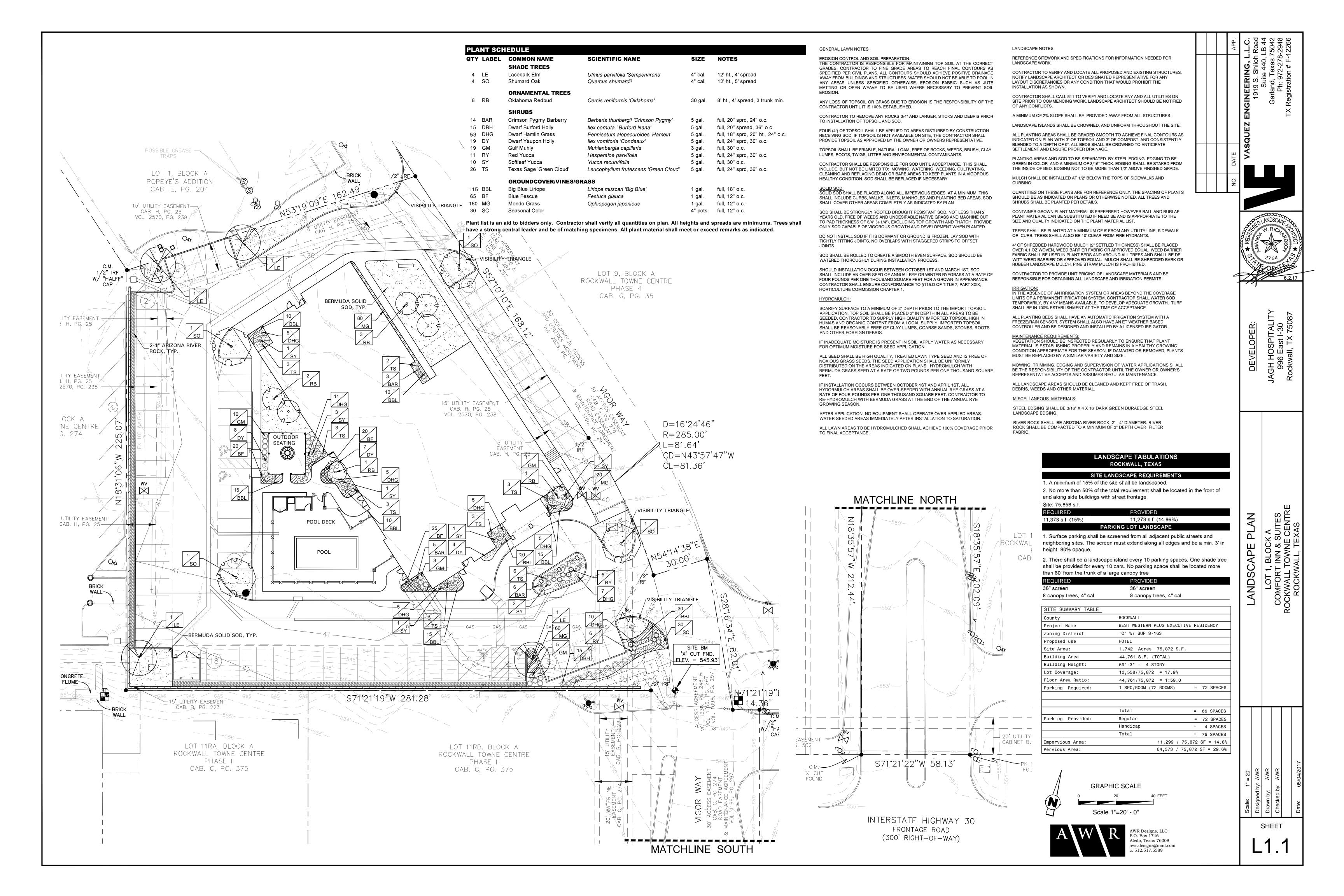
For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey BrooksPlanner
Planning & Zoning Department
City of Rockwall, TX







SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE

1.2 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS
- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS LABOR SERVICES EQUIPMENT LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK. SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS,
- NOTES, AND DETAILS. B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND
- INSTALLATION OF MATERIALS. C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:
- E. PLANTING OF TREES, SHRUBS AND GRASSES

SUBSTITUTION.

- B. BED PREPARATION AND FERTILIZATION
- C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE D. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
- 1.5 SUBMITTALS A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED
- MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE. B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND
- BASED ON THE SOILS IN THE AREA. C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
- B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
- C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A

- HEALTHY, VIGOROUS CONDITION. D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND
- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
- F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE. H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
- HOLD BALL SHAPE AND PROTECT ROOT MASS. J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR
- TO INSTALLATION OF LAWN/SOLID SOD. B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS. THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
- B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD LIPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE, PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR
- D. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS B. REMOVE GUYING AND STAKING MATERIALS.

H. RESET SETTLED PLANTS

TREE TRUNK; PLACE RING

OF THE TREE

NAIL STAKES

CENTERED WITH THE TRUNK

- PLANTING HOLE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
- B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND
- SPECIES AS SPECIFIED. D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES
- E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

- I. REAPPLY MULCH TO BARE AND THIN AREAS.
- J. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL
- COST TO THE OWNER. K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJÉCTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
- b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

1.10 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN. C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE

MATERIAL SPECIFIED IS NOT READILY AVAILABLE. SUBMIT PROOF TO

PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE

LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT. D. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK

PART 2 - PRODUCTS

SHALL BE REJECTED.

- 2.1 PLANT MATERIALS A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN
- STANDARD FOR NURSERY STOCK. B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS. C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED
- EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT
- D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE. E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION
- ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID. F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS
- INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
- G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
- H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED

- FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING FARTH TECHNOLOGIES OR APPROVED SUBSTITUTE, MULCH SHOULD BE FREE OF STICKS, STONES, CLAY GROWTH AND GERMINATION INHIBITING INGREDIENTS
- B. FERTILIZER COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
- C. SOIL PREPARATION SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS HEAVY OR STIFF CLAY, STONES LARGER THAN 1". NOXIOUS WEEDS STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

- BETWEEN 15% AND 25% BETWEEN 15% AND 25%
- LESS THAN 50%
- GRAVEL LESS THAN 10%

SHRUBS OR GROUNDCOVER AS

LAYER OF MULCH

- SETTLED THICKNESS

ROOT BALL, DO NOT

PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE

CLODS AND ROCKS.

UNDISTURBED SUBGRADE / NATIVE SOIL

SHOULD BE 2" MIN.

- D. EXISTING TOPSOIL MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE
- PROTECTED FROM EROSION OR CONTAMINATION. E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.
- F. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED
- SUBSTITUTE; REFER TO DETAILS. H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED
- SUBSTITUTE. I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND. J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX

- OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER. K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN
- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION 3.1 PREPARATION

- A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- B. SOIL TESTING:
- TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS. GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO

A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR

SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL

- THE LABORATORY ALONG WITH THE SOIL SAMPLES. C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE) GENERAL SOIL PREPARATION AND BACKFILL MIXES. PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE
- ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE. C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT
- D. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.
- E. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF
- F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.
- G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED. THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
- B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO
- BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
- B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
- REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING. D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED

- PLANTS FOR BEST APPEARANCE.
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING
- BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR
- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY.
- BRACE PLANTS OVER 65 GALLONS IN SIZE. I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
- J. DO NOT WRAP TREES.
- K. DO NOT OVER PRUNE. L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON

- PLANS. OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
- FINISHED GRADE. D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL

- E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR
- F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.
- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
- D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK

3.6 ACCEPTANCE

3.5 CLEANUP

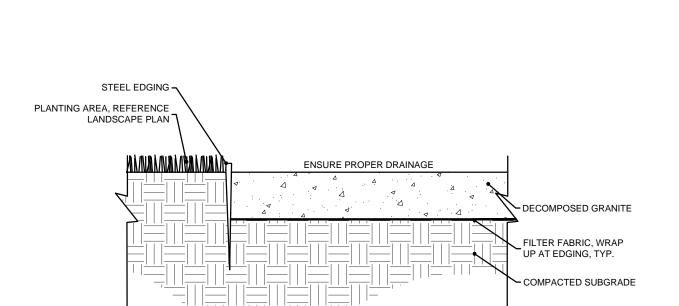
- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION. B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR
- SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. C. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH
- THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE

OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION

C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. TREES AFTER PLACEMENT. E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT

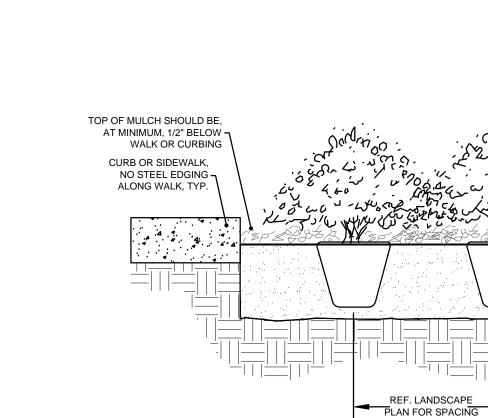
SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES PREPARED SOIL MIX PER SPECIFICATIONS MULCH PER SPECIFICATIONS 3/16" X 4" X 16" STEEL EDGING WITH NOTE: NO STEEL EDGING TO BE INSTALLED ALONG SIDEWALKS

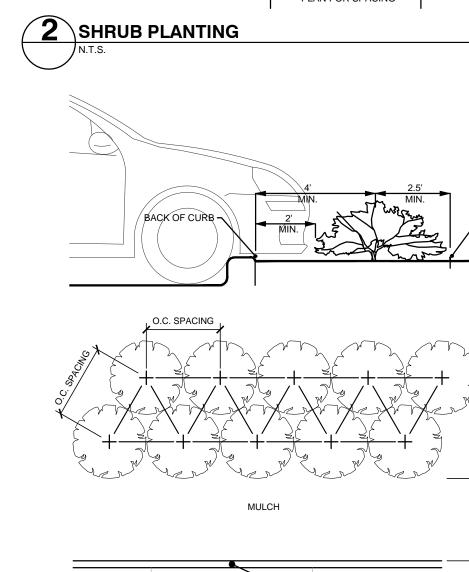


DECOMPOSED GRANITE TO BE

5 DECOMPOSED GRANITE

f 4 \steel edging detail





FOR SHRUBS & GROUNDCOVER ALONG BACK OF **CURB TO ALLOW** FOR CAR OVERHANG

U-BRACKET ON SAFETY STAKE 4" MULCH OVER WEED BLOCK TREE STAKE SOLUTIONS OR SIMILAR CREATING A 4" DEEP SAUCER PRODUCTS SHOULD BE USED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NAIL STAKE INSTALLED FIRML' TREE STAKE SOLUTIONS CONTACT: INTO GROUND FLUSH WITH "U" JEFF TULEY AT 903.676.6143 BRACKET, DO NOT INSTALL FINISH GRADE INTO ROOTBALL ✓ UNDISTURBED EARTH PIT TO BE AT LEAST 2 TIMES THE DIA. OF ROOT BALL, TREE TO BE CENTERED IN HOLE AND REST ON NATIVE SOIL BACK FILL / PLANTING SOIL MIX. TILL IN - WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS. ROOTBALL: REMOVE BURLAP AND

TREE SHALL CONFORM T AMERICAN STANDARD FOR NURSERY STOCK

- SAFETY STAKE

ROP FROM TOP ¹/₂ OF THE BALL PLACE TOP OF ROOT BALL MIN. 1

MAX. 2" ABOVE GRADE

TREE PLANTING

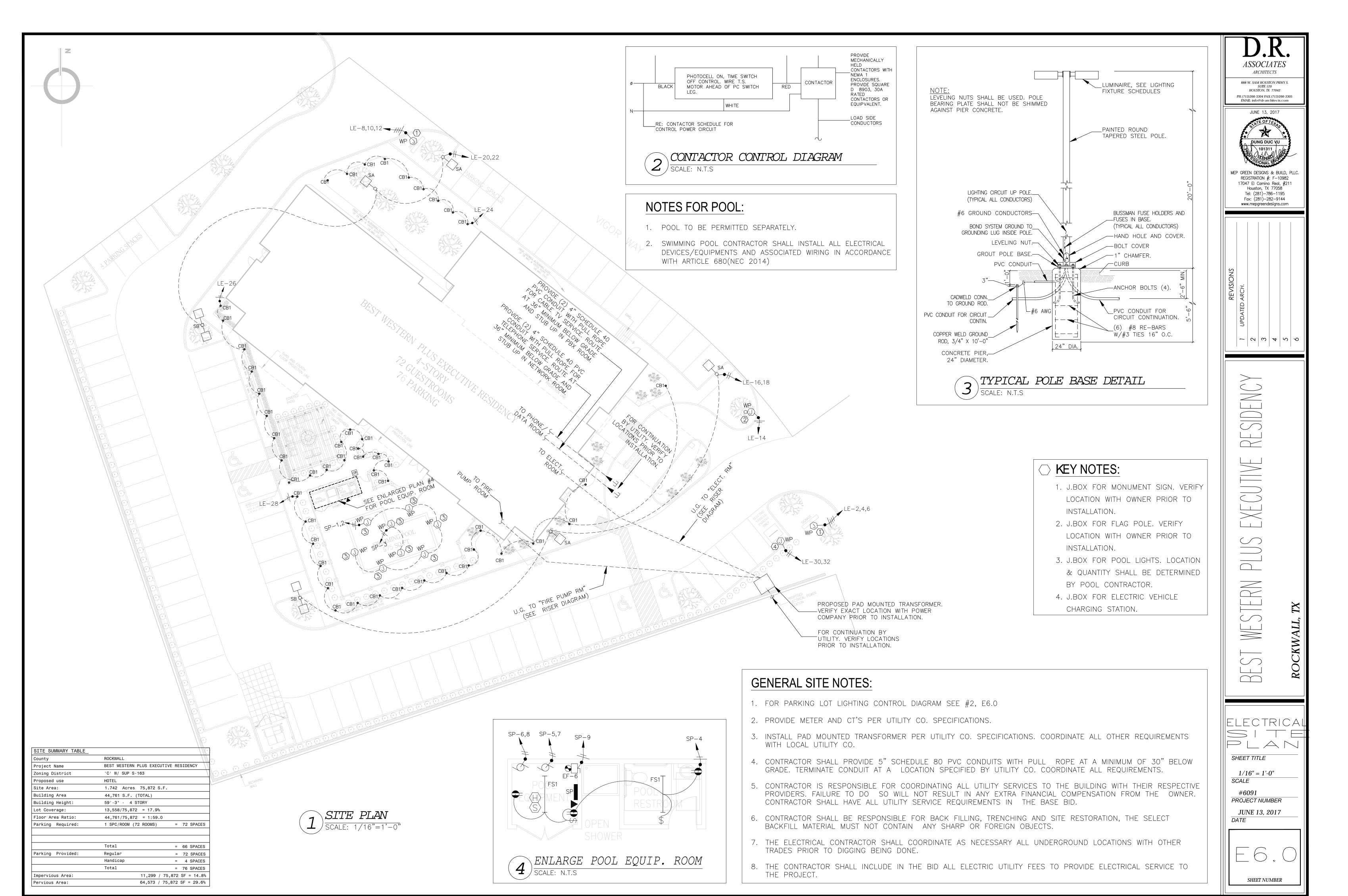
SHRUB SPACING AND PLANTING AT B.O.C.

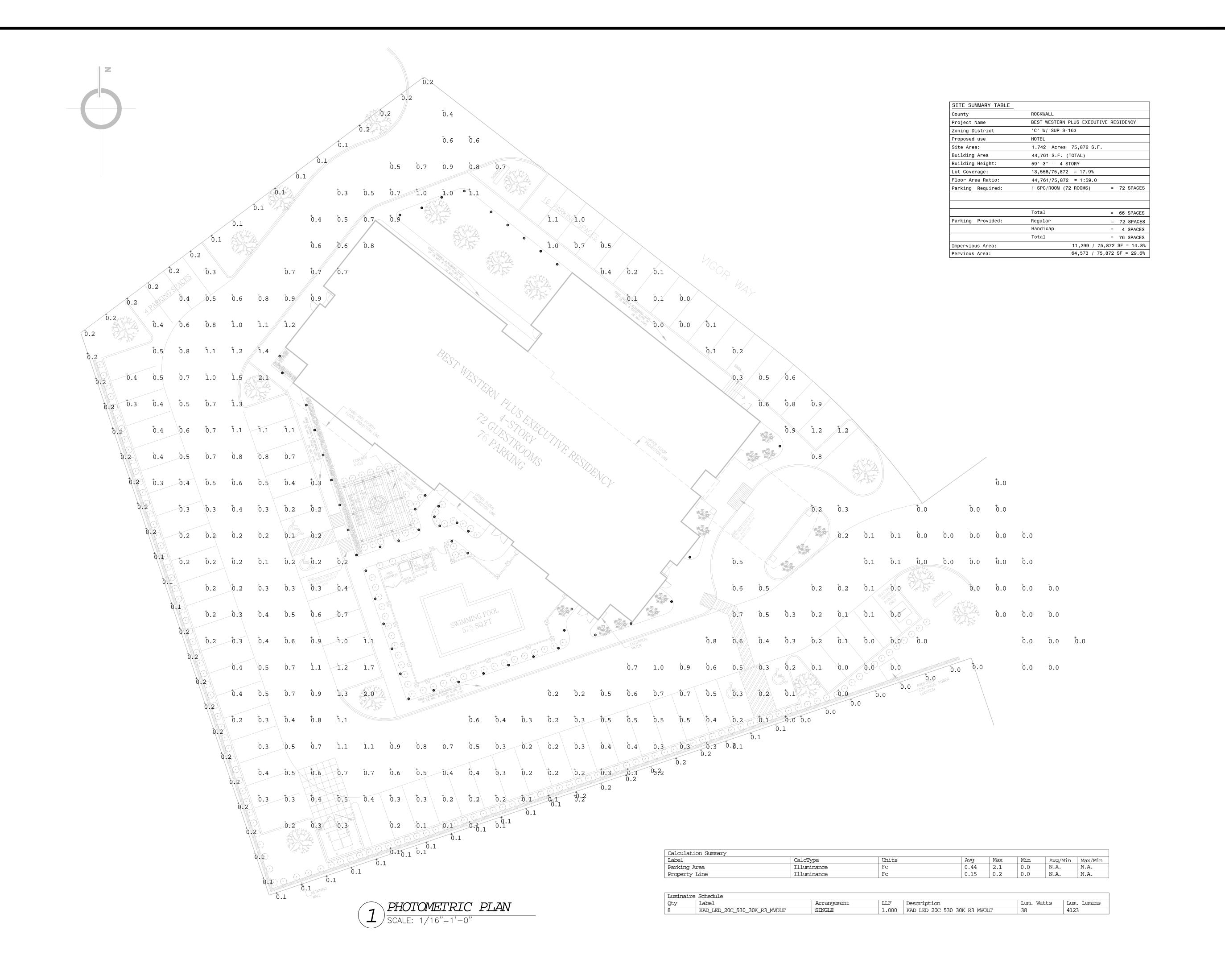
Aledo, Texas 76008 awr.designs@mail.con . 512.517.5589

SPECIFICATIONS ANDSC/

DEVELOPER

AND





ASSOCIATES

ARCHITECTS

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Fax: (281)-282-9144 www.mepgreendesigns.com

BEST WESTERN PLUS EXECUTIVE RESIDENCY

PHOTOMETRIC

SI TE

SHEET TITLE

1/16" = 1'-0"

#6091
PROJECT NUMBER

JUNE 13, 2017
DATE

SHEET NUMBER



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: May 28, 2019

SUBJECT: MIS2019-005; Alternative Tree Mitigation Settlement Agreement

The applicant, John Delin of R. W. Ladera, LLC, is requesting an *Alternative Tree Mitigation Settlement Agreement* in conjunction with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree mitigation. Specifically, the applicant is requesting relief associated with the trees (*i.e. 699.5-caliper inches of trees*) that will be removed to construct an off-site, 12-inch sanitary sewer line that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that were associated with the construction of this sanitary sewer line. This approval brought the total mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan was submitted with the final plat application [*Case No. P2019-010*] indicating the need for the removal of an additional 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's approved mitigation plan calls for providing all 1,726.75-caliper inches on-site.

The applicant's proposal requests that the City Council consider one (1) of the two (2) following alternatives:

- 1. The City Council waive the 699.5-caliper inches associated with the offsite installation of the 12-inch sanitary sewer line; or,
- 2. The City Council consider reducing the tree mitigation balance associated with the off-site improvements by ½ the amount (i.e. 349.75-caliper inches). This balance would then be donated to the Parks Department to save the applicant the expense of planting and caring for the trees on-site.

If the City Council does not approve one (1) of the two (2) alternatives, the applicant has stated that they intend to provide the full balance to the Parks Department to be used in other areas of the City. According to Section 7, Alternative Tree Mitigation Settlement Agreement, of Article X, of the Unified Development Code (UDC), the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.

Attached to this memo is the applicant's letter requesting the alternatives and an exhibit indicating the tree's that will be required to be removed with the 12-inch sanitary sewer line. Should the Planning and Zoning Commission have any questions staff will be available at the <u>May 28, 2019</u> meeting.



4/16/2019 LM

Project Plan Review History

Project Number P2019-019

Lot 11, Block A, 205 Business Park

Type PLAT Subtype **FINAL**

P&Z HEARING Status

Owner RACK, PARTNERS LTD Applicant

MIKE SAMPLES

Applied Approved Closed

Expired Status

Zoning

4/25/2019 DG

Site Address

Subdivision

Project Name

City, State Zip

125 NATIONAL DR ROCKWALL, TX 75032

> Parcel No **General Plan** Tract Block Lot No

2-16 2-16 0128-0000-0002-16-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
ENGINEERING	Sarah Hager	4/16/2019	4/23/2019	4/18/2019	2	COMMENTS	
(4/18/2019 11:36 A Note 4 should read,	,	be responsible	for all maint	enance, repair,	, and recor	nstruction of all drainag	ge and detention systems in easements."
FIRE	Ariana Hargrove	4/16/2019	4/23/2019	4/22/2019	6	APPROVED	
GIS	Lance Singleton	4/16/2019	4/23/2019	4/18/2019	2	APPROVED	
PLANNING	David Gonzales	4/16/2019	4/23/2019	4/25/2019	9	COMMENTS	See comments

Consider a request by Mike Samples for the approval of a final plat for Lot11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

** Planning Department General Comments to be addressed:

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

- ** Planning Department General Comments to be addressed:
- 1. 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
- 2. Provide a label indicating "Case No. P2019-019" on the lower right corner on all pages of the revised final plat.
- 3. Correct Title Block to read as follows:

Final Plat

Lot 11, Block A, 205 Business Park Addition

being 1-Lot containg 1.50-acres or 65,338 SF

Identifed as Tract 2-15 of the J.R. Johnson Survey, Abstract 128

An Addition to the City of Rockwall, Rockwall County, Texas

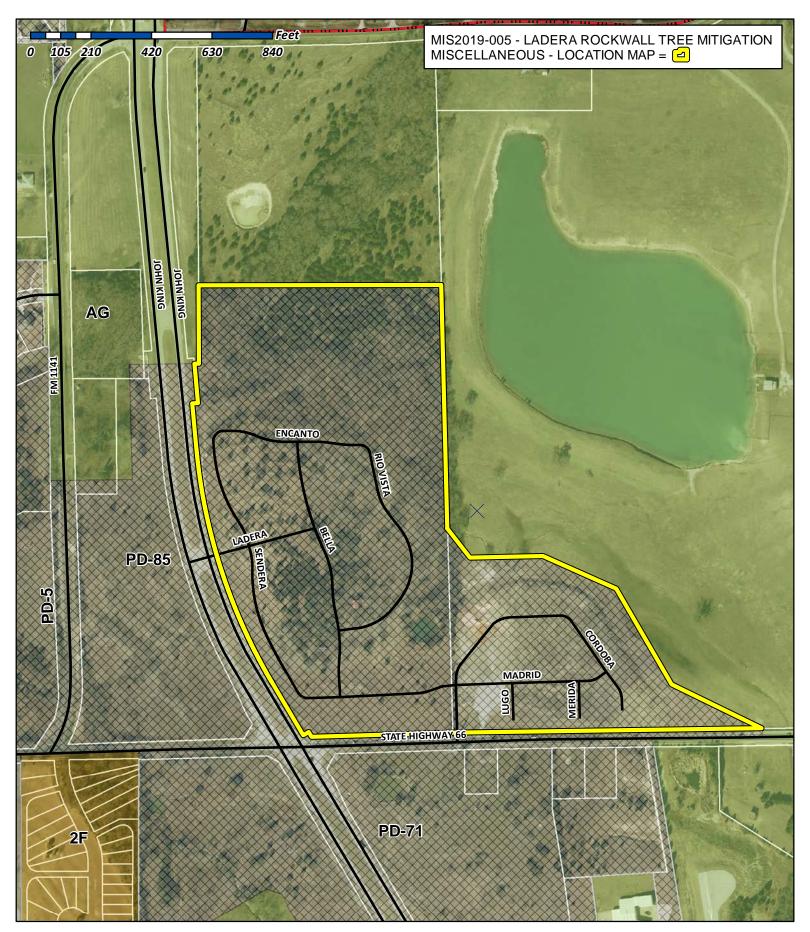
- ** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. **
- ** Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Consent Agenda: April 30, 2019 (Tuesday at 6:00 p.m.)

City Council - Consent Agenda: May 6, 2019 (Monday at 6:00 p.m.)

Project Reviews.rpt Page 2 of 2





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.



Gonzales, David

From: Miller, Ryan Sent:

Wednesday, April 17, 2019 11:51 AM

To: Gonzales, David

Subject: Fwd: Request for Hearing on Tree Mitigation

Importance: High

Follow up **Follow Up Flag:** Flag Status: Flagged

Attached is John Delin's request. I will prepare a caption this afternoon. Thanks.

Rvan C. Miller, AICP

Director of Planning and Zoning Planning and Zoning Department City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: John Delin < john@integritygroups.com>

Date: 4/17/19 10:16 AM (GMT-06:00)

To: "Miller, Ryan" < RMiller@rockwall.com> Subject: Request for Hearing on Tree Mitigation

Ryan,

Per our phone call earlier, we are submitting a request to have a hearing on the Tree Mitigation associated with our Ladera Rockwall project, only in reference to the Offsite Utilities portion of the project.

As you know we are installing \$500,000 for water & sewer expansion for the City which will feed future growth and unfortunately receive no Pro-rata return for this work. Additionally we are faced with almost 500 inches of tree mitigation for areas which there is considerable tree growth anyway. We would propose;

- 1. A waiver of the Mitigation in Total for the Offsite Utility portion of the project or,
- 2. Reduce by ½ the amount to be Mitigated and provide the balance as a donation to the City for its use, without us expensing the cost for labor for planting and care.
- 3. Provide the appropriate number of inches in a donation to the City for use in other areas, without us expensing the cost for labor for planting and care.

Let me know if we can get this on the agenda.

Best.

John Delin

817.252.4281 **D** 817.919.8111 **C** john@integritygroups.com

IntegrityGroups.com | LaderaTexas.com 361 W Byron Nelson Blvd Ste. 104, Roanoke, TX 76262 Main Office (817) 430-3318



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201 Country View Drive Roanoke, Texas 76262 940. 240. 1012 TBPE: 19762 TBPLS: 10194440 www.gacon.com www.mcadamsco.com



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: May 28, 2019

SUBJECT: MIS2019-006; Masonry Exception for 608 Christian Court

The applicant, Glenn Goodrich, is requesting an exception to the minimum masonry requirements stipulated by Section 3.01.A(1), *Materials and Masonry Composition*, of Article V, *District Development Standards*, of the Unified Development Code (UDC). The purpose of this request is to accommodate the construction of a 360 SF raised deck on the subject property at 608 Christian Court. The subject property is zoned Single Family 10 (SF-10) District, and is located adjacent to the entryway into the Northshore Subdivision. The proposed raised deck will be two (2) stories or 13-feet in total height, and be constructed of metal and *Trex Composite Board*. It will be situated 3½-feet from the rear property line and 3½-feet from the side yard property line, and will be partially screened by a six (6) foot vinyl fence. The second story of the proposed structure will be visible from both N. Lakeshore Drive and Stoneybrook Drive. On May 28, 2019, the Board of Adjustments approved the following variances to the proposed structure [*Case No. BOA-2019-5-V*]:

- (1) Reduce the side yard setback from 15-feet to 3½-feet.
- (2) Reduce the rear yard setback from 20-feet to 3½-feet.
- (3) Reduce the distance between buildings from six (6) feet to zero (0) feet to allow an existing accessory building to be contiguous to the proposed accessory building.
- (4) Increase the maximum size permitted for an accessory building from 225 SF to 360 SF.

Once the applicant received these variances from the Board of Adjustments, it was necessary to bring the case before the Planning and Zoning Commission for a masonry exception. According to Section 3.01, *General Residential District Standards*, of Article V, *District Development Standards*, "(a)ll buildings with a building footprint of 120 SF or greater that are over 10-feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20% Secondary Materials." A *Primary Material* is defined as stone, brick and/or cementitous materials, and a *Secondary Material* is defined as any material that is not a *Primary Material*. In this case, the applicant is requesting an exception to use 100% secondary materials. The UDC grants the Planning and Zoning Commission the discretion to approve exceptions to the material requirements on a case-by-case basis upon the submission of material samples and building elevations. In approving an exception, the Planning and Zoning Commission is asked to review the applicant's justification for the request, and the "...unique or extraordinary condition that exist and/or the undue hardship created by strict adherence to the technical requirements." In this case, there does not appear to be a hardship preventing the applicant from meeting the requirements; however, this request is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions staff will be available at the *May 28, 2019* meeting.



LM

5/14/2019

Project Plan Review History

Project Number Project Name

MIS2019-006

608 Christan Court **MISCELLANEOUS**

Type Subtype

Status Staff Review

Owner **Applicant** GOODRICH, GLENN W JR & KELLYE JAYE

GLENN GOODRICH

Applied Approved

Closed **Expired** Status

Site Address

City, State Zip

608 CHRISTAN CT

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

General Plan

4576-000I-0001-00-0R **NORTHSHORE PH 2A** 1 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019	COMMENTS	_
ENGINEERING (5/21/2019 7:52 AN	•		5/28/2019		COMMENTS	See Comment
Need a site plan to see where this is going to be built before we can review						
PLANNING	David Gonzales	5/23/2019	5/30/2019	5/23/2019	COMMENTS	See comments

Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.

1. Request requires approval by the Planning and Zoning Commission for an exception to the material requirements of the UDC as outlined in staff's report.

Scheduled Meeting Dates to Attend:

Planning - Action Item: May 28, 2019 (Tuesday at 6:00p.m.)





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.



ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS

ORDER NO. BOA 2019-6-V

WHEREAS, the Board of Adjustment held a public hearing on the 9th day of May, 2019. To consider the application of Glenn Goodrich for the approval of a variance from the Residential Single Family 10 (SF10) zoning to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360 sq. ft. mezzanine.

WHEREAS, the applicant requested a variance from the said zoning which requires zoning to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:

<u>Section 1.</u> That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to reduce the required side set back from 15ft. to 3ft., to reduce the rear set back from 20 ft. to 3.5ft., to allow the accessory structure to exceed maximum square footage from 225 ft. to 360 ft., and reduce the minimum required separation between accessory structures from 6ft. to zero. The legal description known as Northshore PH 2B, Block1, Lot 1, addressed as 608 Christan Ct., in order to construct a 360sq. ft. mezzanine.

<u>Section 3.</u> That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

<u>Section 4.</u> That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 9th day of May, 2019.

ATTEST:

V)

APPROVED:

Chairman

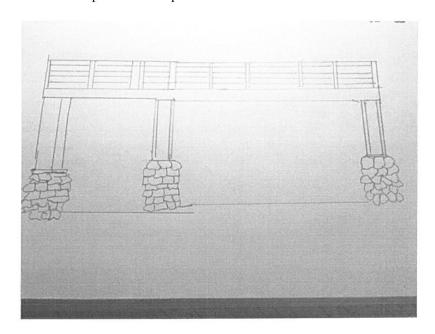
I am building a mezzanine, as pictured in the attached pics. It will be similarly clad to the red stone in my backyard with Trex decking and railing. My property has an extreme elevation change from my front yard to my back yard. The elevation changes almost 14 ft, this deck is going to be built into the hill. The metal beam work is to support this.

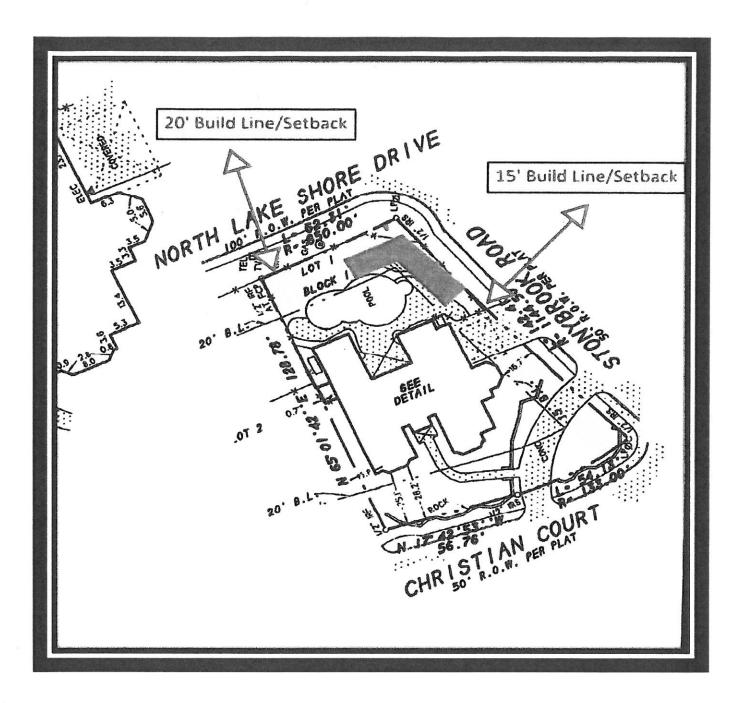
It will be clad in rock and stone to match the yard / house. The metal structure is to ensure safety. All steps are OSHA compliant, per attached engineered drawings.

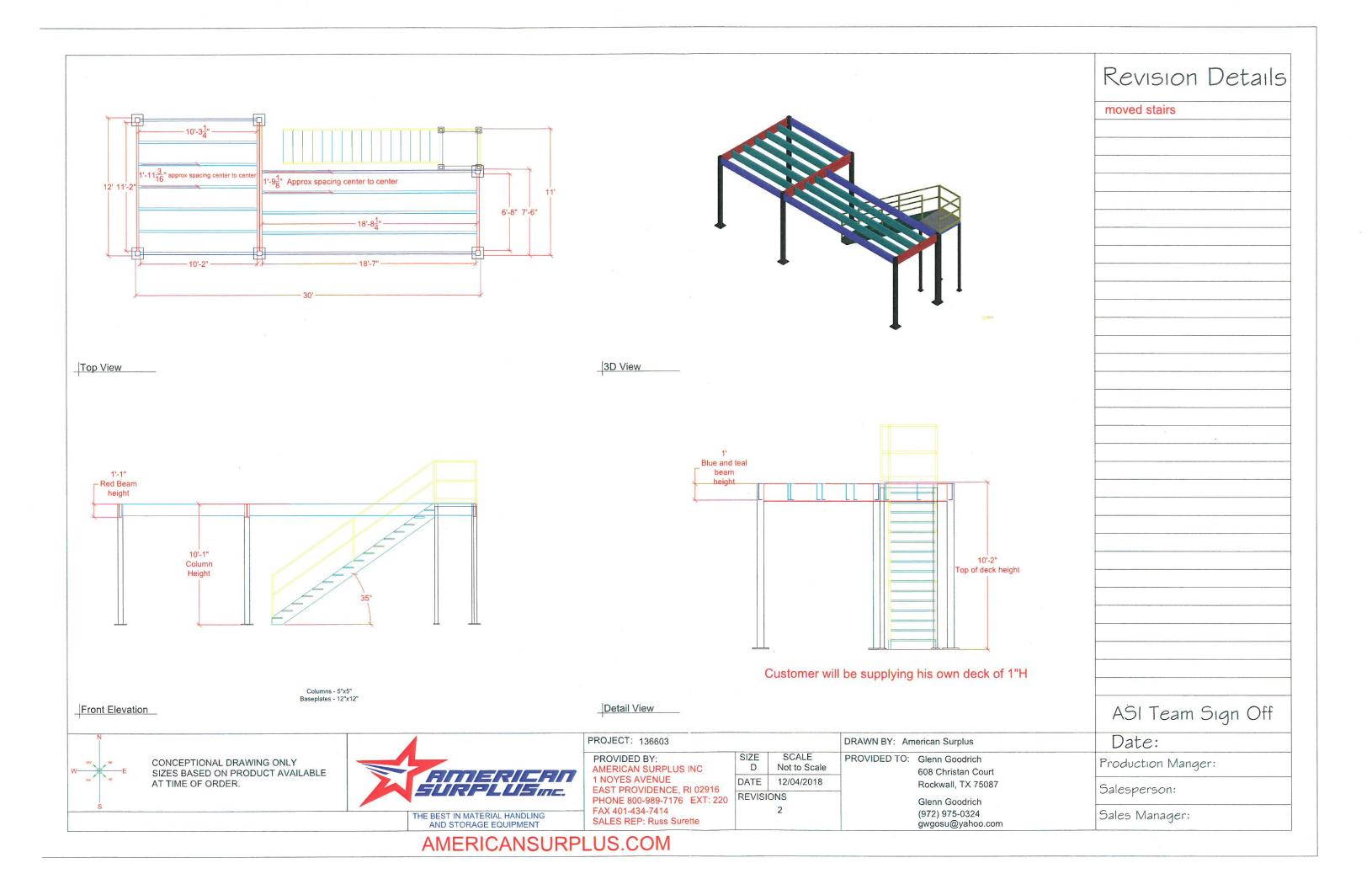
Railing is representative – It will be minimal sight reduction, our current thinking is just like the railing at the 66 bridge.

All exposed wood / metal would be painted white. Rock will be similar to the existing stone in my back yard.

Height of the stone in the picture is representative.









LM

5/17/2019

Project Plan Review History

Project Number Z2019-012

Project Name 961 Clem Road (AG to SF-1)

Type ZONING
Subtype REZONE
Status Staff Review

Owner ROBERSON,
Applicant MICHAEL JO

ROBERSON, COREY WAYNE MICHAEL JOYCE PROPERTIES

Applied
Approved
Closed
Expired
Status

Site Address 961 CLEM RD City, State Zip

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

General Plan

GCIIC

8 0072-0000-0008-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks	
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019	APPROVED		
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7 APPROVED	Comments	

(5/24/2019 11:19 AM SH)

- 4% Engineering Fees.
- Impact fees.
- Must be on septic systems. (will require council approval)
- Check if on Mt. Zion Water service list.
- Must complete 2nd hydrostatic test, and 1st bacteria tests.
- Must loop water on site.
- Clem Road must have 61' ROW, 41' back to back, and this project must construct 24'.
- FM 3549/ Stodgehill is to be 120' ROW, must dedicate 60' form the centerline.
- Wetlands / WOTUS study for the pond to be removed.
- May need detention if the culvert under Clem does note have capacity for the storms. Unit hydrograph method will be needed for detention more than 20 acres.
- Must show all existing and proposed utilities.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Must meet all City Standards of Design and Construction

- Also update bullet 13 in the design standards to use the October 2014 standards of design.

FIRE	Ariana Hargrove	5/17/2019 5/24/2019 5/23/2019	6 APPROVED		
PLANNING	Korey Brooks	5/17/2019 5/24/2019 5/23/2019	6 COMMENTS	Comments	

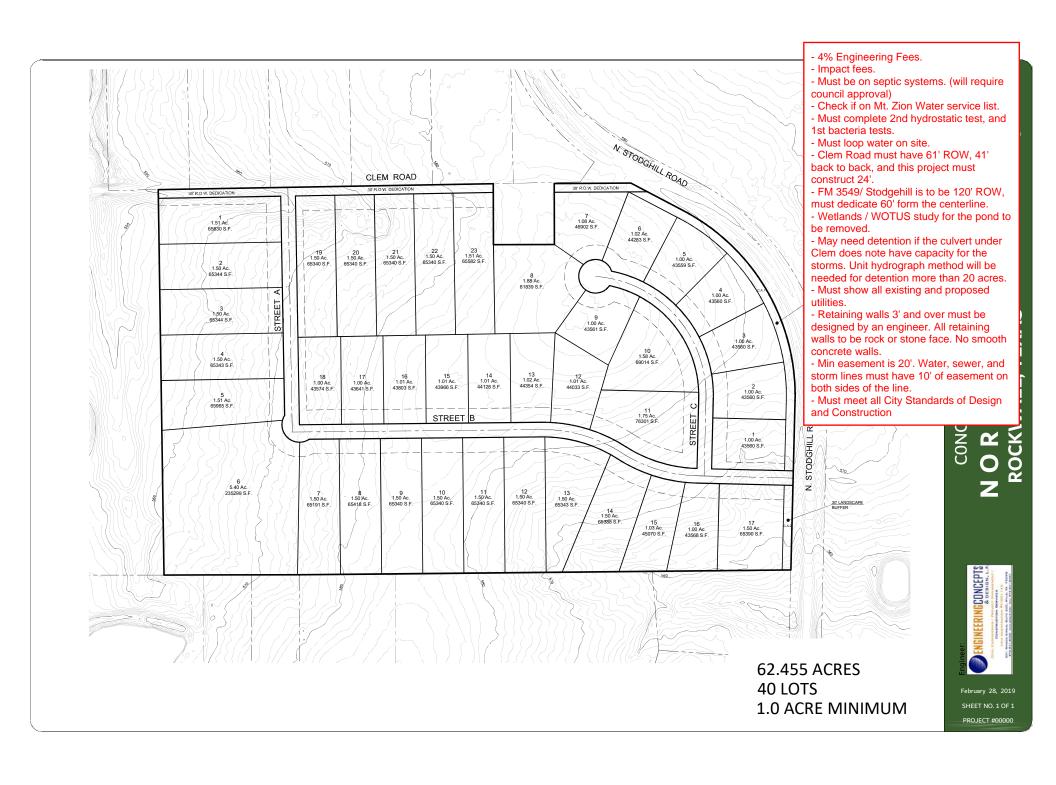
Z2019-012 Zoning Change (AG to PD)

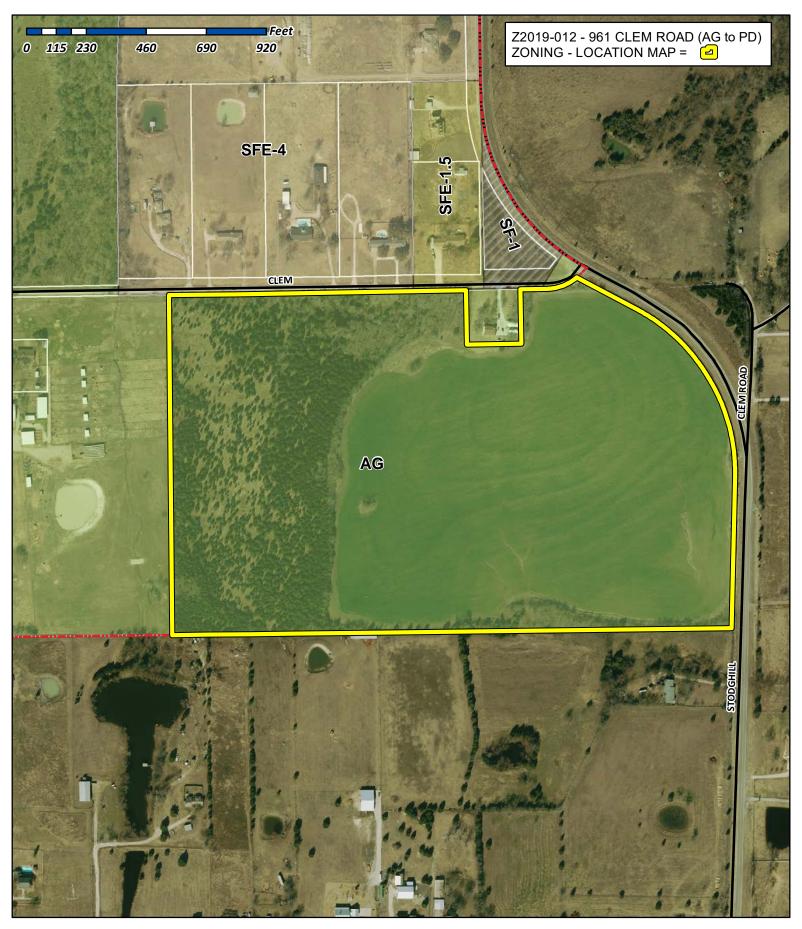
Please address the following comments (M= Mandatory Comments; I = Informational Comments).

- I.1 This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road.
- I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

 M.3 For reference, include the case number (Z2019-012) in the lower right hand corner of all pages on future submittals.
- M.4 Please review the draft ordinance prior to meeting on May 28, 2019.
- M.5 Please provide staff with the new survey and legal description once it is completed. In addition, the Clem Road will need to adjusted to show dedication and fill width of road.
- I.6 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 by June 4. The Planning and Zoning Worksession for this case is May 28, 2019. The Planning and Zoning Meeting for this case is June 11, 2019.
- 1.7 The projected City Council meeting dates are June 17, 2019 and July 1, 2019. A representative is required to attend all meetings.

Project Reviews.rpt Page 2 of 2

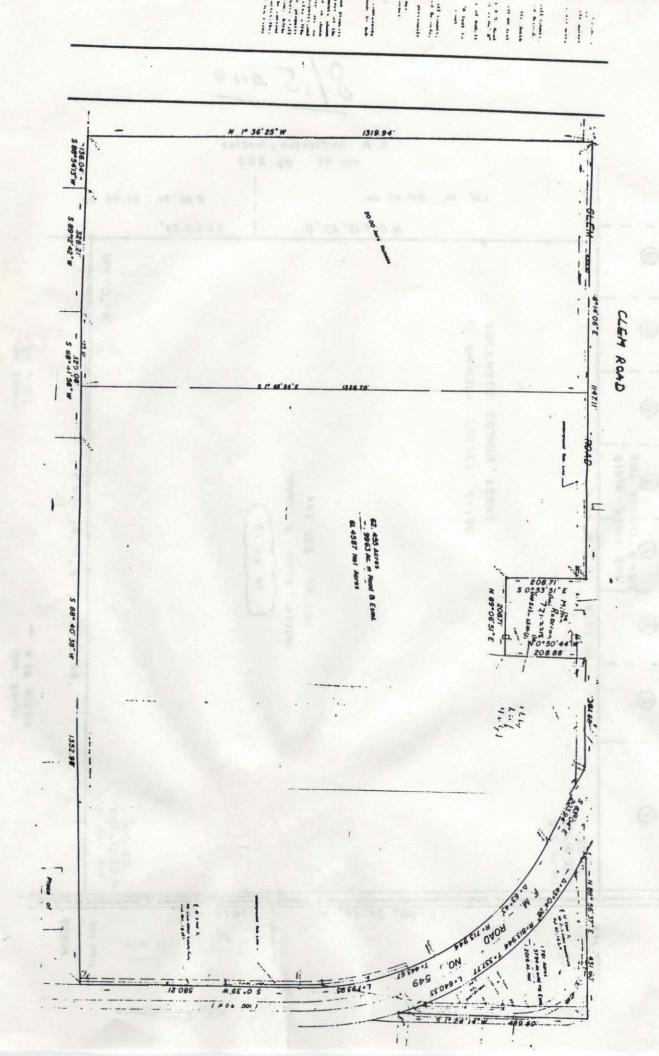


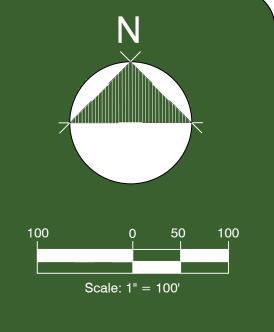




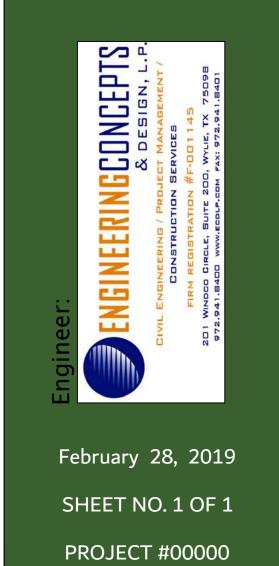
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



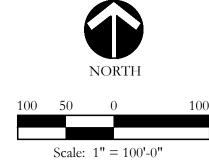




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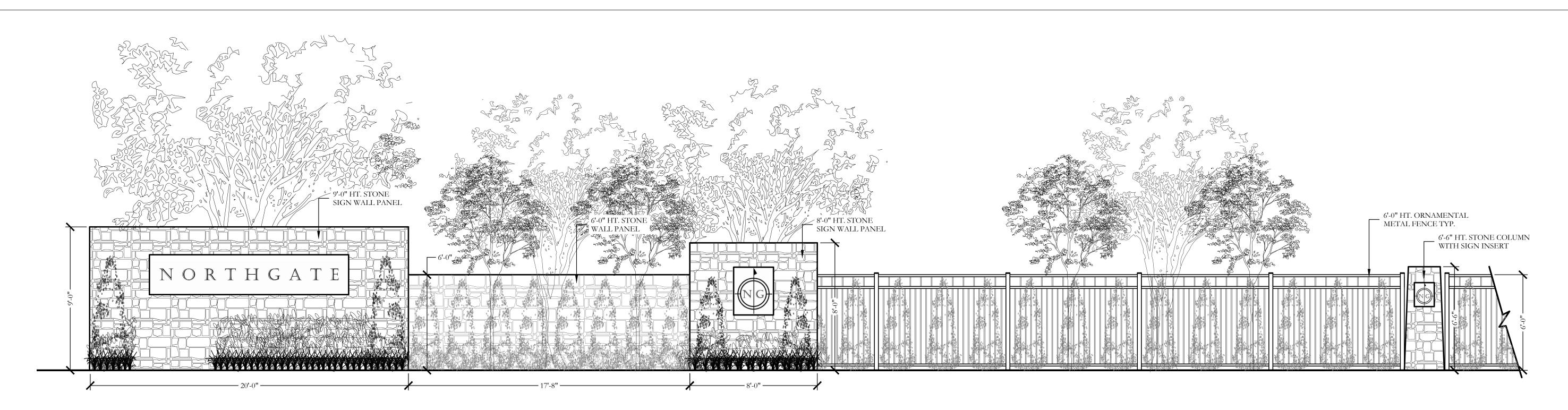






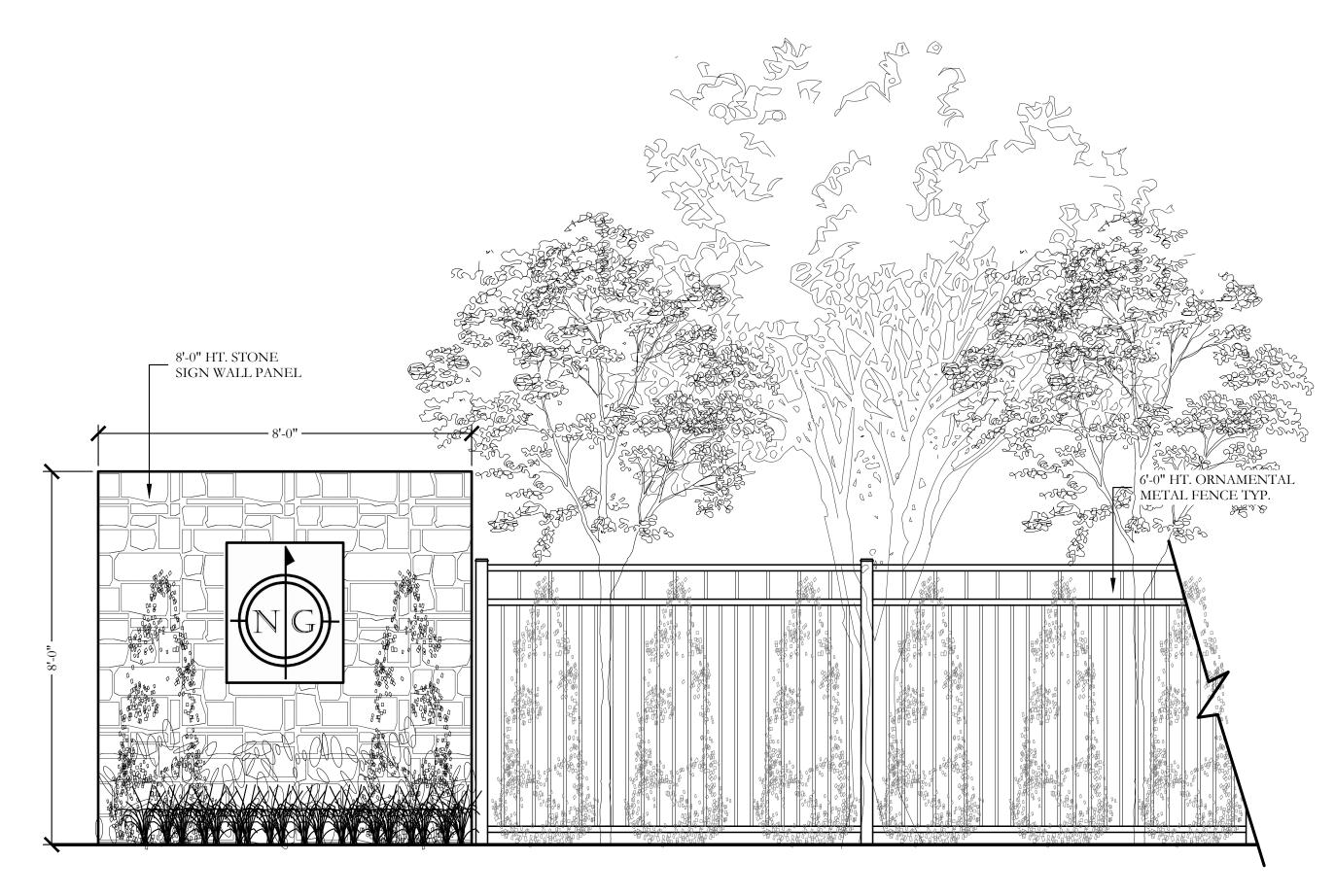






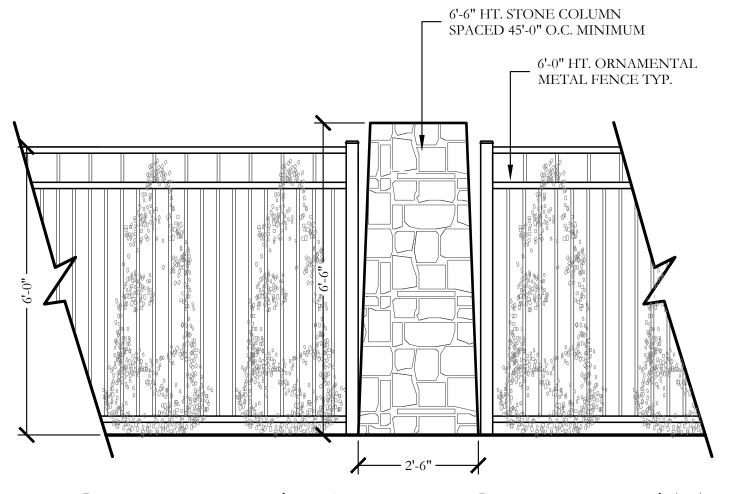
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas



Development Standards.

- 1. Permitted Uses. Unless specially provided by the Planned Development ordinance, only those uses permitted within the Single Family Rural Estate 1.5 and Single Family 1 (SF-1) District, as stipulated by the Permissible Use Charts contained in Article IV, 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 the Exhibit "B" and the 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 (%)
Α	120' x 200'	43,560	17	43%
В	130' x 400'	65,340	22	56%

3. Density and Dimension Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the SF – RE 1.5 and SF – 1, as speciated by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed .75 dwelling units per gross acre of land; however, in no case should the proposed development exceed 41 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements:

Minimum Lot Width (1)	120′
Minimum Lot Depth	200'
Minimum Front Yard Setback (2) & (5)	70′
Minimum Side Yard Setback	25′
Minimum Side yard Setback (Adjacent to a Street) (2) & (5)	30′
Minimum Length of Driveway Pavement	70′
Maximum Height ⁽³⁾	38′
Minimum Rear Yard Setback	50′
Minimum Area / Dwelling unit (SF)	2500 SF
Maximum Lot Coverage	20%
Permitted Encroachment into Required Setbacks (5)	Allowed

General Notes:

- 1. The minimum lot width shall be measured at the Front Yard Building Set Back.
- 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 (which ever is grater) of the single-family home
- 4. As measured from the rear yard property line
- Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for an property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (Adjacent to a street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15 feet in width that has glass on at least 50% of each of the encroaching faces].
- 4. Building Standards. All development shall adhere to the following building standards:
 - (a) Masonry Requirement. The minimum masonry requirement for the exterior facades of all buildings shall be 75%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiber board horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and stucco may be used for up to 50% of the masonry requirement.
 - (b) Roof Pitch. A minimum of an 4:12 roof pitch is required on all structures.
 - (c) Garage Orientation. Garages may be orientated in a traditional swing (or j-swing) configuration, side entry or front facing configuration with a minimum setback of 70' (i.e. allowing the garage to be flush with the front façade of the primary structure). All garage configurations that are not front entry shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code.
- 5. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, material and color of the primary structure on the same lot and meet the following standards:
 - a. Wrought Iron / Tubular Steel / Pipe Rail. All lots shall utilize fencing materials that shall be open in nature and not exceed 6 feet in height. Fences that extend beyond the front building line of any structure shall be required to be pipe rail or similar. No chain link or wooden fencing shall be allowed.
- 6. Landscape and Hardscape Standards.
 - (1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy / Shade trees planed 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. The following tree species are approved for planting with this subdivision:

- a. Canopy / Shade Trees. Bald Cyprus, Cedar elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, Pecan, Live Oak, and Burr Oak.
- Accent / Ornamental / Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow
- (2) Landscape Buffers. All landscape buffers and planting located within the buffers shall be maintained by the Homeowner's Association (HOA)
 - a. Landscape Buffer and Sidewalks (FM 3549). A minimum of 30-foot landscape buffer shall be provided along the frontage of FM 3549 and shall incorporate ground cover, a built-up Berm and/or shrubbery or a combination thereof 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 tree and four (4) accent trees shall be planted per 100 feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM 3549.
- (3) Street Scape Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by section 6(1) of this ordinance in the following sizes and proportions:
 - (i) Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots.
 - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.
 - (iii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.

Note: For the purposes of this section only [i.e. Section 6(3) the term "front yard" includes the area within the front yard setback immediately adjoining the front yard of the lot. The Term "required lot" includes the lots 8-17 Along the southern edge of Street B and Lots 1-16 on the Northern edge of Street "B".

- (4) 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.
- (5) Hardscape. Hardscape plans indicating the location of all sidewalks and tails shall be reviewed and approved with the PD Site Plan.
- 7. Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.

- 8. 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.
- 9. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way and be five (5) feet in overall width.
- 10. Buried Utilities. New distribution powerlines 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. New transmission powerline, or distribution lines, of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Subject Property. The Developer shall not be required to re-locate existing overhead powerlines along the perimeter of the Subject Property. Temporary powerlines 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 homes and the property line.
- 11. Open Space. The development will not be required to have open space. A landscape buffer provided along FM 3549 with 5' trail shall satisfy any open space requirements. Additionally, the developer shall construct a pro-rated section of roadway improvements along Clem Road. A 30' landscape buffer shall be provided for any lots that back up to Clem Road and developer shall be required to construct city sidewalk in the buffer. Planting requirements shall be the same as section (2)a. There shall be no berm requirement along Clem Road.
- 12. Neighborhood Signage. Permanent subdivisions 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.
- 13. Drainage Standards. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter low through intersection as outlined in the City of Rockwall's Standards of Design and Construction (approved in August 2003 and updated in October 2007). The proposed drainage areas, flow patterns and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a Conceptual Drainage Plan, which shall be submitted with the Civil Plans at the time of Engineering submittal. The conceptual Drainage plan shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

- 14. Onsite Waste Water Facilities. All lots shall be serviced by Onsite Waste Water Facilities and shall be permitted through the Texas Commission on Environmental Quality (TCEQ) and in accordance with the requirements set forth by the TCEQ.
- 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 fo Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.



5/17/2019 LM

Project Plan Review History

Project Number Z2019-013

Project Name PD Development Plan for PD-32

ZONING Type Subtype PD

Status Staff Review Owner 101 HUBBARD DR LLC

Applicant STROHMEYER ARCHITECTS INC **Approved** Closed **Expired** Status

Applied

City, State Zip **Site Address**

SUNSET RIDGE DR ROCKWALL, TX 75032 Zoning

Subdivision **Block Parcel No General Plan** Tract Lot No

SHORELINE PLAZA ADDITION 1 В 1 3812-000B-0001-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/21/2019	APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6 APPROVED	
(5/23/2019 4·27 PN	л SH)					

- The following is for your information for the site plan and engineering review.
- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9' and parallel spaces to be 22'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- May lose some ROW with IH 30 project.
- Storm Pro-rata = \$7226.59/acre.
- Infrastructure study may be required.
- Must meet all City Standards of Design and Construction.

	211 Olt 7 Ottalia al al 2 0 2 0 0 0 11				
FIRE	Ariana Hargrove	5/17/2019 5/24/2019 5/23/2019	6 APPROVED		
PLANNING	Ryan Miller	5/17/2019 5/24/2019 5/24/2019	7 APPROVED	See Comments	

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks

Z2019-013; PD Development Plan for PD-32 (Harbor Heights Retail/Restaurants Pad Sites)

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

I.1 This is a request for the approval of a PD Development Plan within Planned Development District32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at(972) 772-6441 or email rcmiller@rockwall.com.

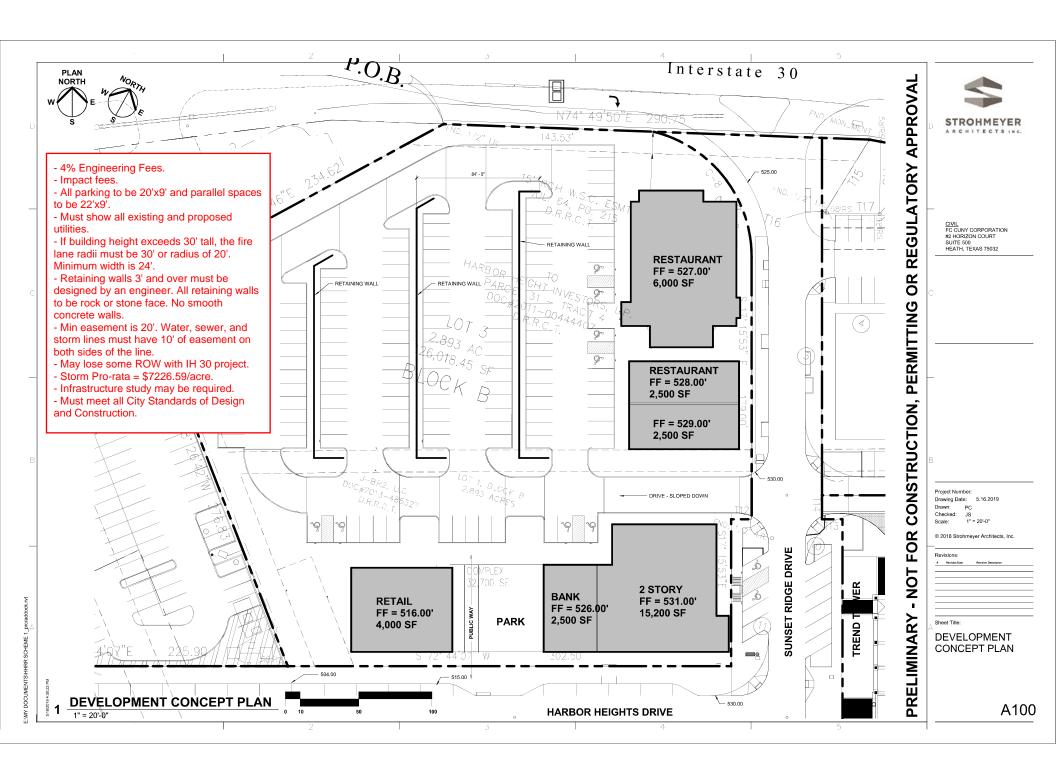
M.3 For reference, include the case number (Z2019-013) in the lower right-hand corner of all pages on future submittals.

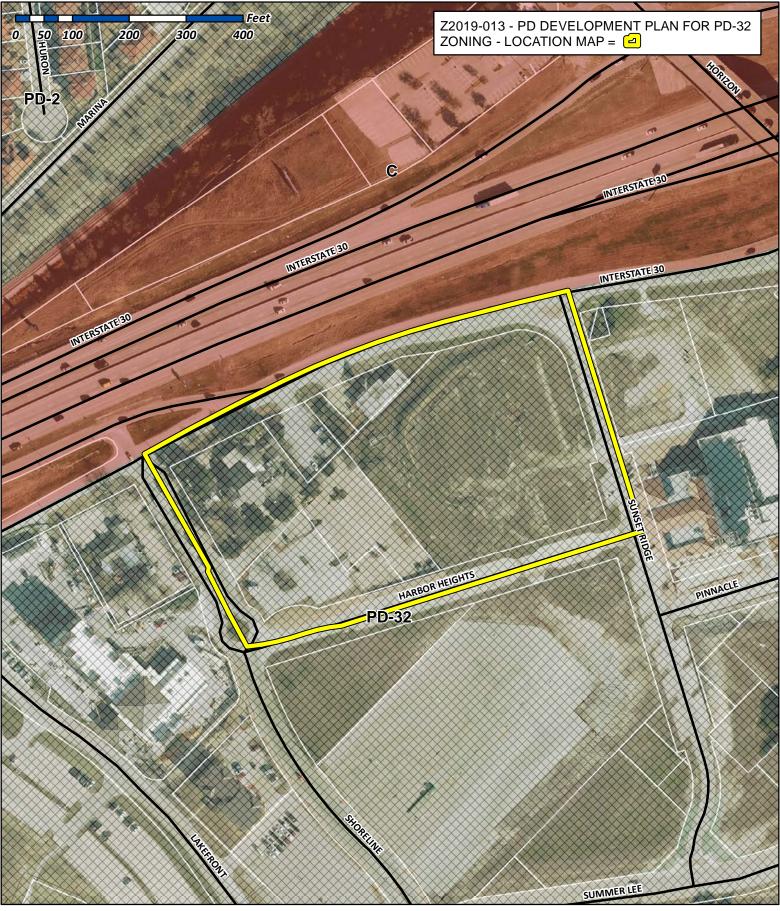
- M.4 Please dimension the site plan and show conformance to the following requirements for building placement
- 1) Build-to-Line from ROW:
- a. Sunset Ridge Drive: 8-Feet
- b. Sunset Ridge Drive (South of Proposed Entryway): 8-Feet (45% of Façade)
- c. Harbor Heights Drive: 4-Feet (45% of Façade)

NOTE: The remaining façade must be no less than two (2) feet and no more than 12-feet from the build-to-line.

- 2) Setback from ROW:
- a. IH-30: 250-Feet
- b. Sunset Ridge Drive: 5-Feet
- c. Harbor Heights Drive: 5-Feet
- M.5 Please indicate the percentage of building frontage along Harbor Heights Drive The minimum required is 85%.
- M.6 Please indicate the distance between the surface parking lots from the right-of-way line. The minimums are as follows:
- 1) IH-30: 20-Feet
- 2) Sunset Ridge Drive: 10-Feet
- 3) Harbor Heights Drive: 10-Feet
- M.7 Please indicate the two (2) required pedestrian ways along Harbor Heights Drive
- I.8 The are adjacent to the park could incorporate a seat wall along Harbor Heights Drive which would help off-set any deviations from the build-to-line requirements and continuous façade requirements.
- M.9 Based on the site plan approval for the original case and the requirements of Planned Development District32 (PD-32), irrigated pots with landscaping should be incorporated adjacent to the buildings along Harbor Heights Drive.
- M10 All buildings will need to incorporate dual entryways facing both IH30, Harbor Heights Drive and Sunset Ridge Drive,
- M.11 Please review the attached draft ordinance prior to the May28, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by May7, 2019.
- 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 May 7, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 11, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on May 28, 2019.
- I.13 The projected City Council meeting dates for this case will be June 17, 2019 [1st Reading] & July 1, 2019 [2nd Reading].

Project Reviews.rpt Page 2 of 2







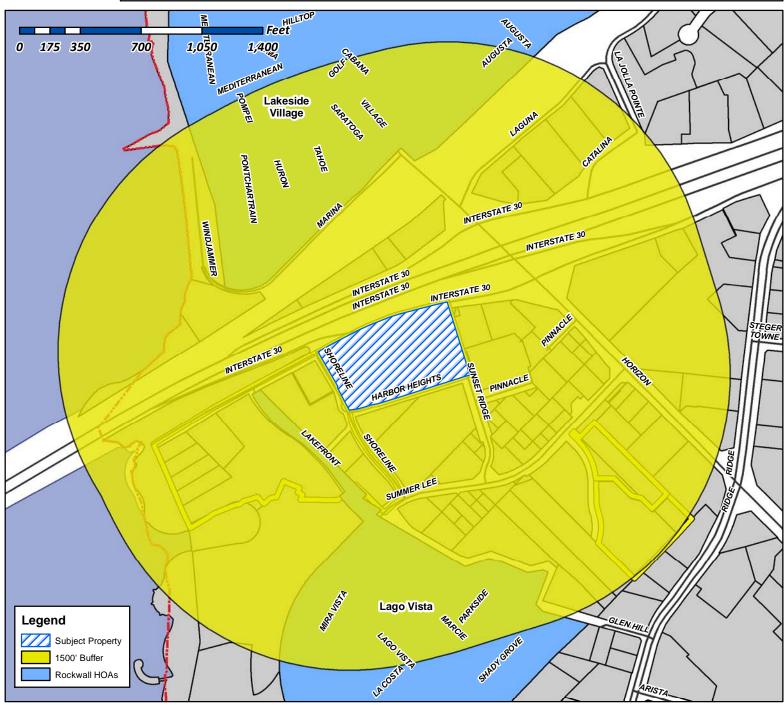
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Planning & Zoning 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: Z2019-013

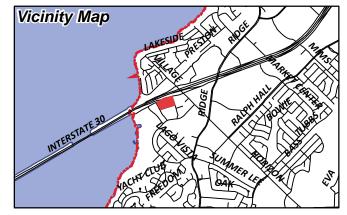
Case Name: PD Development Plan for PD-32

Case Type: Zoning Zoning: PD-32

Case Address: Sunset Ridge Dr

Date Created: 5/21/2019

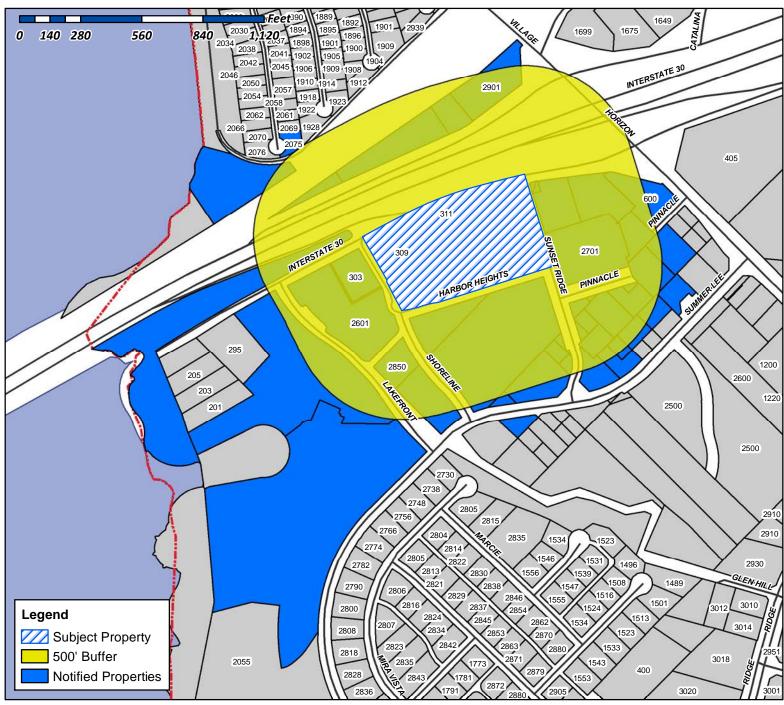
For Questions on this Case Call (972) 771-7745





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: Z2019-013

Case Name: PD Development Plan for PD-32

Case Type: Zoning Zoning: PD-32

Case Address: Sunset Ridge Dr

Date Created: 5/20/2019

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



ANDERSON ALLEN D ETUX 1208 S LAKESHORE DR ROCKWALL, TX 75087 CN ROCKWALL INVESTORS LLC 12720 HILLCREST ROAD SUITE 650 DALLAS, TX 75230 TRITON I-30 ROCKWALL LLC 1845 WOODALL ROGERS FREEWAY, SUITE 1100 DALLAS, TX 75201

MANDARI JEMA 2075 PONTCHARTRAIN DR ROCKWALL, TX 75087 WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

CURRENT RESIDENT
2601 LAKEFRONT TR SUITE 401
ROCKWALL, TX 75032

101 HUBBARD DR LLC 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 HARBOR HEIGHTS INVESTORS LP 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 LAKEFRONT TRAIL ROCKWALL HOTEL LP c/o OLDHJAM GOODWIN GROUP LLC 2800 S. TEXAS AVE. SUITE 401 BRYAN, TX 77802

LAKE FRONT TRAIL LP 2850 SHORELINE TR SUITE 200 ROCKWALL, TX 75032 CURRENT RESIDENT 2901 VILLAGE DR ROCKWALL, TX 75032 CURRENT RESIDENT 303 E I30 ROCKWALL, TX 75087

CURRENT RESIDENT 309 E 130 ROCKWALL, TX 75087 CURRENT RESIDENT 311 E I30 ROCKWALL, TX 75087 FAULKNER INVESTMENT CO. LTD 3401 MAIN ST ROWLETT, TX 75088

LAKESIDE VILLAGE HOMEOWNERS 4100 VILLAGE DR ROCKWALL, TX 75087 BRIDGE VALHALLA INC 519 E I 30 #157 ROCKWALL, TX 75087 ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206 CURRENT RESIDENT 600 HORIZON DR SUITE 650 ROCKWALL, TX 75032 CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189

PA HARBOR RETAIL LLC 8222 DOUGLAS AVENUE SUITE 390 DALLAS, TX 75201 CLEMENTS BOB L PO BOX 1850 MCKINNEY, TX 75070 CULPEPPER/SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP PO BOX 818 TERRELL, TX 75160

CITY OF ROCKWALL

ORDINANCE NO. 14-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 10-21 OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 10-21* of Planned Development District 32 (PD-32) and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 10-21] and 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 Planned Development District 32 (PD-32) [Ordinance No. 10-21] and the Unified Development Code [Ordinance No. 04-38], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the PD Development 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*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the Concept Building Elevations, 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*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 10-21*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:

- 1) Development of this property shall generally conform to the *PD Development Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) Development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) All buildings shall be developed with consideration to the pedestrian access adjacent to Harbor Heights Drive. Additionally, the design of the buildings shall include four (4) sided architecture that creates a dual entry appearance, with buildings fronting on to IH-30 and Harbor Heights Drive;
- 4) Building façades must be situated no greater than 27-feet from the build-to-line adjacent to Harbor Heights Drive;
- 5) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32);
- 6) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance;
- All buildings throughout the development shall be constructed with a consistent design scheme, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan;
- 8) Prior to the issuance of a Building Permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
- 9) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

The state of the s

THIS THE 17TH DAY OF NOVEMBER, 2014.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 11/03/2014

2nd Reading: 11/17/2014

Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)

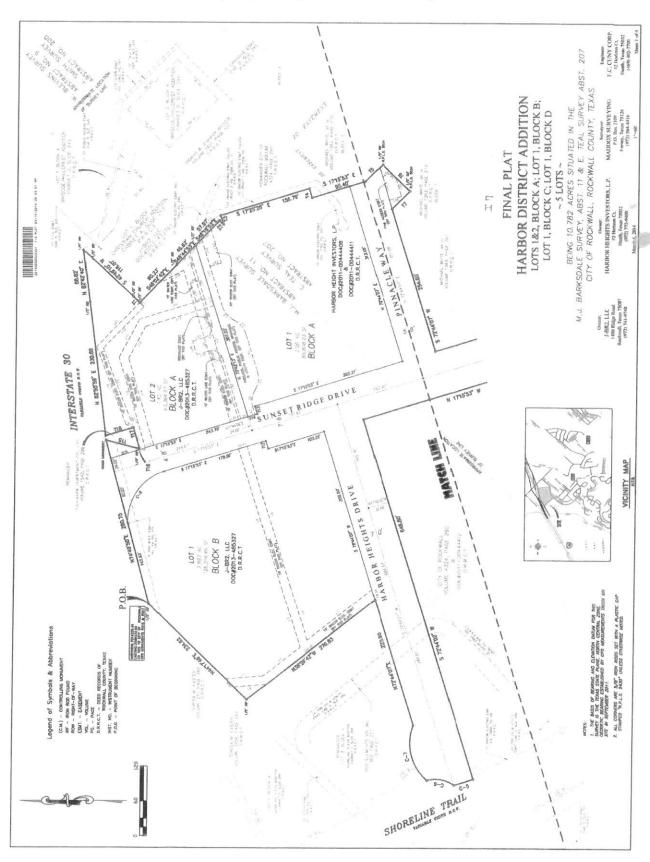


Exhibit 'B': PD Development Plan

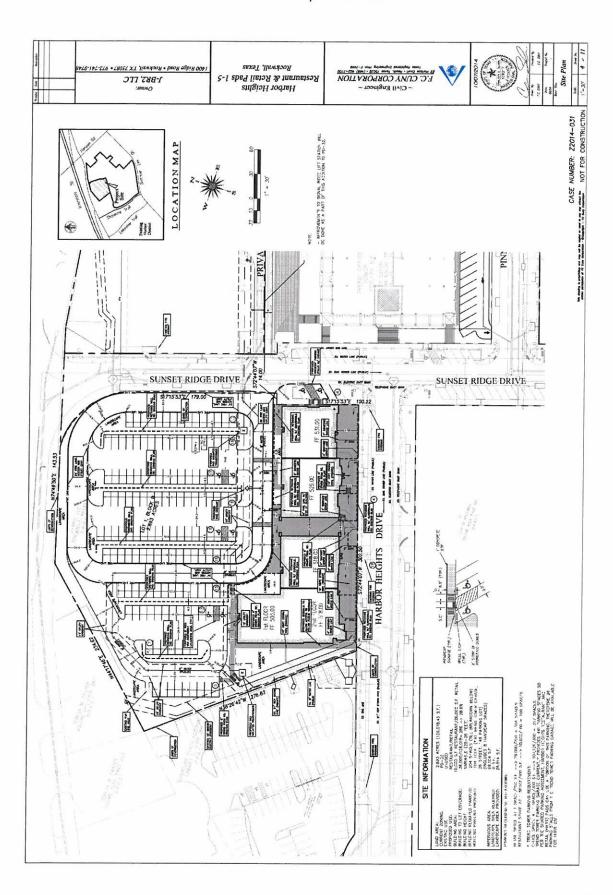
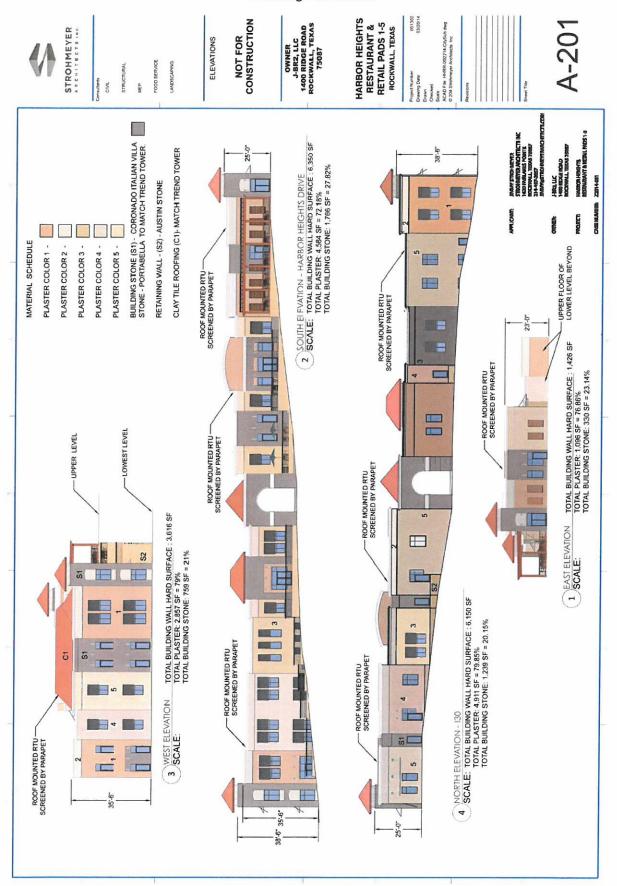
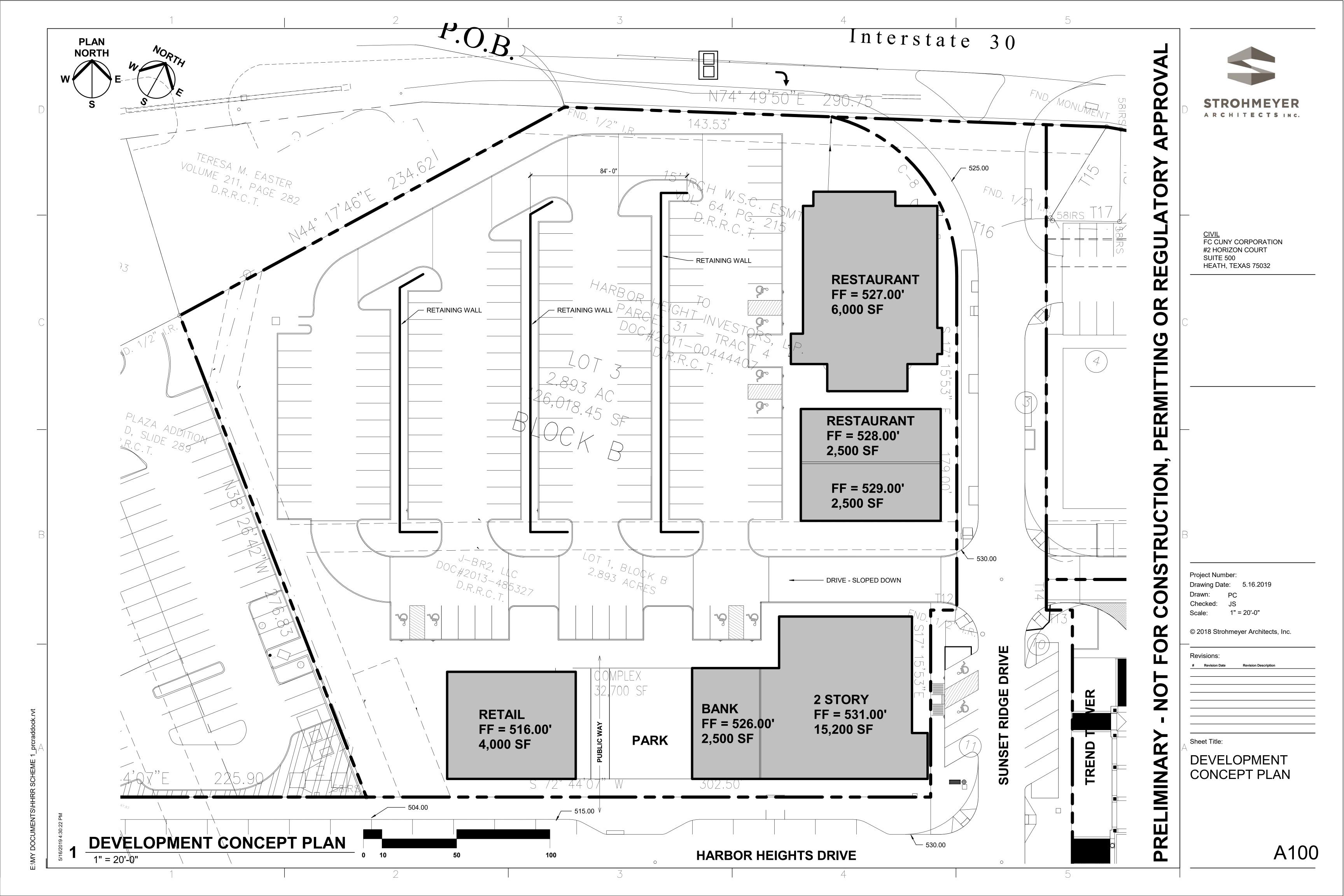


Exhibit 'C': Building Elevations





CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 14-51 & 17-22 OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR RETAIL/RESTAURANT PAD SITES ON A 2.893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for an amendment to *Ordinance No. 14-51* of Planned Development District 32 (PD-32) [*Ordinance No. 14-51*] and the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing a PD Development Plan for retail/restaurant pad sites within the *Hillside Subdistrict*, on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No.'s 14-51 & 17-22] and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-51*;

SECTION 2. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 04-38*], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the PD Development 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*; and,

- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 04-38*], and in compliance with the following conditions and requirements:
 - 1) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance:
 - 2) All buildings shall be developed with consideration to the pedestrian access easements/pedestrian ways perpendicular to Harbor Heights Drive, and a seat wall shall be incorporated into the area identified as *Park* in the *Concept Plan* depicted in *Exhibit* 'B'. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
 - 3) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
 - 4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended]:
 - 5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance;
 - 6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates a dual entry appearance, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*;
 - 7) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
 - 8) The proposed uses for this development shall be required to demonstrate that they have access to a sufficient number of parking spaces within the development itself to support the use.

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Ordinance No. 19-XX; PD-XX

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF JULY, 2019.

ATTEST:	Jim Pruitt, Mayor	R
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <u>June 17, 2019</u>		V
2 nd Reading: July 1, 2019	\	

Exhibit 'A':
Legal Description
(Lot 1, Block B, Harbor District Addition)

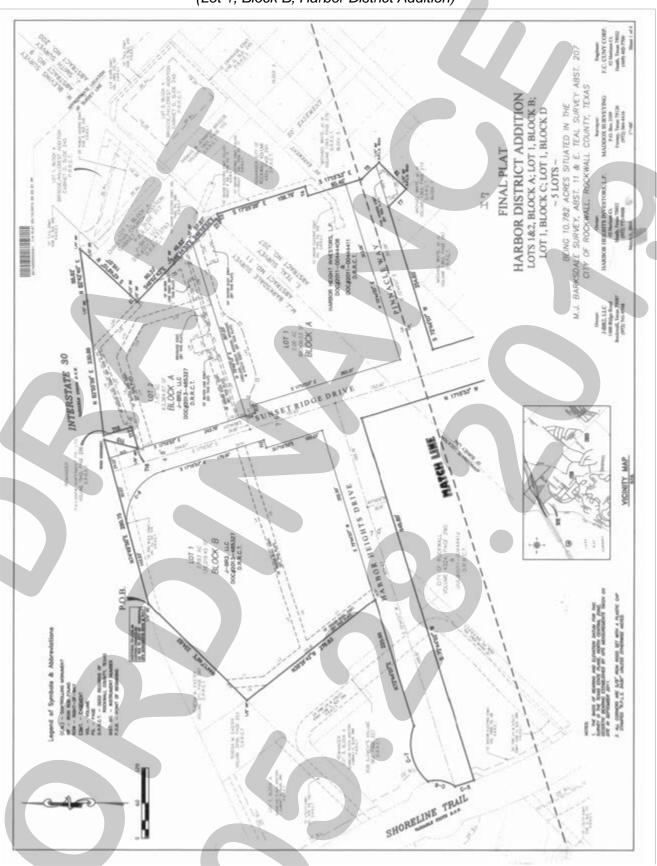
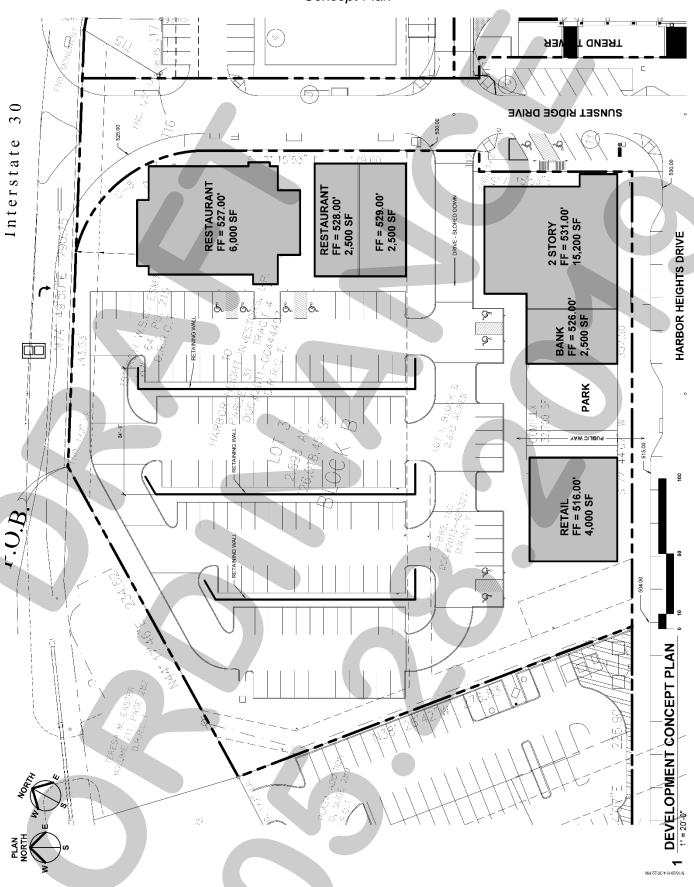


Exhibit 'B': Concept Plan



City of Rockwall



5/13/2019 LM

Applied

Closed Expired

Status

Approved

Project Plan Review History

Project Number Project Name SP2019-013

Freestanding Commercial Antenna

Type SITE PLAN

Subtype

Status Staff Review

Site Address City, State Zip

991 W YELLOW JACKET LN ROCKWALL, TX 75087 Zoning

Subdivision Tract Block Lot No Parcel No General Plan

Owner

Applicant

11 11 0065-0000-0011-00-0R

CITY, OF ROCKWALL

BAUMAN CONSULTANTS FOR ECO-SITE

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	5/13/2019	5/20/2019	5/21/2019	8	APPROVED	
ENGINEERING (5/24/2019 11:07 A - How is water getti	Sarah Hager M SH) ng to the site for irrigatio	5/13/2019 on?	5/20/2019	5/24/2019	11	COMMENTS	
- Impact fees will ap	oply for any new taps. tion area or add in a note						
FIRE	Ariana Hargrove	5/13/2019	5/20/2019	5/23/2019	10	APPROVED	
GIS (5/22/2019 12:09 P Address will be:	Lance Singleton M LS)	5/13/2019	5/20/2019	5/22/2019	9	APPROVED	See comment
991 W YELLOW JAC	KET LN, ROCKWALL, TX 7	5087					
Parks Department	Andy Hesser	5/23/2019	5/30/2019				
PLANNING	David Gonzales	5/13/2019	5/20/2019	5/23/2019	10	COMMENTS	See comments

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a Freestanding Commercial Antenna on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as Yellow Jacket Park, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

- ** Planning Department General Comments & Requirements to address/acknowledge:
- 1. Adherence to the requirements of the SUP [Ordinance No. 18-49, SUP S-198], the Unified Development Code (UDC), and the Planning, Building Inspections, Engineering and Fire Department standards shall be required
- 2. Submittal and approval of a Civil Engineering Plans and a Building Permit are required
- 3. Label all revised site plan documents with "Case No. SP2019-013" at the lower right corner of each plan.
- 4. Parking lot to be constructed prior to the installation of the communications tower per the SUP Ordinance
- ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:

- 1. Provide adjacent property owner infomation on site plan
- 2. Delineate and label 24-ft firelane easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for site).
- 3. Use a lighter scale line drawings to better depict site plan elements (i.e. lines are too heavy) on overall site plan.
- 4. Provide more detail on site plan (i.e. parking area measurements, easement lines, landscape buffers, etc.).
- 5. Remove lable on site plan indicating the removal of existing trees No trees are to be removed without first obtaining a permit through the Parks and Recreations Department.
- 6. Provide an enlarged site plan for the parking lot area to be constructed

Landscape Plan:

- 1. Indicate wrought iron fence as a minimum8-ft in height.
- 2. Nelly R Stevens are to be a minimum of 4-ft in height when planted 12 to 24 inches will not be acceptable, does not provide the necessary immediate screening.

Photometric Plan:

1. Will there be any exterior lighting added to this site? If so, provide cut sheets for all exterior lighting fixtures.

Building Elevations:

- 1. Provide elevations/drawings/cutsheets of the cabinets being used to house the equipment.
- ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Project Reviews.rpt Page 2 of 3

Meeting Dates to Attend

Architectural Review Board: may 28, 2019 (5:00 p.m.) [Recommendations from ARB]

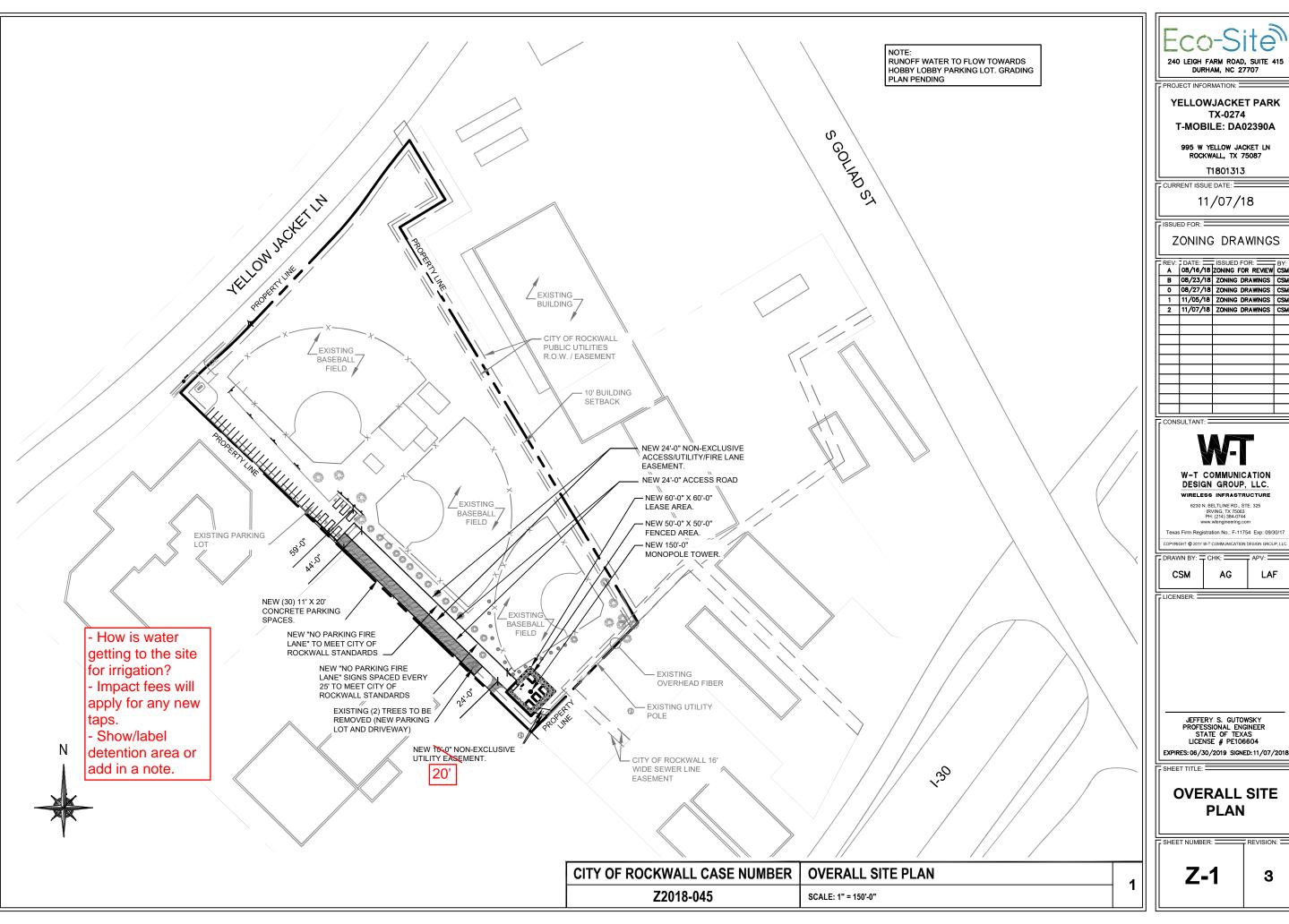
Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

Project Reviews.rpt Page 3 of 3

^{**} IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



YELLOWJACKET PARK TX-0274

995 W YELLOW JACKET LN ROCKWALL, TX 75087

ZONING DRAWINGS

	A	08/16/18	ZONING FOR REVIEW	CSM
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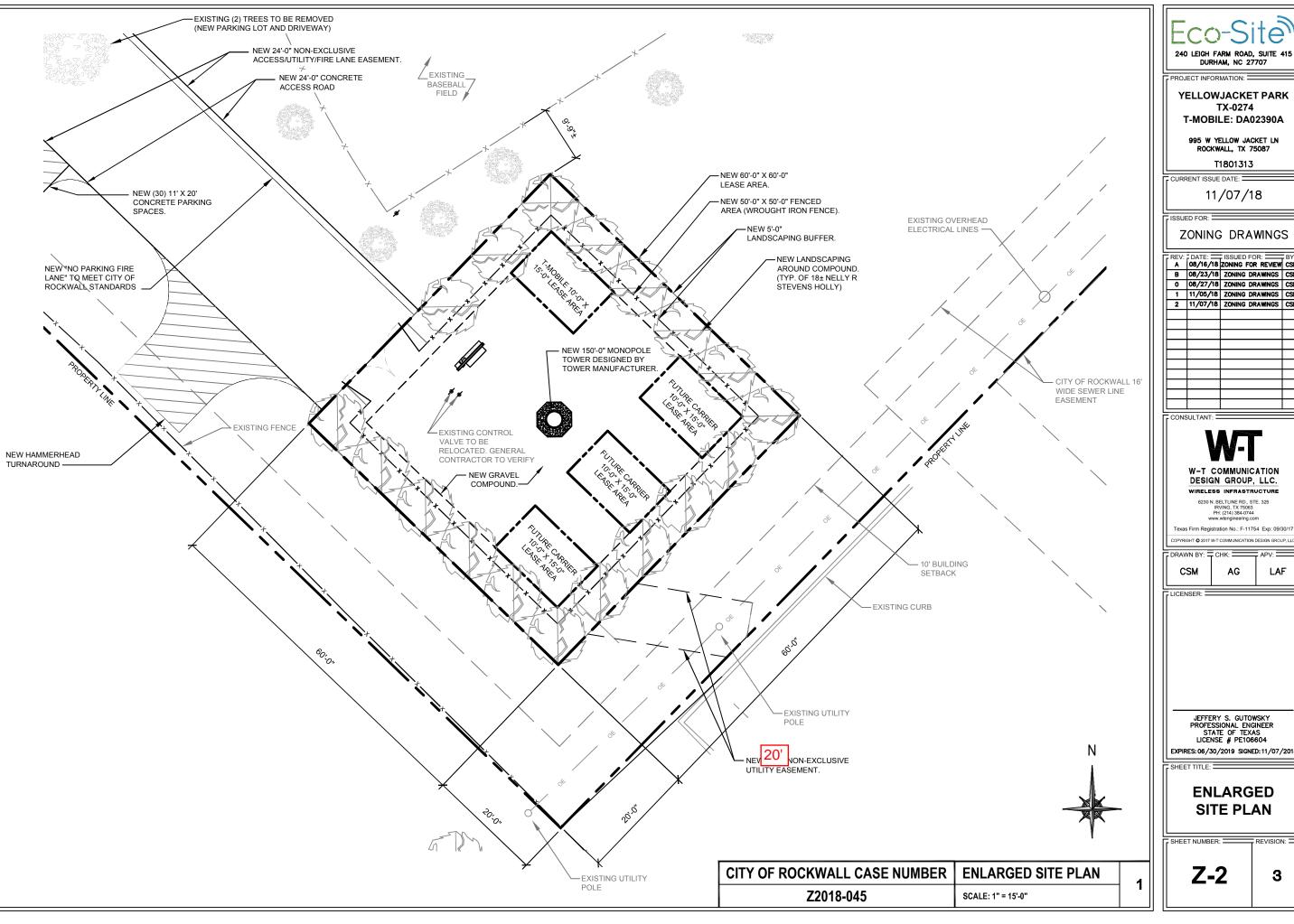
DESIGN GROUP, LLC. WIRELESS INFRASTRUCTURE

exas Firm Registration No.: F-11754 Exp: 09/30/17

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JEFFERY S. GUTOWSKY PROFESSIONAL ENGINEER STATE OF TEXAS LICENSE # PE106604

OVERALL SITE PLAN





YELLOWJACKET PARK TX-0274

995 W YELLOW JACKET LN ROCKWALL, TX 75087

T1801313

11/07/18

ZONING DRAWINGS

REV:	DATE:	ISSUED FOR:	BY:
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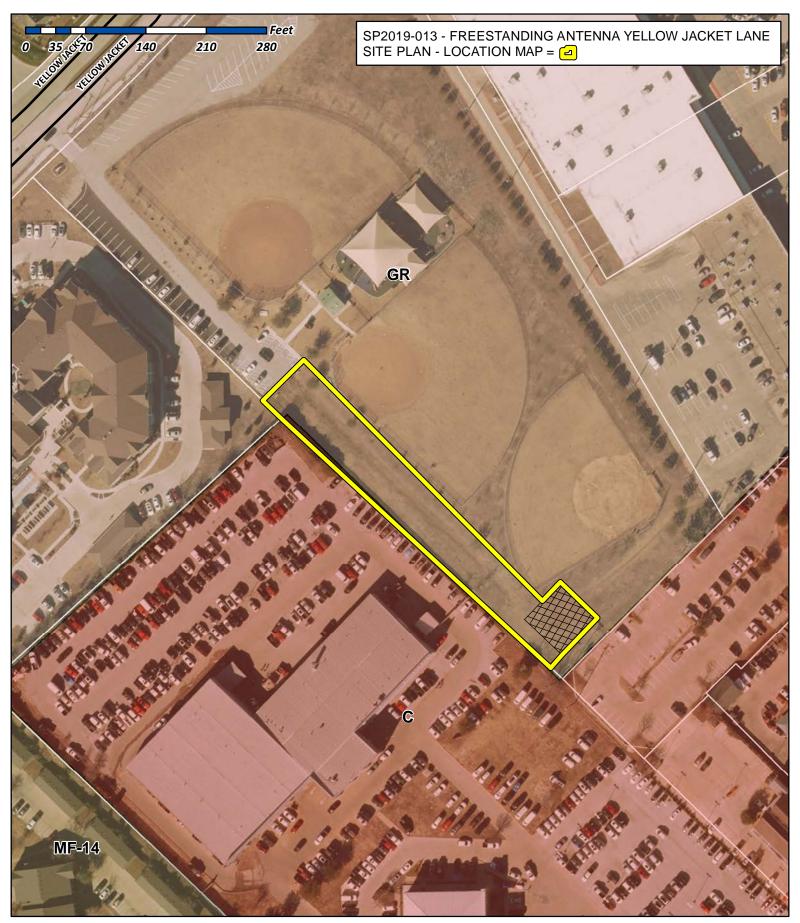
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JEFFERY S. GUTOWSKY PROFESSIONAL ENGINEER STATE OF TEXAS LICENSE # PE106604

EXPIRES: 06/30/2019 SIGNED: 11/07/2018

ENLARGED SITE PLAN

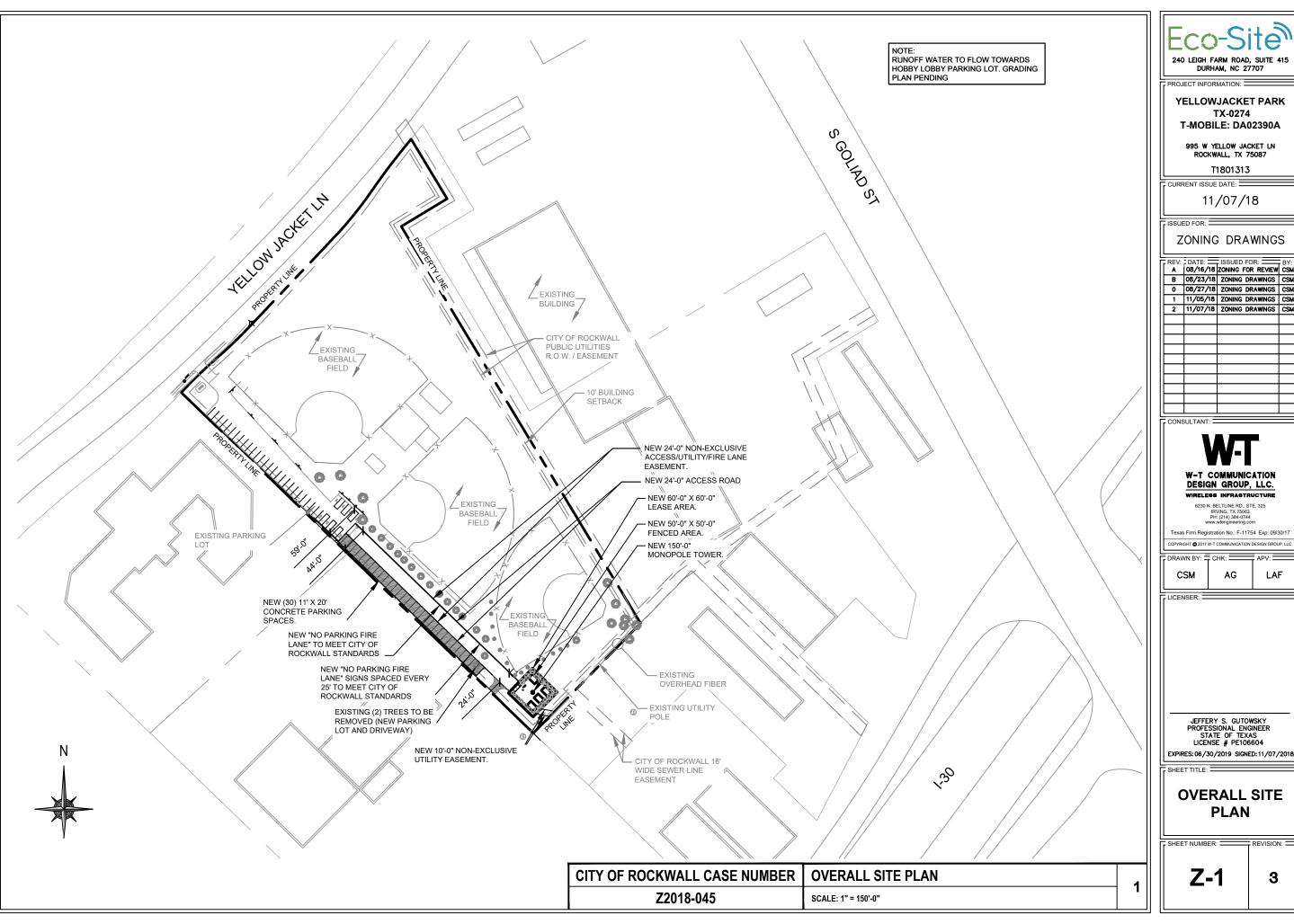




City of Rockwall

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.





YELLOWJACKET PARK TX-0274 T-MOBILE: DA02390A

995 W YELLOW JACKET LN ROCKWALL, TX 75087

T1801313

11/07/18

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DESIGN GROUP, LLC.

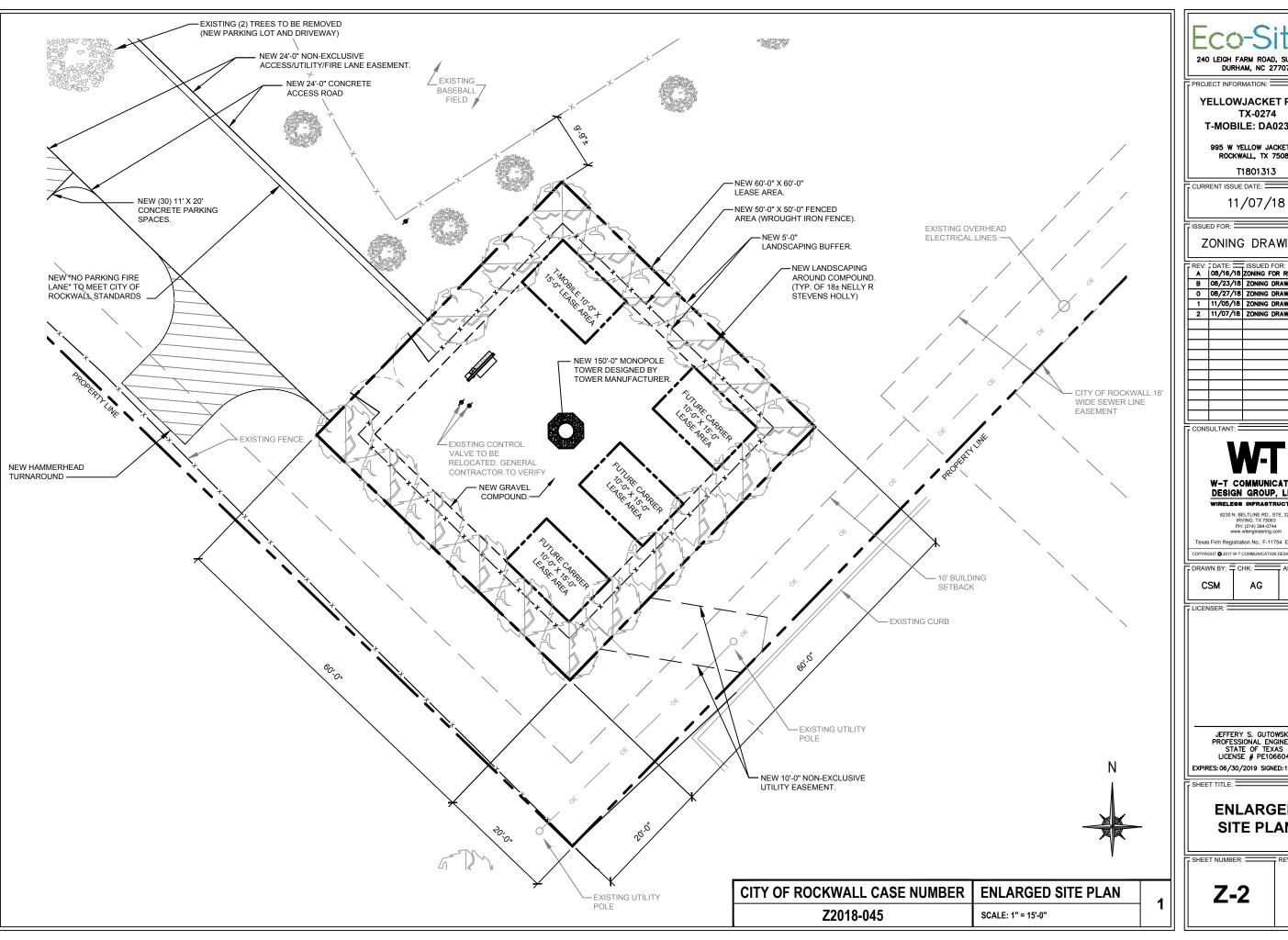
6230 N. BELTLINE RD., STE. 325 IRVING, TX 75063 PH: (214) 384-0744 www.wtengineering.com

Texas Firm Registration No.: F-11754 Exp: 09/30/17

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JEFFERY S. GUTOWSKY PROFESSIONAL ENGINEER STATE OF TEXAS LICENSE # PE106604

OVERALL SITE PLAN



240 LEIGH FARM ROAD, SUITE 415 DURHAM, NC 27707

YELLOWJACKET PARK TX-0274 T-MOBILE: DA02390A

995 W YELLOW JACKET LN ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:

11/07/18

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DESIGN GROUP, LLC. WIRELESS INFRASTRUCTURE

6230 N. BELTLINE RD., STE. 325 IRVING, TX 75063 PH: (214) 384-0744 www.wtengineering.com

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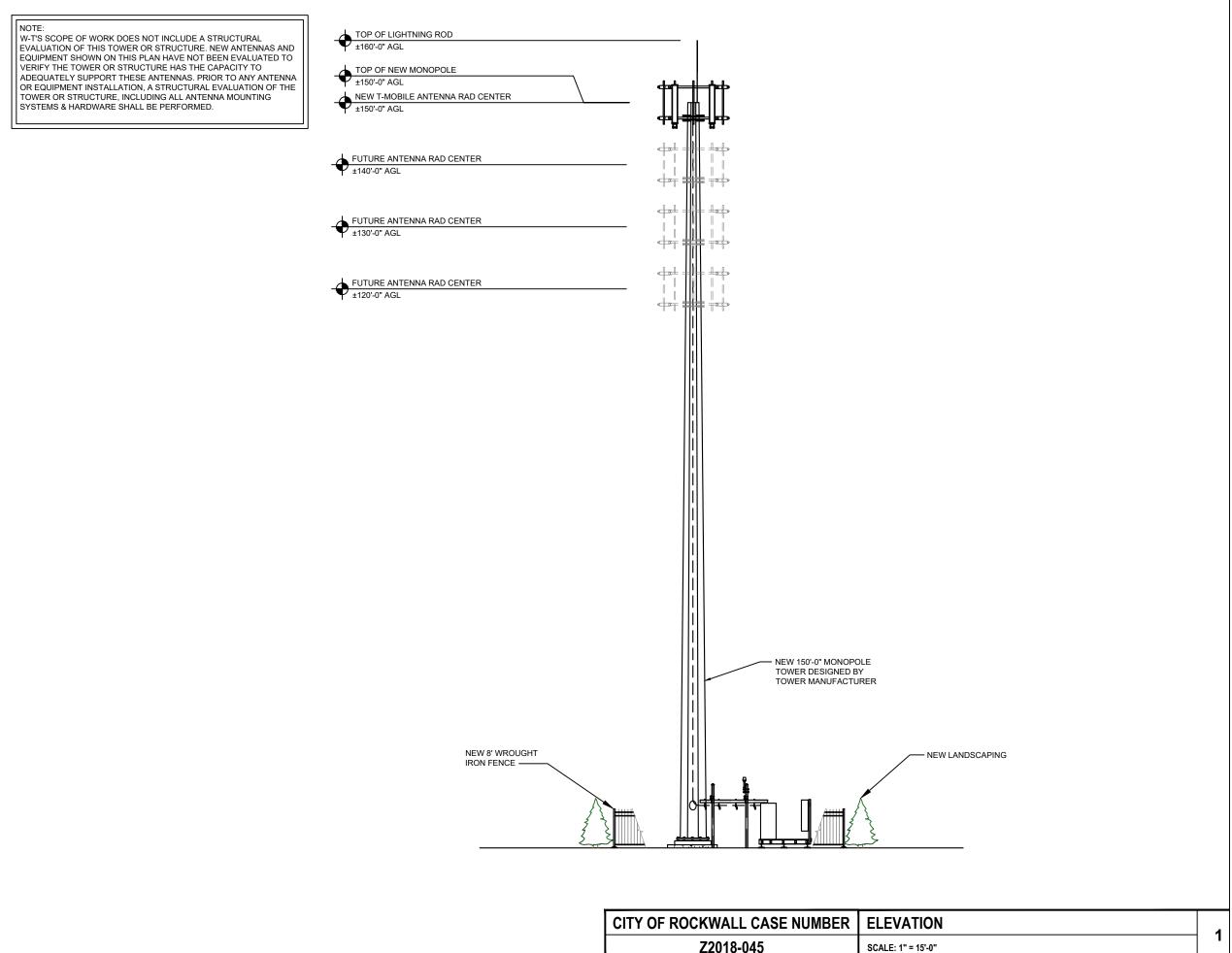
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JEFFERY S. GUTOWSKY PROFESSIONAL ENGINEER STATE OF TEXAS LICENSE # PE106604

EXPIRES: 06/30/2019 SIGNED: 11/07/2018

ENLARGED SITE PLAN

Z-2



Eco-Site

40 LEIGH FARM ROAD, SUITE 41 DURHAM, NC 27707

PROJECT INFORMATION: YELLOWJACKET PARK

TX-0274 T-MOBILE: DA02390A

995 W YELLOW JACKET LN ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:

11/07/18

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CONSULTANT:

W-T COMMUNICATION DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE
6230 N. BELTLINE RD., STE. 325
IRVING, TX 75063
PH: (214) 384-0744
www.wtengineering.com

Texas Firm Registration No.: F-11754 Exp: 09/30/17

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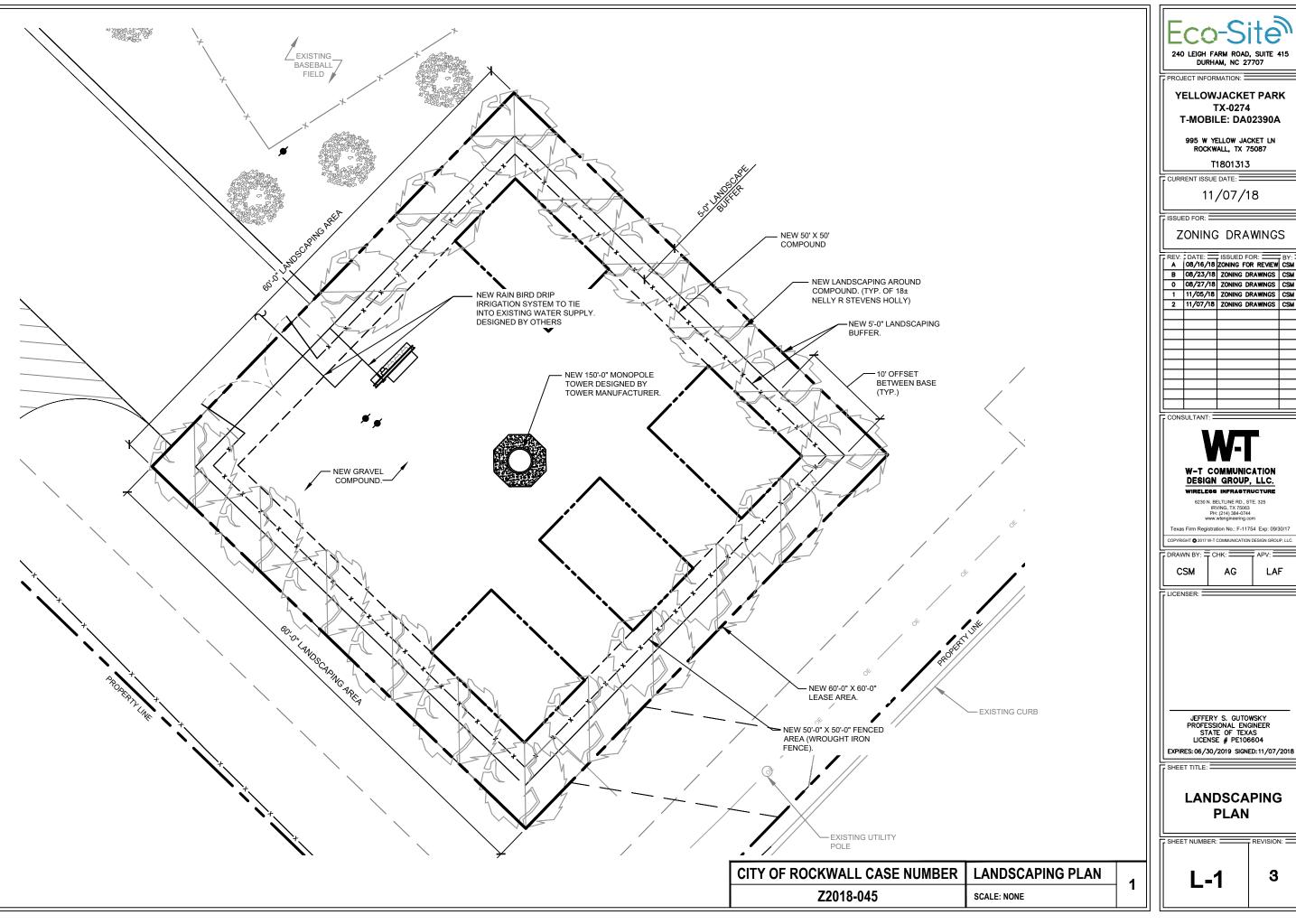
EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITL

TOWER ELEVATION

SHEET NUMBER:

Z-3



YELLOWJACKET PARK TX-0274

995 W YELLOW JACKET LN ROCKWALL, TX 75087

ZONING DRAWINGS

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2	11/07/18	ZONING DRAWINGS	CSM

W-T COMMUNICATION DESIGN GROUP, LLC.

Texas Firm Registration No.: F-11754 Exp: 09/30/17

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JEFFERY S. GUTOWSKY PROFESSIONAL ENGINEER STATE OF TEXAS LICENSE # PE106604

LANDSCAPING

LANDSCAPING GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

- 1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
- 2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND LITILITIES.
- 3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

- 1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT
- 2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH
- 3. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL
- 4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) FEET AROUND THE BASE OF THE TREE.
- 5. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
- 6. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
- 7. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

- 1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST
- 2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
- 3. THE CONTRACTOR WILL BE RELIEVED FOR HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

- 1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING
- 2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
- 3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING
- 4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

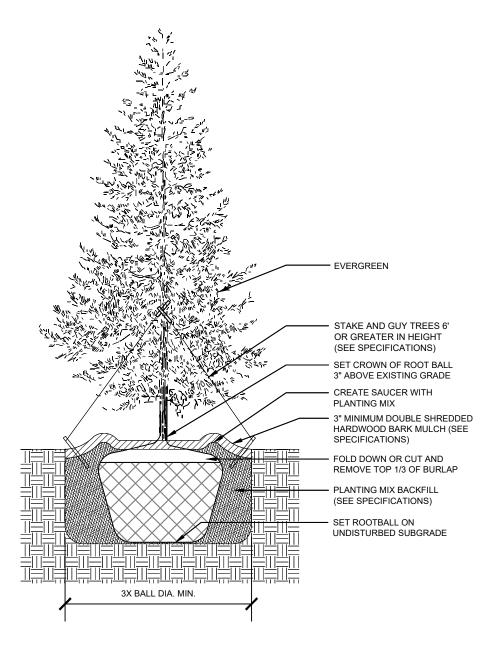
CLEAN UP:

- 1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM
- 2. ALL PAVEMENTS AND WALKS MUST BE SWEPT AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVE ALL MUD OR DIRT

LANDSCAPING NOTES

LANDSCAPE CHART					
QTY.	COMMON NAME	HT. AT INSTALL	SPACING	ROOTBALL	OVERALL PROJECTED WIDTH
18	NELLY R. STEVENS HOLLY	12"-24"	10'-0" O.C. MIN	B/B	10'-0"

ALL MATERIALS SURROUNDING THE TREE ROOT BALL, INCLUDING WIRING, ARE TO BE REMOVED PRIOR TO PLANTING OF TREES.



DURHAM, NC 27707

PROJECT INFORMATION:

YELLOWJACKET PARK TX-0274 T-MOBILE: DA02390A

995 W YELLOW JACKET LN ROCKWALL, TX 75087

T1801313

11/07/18

CURRENT ISSUE DATE:

ISSUED FOR:

ZONING DRAWINGS

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CONS	SULTANT:		

DESIGN GROUP, LLC. WIRELESS INFRASTRUCTURE

> 6230 N. BELTLINE RD., STE. 325 IRVING, TX 75063 PH: (214) 384-0744

exas Firm Registration No.: F-11754 Exp: 09/30/17

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JEFFERY S. GUTOWSKY PROFESSIONAL ENGINEER STATE OF TEXAS LICENSE # PE106604 EXPIRES: 06/30/2019 SIGNED: 11/07/2018

SHEET TITLE:

LANDSCAPING **DETAILS / NOTES**

REVISION:

3

SHEET NUMBER: =

SCALE: NONE

CITY OF ROCKWALL CASE NUMBER LANDSCAPING DETAILS Z2018-045

SCALE: NONE

City of Rockwall



5/14/2019 LM

Project Plan Review History

Project Number Project Name

SP2019-014

Retail shopping/House of Worship

Type

SITE PLAN

Subtype

Status Staff Review

Site Address

ENGINEERING

600 TURTLE COVE DR

ROCKWALL, TX 75087

Subdivision Tract

Sarah Hager

22 **HUDSPETH**

City, State Zip

5/14/2019 5/21/2019 5/24/2019

Owner

Applicant

Block

Lot No 22

10 COMMENTS

PEACE & MERCY, CENTERS FOR

AHMED HELALUZZAMAN

Parcel No

0064-0000-0022-00-0R

General Plan

Applied

Closed

Expired

Status

Zoning

Approved

Type of Review / Notes Contact Sent Received **Elapsed Status** Remarks Due 5/21/2019 5/21/2019 **BUILDING** Russell McDowell 5/14/2019 7 **APPROVED**

Project Reviews.rpt Page 1 of 5

- Must meet all engineering standards

(5/24/2019 1:38 PM SH)

- Walls 3' and over must be engineered. All retaining walls must be rock or stone face. No smooth concrete walls.

FIRE 5/14/2019 5/21/2019 5/23/2019 9 APPROVED Ariana Hargrove see comment (5/23/2019 1:26 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. GIS 8 APPROVED Lance Singleton 5/14/2019 5/21/2019 5/22/2019 See comments

(5/22/2019 9:52 AM LS)

Shell address will be 600 TURTLE CREEK BLVD, ROCKWALL, TX 75087

*Any suite numbers should follow a 101 103 105... seperation scheme (from South to North) to allow for future unexpected demising walls. Each suite will be confirmed at its permitting.

Project Reviews.rpt Page 2 of 5

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	l Status	Remarks
PLANNING	Korey Brooks	5/14/2019	5/21/2019	5/23/2019	9	COMMENTS	Comments
SP2019-014 Site Pla	n for Retail Shopping Cei	nter and Hou	se of Worshi	p: Please address	the foll	owing comments (M= Mandat	ory Comments; I = Informational
Comments)							

- 1. This is a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a retail shopping center and house of worship on a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740].
- 2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
- 3. For reference, include the case number (SP2019-014) in the lower right hand corner of all pages on future submittals.
- 4. Sheet No. A001—This sheet is not reviewed—For reference only. Please incorporate Legend and Contact Information on remaining drawings (if not provided).
- 5. Please provide Site Data Table (named Project Data Table on the sheet) on all sheets. Please add parking data and the breakdown of worship/retail SF from Code Table. Also provide pervious vs. imperious SF and percentage. Please add lot coverage SF and %. Please add zoning district and overlay district. Please add % of required landscaping and % of provided.
- 6. Sheet No. A101—This sheet doesn't seem to be necessary. The site plan on sheet C1 is the type of site plan that is needed. Please transfer site data table to remaining sheets.
- 7. Sheet C-1—Please note that in overlay district the dumpster screening is 8-feet, materials matching the main structure, with self-latching opaque gate.
- 8. Sheet C-1—There is a large amount of information on this sheet. Please greyscale topo and utilities.
- 9. Sheet C-1—Since there is large amount of lines on this page, could the firelane change from a hatch pattern to a solid grey? Show any remaining pavement, including sidewalks as a different shade of grey.
- 10. Sheet C-1—There is a reference to a "water easement by this plat" on the building footprint. Please remove along with any other plat references (e.g. the references to state plane coordinates). The plat will be taken care of at a later time.
- 11. Sheet C-1—Please use varying line weights and types to provide clearer differentiation. Also provide those changes in the legend. There are several items that use the same linetype.
- 12. Sheet C-1—Please show all proposed easements and extend of detention.
- 13. Sheet C-1—Please greyscale information on adjacent sites (i.e. any information that is not on your lots).
- 14. Sheet C-1—Please remove water meter schedule.
- 15. Sheet C-1—Please note that parking is 9x20.
- 16. Sheet C-1—Please revise access easements to "Public Access" instead of "Mutual"
- 17. Sheet C-1—Please remove symbols for IRF/similar
- 18. Sheet C-1—Please show division of worship area vs retail.
- 19. Sheet C-1—The parking close to the RR and Turtle Cove is dead end and will probably need a turnaround to allow vehicles to back out of the space.
- 20. Sheet C-1—No parking space shall be more than 80-feet from a canopy tree.
- 21. Sheet C-1—The site plan shows three or four thick grey lines that are not labeled. Some are adjacent to the property line and one is adjacent to Turtle Cove. What are these lines? Also there are several lines in the ROW that are not labeled. Please try to label all lines.
- 22. Sheet C-1—Will the two lots be combined?
- 23. Sheet C-1—What are the two pie shaped "parking spaces" near the play area? They cannot be parking spaces; however, I cannot determine what is being shown.
- 24. Sheet C-1—Please note that the landscape buffer is 20-feet and the building setback is 15-feet.
- 25. Sheet C-1—Please provide dimensions of all walls.
- 26. Sheet C-1—Please provide dimensions from building to all property lines.
- 27. Sheet C-1—Please note that the building does not meet horizontal articulation requirements as drawn and will need a variance. Please review Commercial articulation requirements.

Project Reviews.rpt Page 3 of 5

- 28. Sheet LP.01—please dimension a typical parking space—also as noted, parking must be 9x20.
- 29. Sheet LP.01—The parking and building can be greyscaled so that the landscape plan focuses on the landscaping.
- 30. Sheet LP.01—Please note that the landscape buffer is 20-feet and the building setback is 15-feet.
- 31. Sheet LP.01—Please provide the actual footprint of the building (i.e. show any projections or recesses).
- 32. Sheet LP.01—Please provide adjacent property information as shown on C-1.
- 33. Sheet LP.01—Please darken and label property line for subject property.
- 34. Sheet LP.01—There several dashlines toward the SE of the property that are not labeled. Please label all lines, provide a variety of lineweights/types. A legend can be provided in lieu of labeling each line. As drawn, the utilities and property lines, ROW, etc. have the same line weight and type.
- 35. Sheet LP.01—There are several dark circles with a line projecting and several open circles. Please label or provide a legend.
- 36. Sheet LP.01—As on Sheet C-1, please show firelane as a shade of grey and any remaining concrete as a lighter shade of grey. Please use the stippling pattern currently being used on the firelane to show where grass will be.
- 37. Sheet LP.01—Please add site data table as mentioned above. Some of the needed information is already being provided on the sheet; however, please replace with the same data table so that all sheets have the same data table/same information.
- 38. Sheet LP.01—Please darken visibility triangles
- 39. Sheet LP.01—What are the two hatched areas at the end of the parking toward the rear of the building?
- 40. Sheet LP.01—For consistency purposes, please change title from Planting Plan to "Landscape/Treescape Plan"
- 41. Sheet LP.01—Please note that the min caliper inch for trees is 4-inches.
- 42. Sheet LP.01—Please note that headlight screening may be required along the property line adjacent to the RR.
- 43. Sheet ESP—Please removed the details of the light pole. Just show the pole from the ground up and provide height.
- 44. Sheet ESP—The Electrical Notes may not be necessary on the photometric plan; those notes seem to be needed later when the building permit is being requested. Please note that this is a "Photometric Plan" instead of an Electrical Site Plan.
- 45. Sheet ESP—Please label adjacent properties as shown on Sheet C-1.
- 46. Sheet ESP—Please remove building footprints from adjacent properties.
- 47. Sheet ESP—Please label "Future Development" phase.
- 48. Sheet ESP—Please provide a combination of lineweights and types to differentiate between the subject property and the adjacent properties. Please label property line of subject property.
- 49. Sheet ESP—please show the site (i.e. parking building, etc) as the same shade but please greyscale. In addition, please provide a larger, darker font for FC grid.
- 50. Sheet ESP—Please note, the light intensity at the property line shall be no greater that 0.2 FC. Please check photometric plan and ensure compliance.
- 51. Sheet ESP—Please note that all fixtures shall be fully shielded and pointed downward.
- 52. Sheet ESP—Please provide graphic and numeric scale, north arrow and vicinity map.
- 53. Sheet ESP—Please see above for the correct LS buffer and setback.
- 54. Sheet ESP—Please note that no light pole shall exceed 20-feet
- 55. Sheet ESP—Please provide cut sheets for fixtures.
- 56. Sheet A501—Please remove all signage.
- 57. Sheet A501—Please add cardinal direction to all elevation.
- 58. Sheet A501—Please provide height of "tower element" closest to the building material percentage on elevation 2 and the element directly below on elevation 1.
- 59. Sheet A501—Please provide site data table.60. Sheet A501—Are the tower elements flush with the façade or do they project?
- 61. Sheet A501—Please note, as shown, the building elevations will require a variance to 4-sided architecture, and vertical and horizontal articulation.
- 62. Sheet A501—Please note that all buildings shall be architecturally finished on all 4 sides with the same elements and materials.
- 63. Sheet A501—Please note that elevation 1 exceeds the max of 10% EIFS—this will require a variance.
- 64. Sheet A501—Please label the material above the window as provide type of material for awnings.
- 65. Sheet A501—Please provide elevation of dumpster enclosure.

Project Reviews.rpt Page 4 of 5

- 66. Sheet A501—Please dash-in all rooftop equipment and provide information on how it will be screened.
- 67. Please label at least one set of light fixtures on each of the elevations.
- 68. Sheet A501—What material is the small squares on the building elevations?
- 69. Sheet A501—is the stone a natural stone?
- 70. Sheet A502—Please note that the two elevations are labeled the same as the elevations on A501.
- 71. Sheet A502—Please see comments from A501
- 72. Sheet A502—Please note that as drawn, the rear elevation will need several variances: vertical and horizontal articulation, 4 sided architecture, 20% stone requirement.
- 73. Sheet A502—There are three vertical lines drawn between the doors. What are these lines?
- 74. Sheet A502—Please label the element directly on top of the brick.
- 75. Sheet A502—Please note, the back of the parapets is visible. The back of the parapets will need to be finished and revised so that it is not a flat parapet (i.e. it will need to look like a "box" rather than a "panel"
- 76. Sheet A502—Please provide a perspective drawing.
- 77. Sheet A201—Please note that this sheet is for reference and was not reviewed or approved. That will be taken care of at time of Building Permit submission.
- 78. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
- 79. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

Police Department Police Department 5/24/2019 SP2019-014 - SITE PLAN FOR RETAIL/HOUSE OF WORSHIP

5/24/2019 5/31/2019 5/24/2019

COMMENTS

Comments

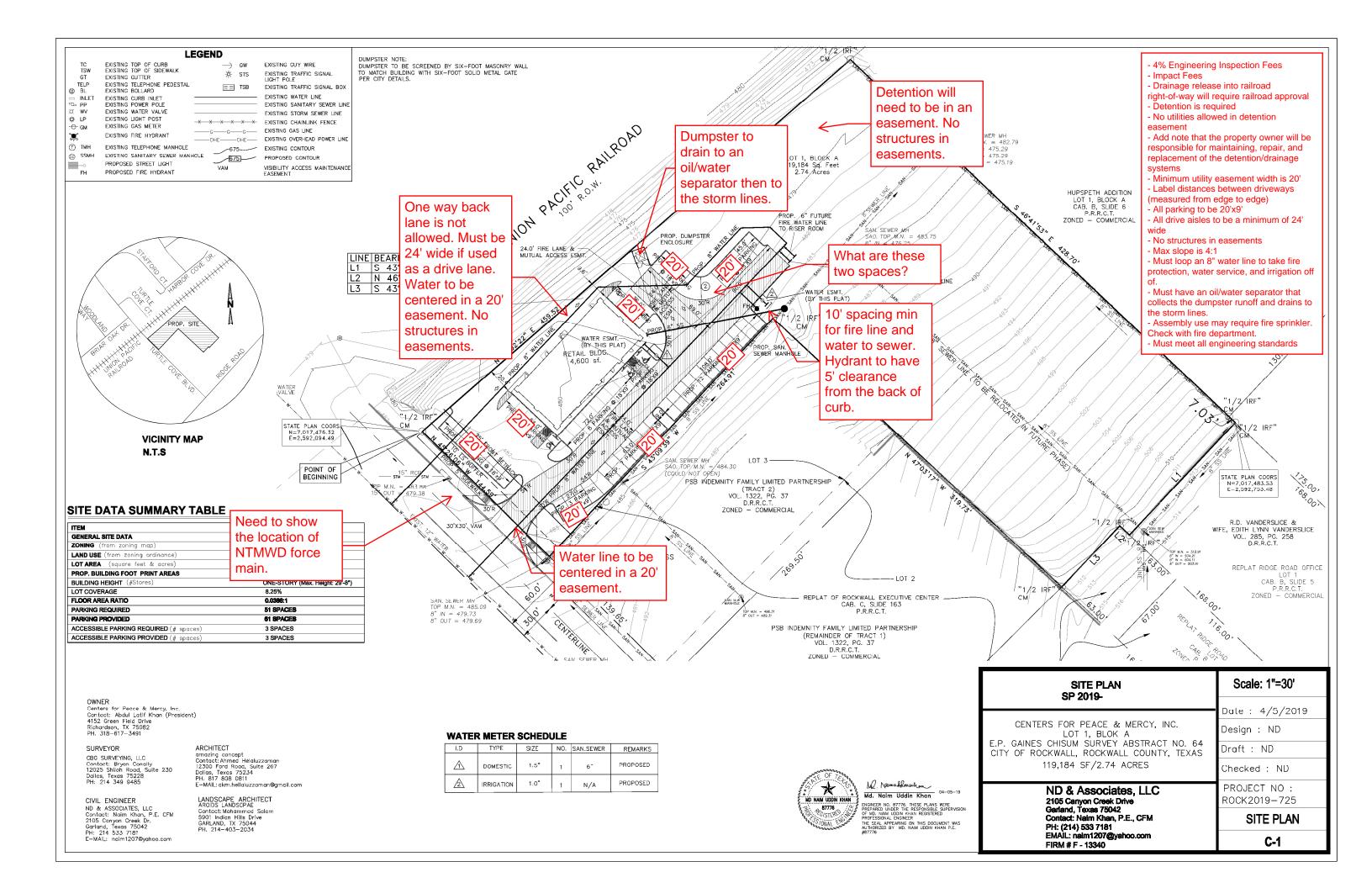
SP2019-014 - SITE PLAN FOR RETAIL/HOUSE OF WORSHI

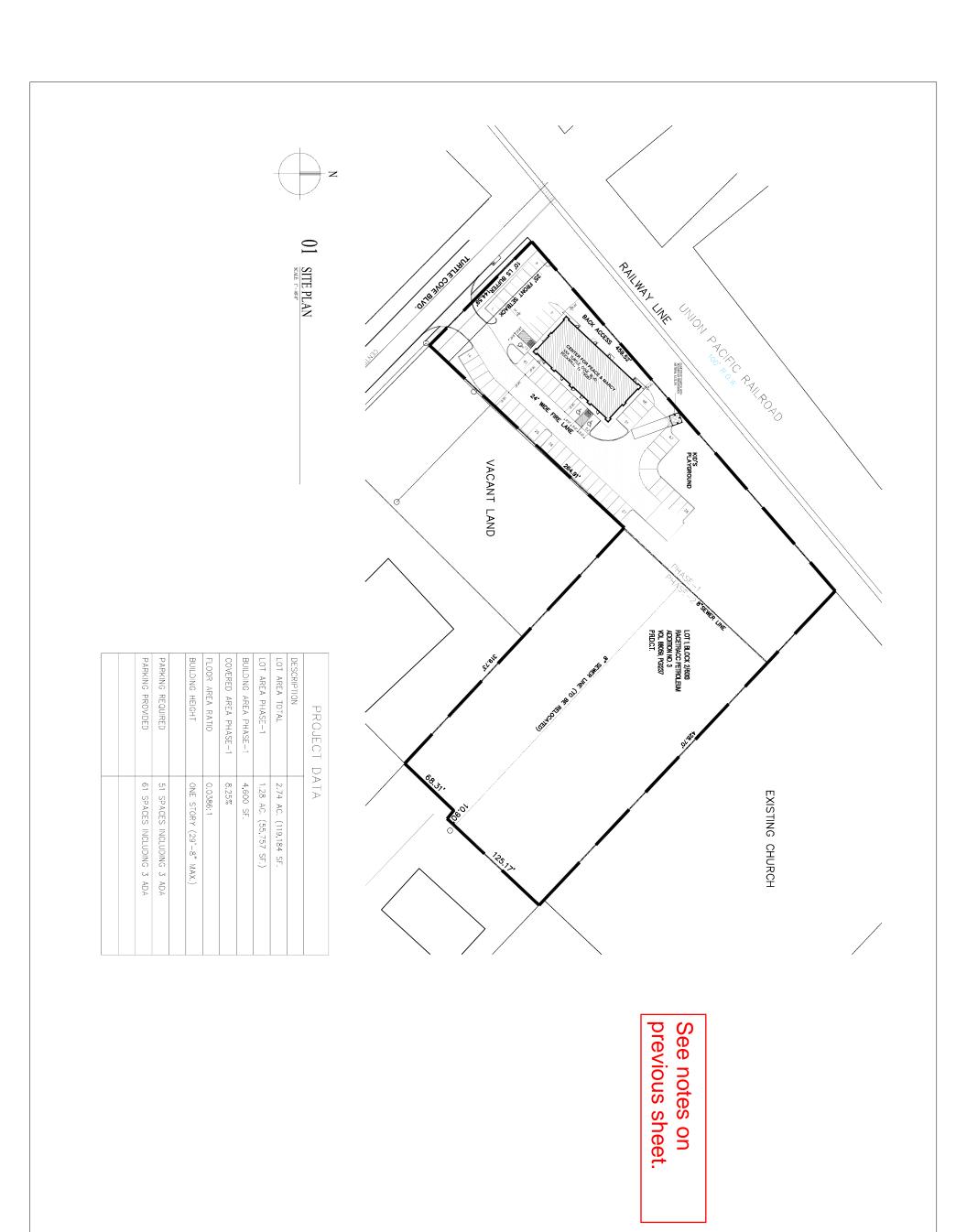
Considerations:

- Lighting placed upon all sides of the exterior the buildings, entry ways and especially controlled access gate entrances. This should illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.
- Place high resolution cameras on corners of building, controlled access gate entrances, door entrances into buildings and common areas inside the business.
- If case is kept on sights, consider a safe room that contains a money safe with an hardened outward opening door with deadbolt and key control. Consider an internal distress alarm for the sale and limited access by management.
- UL appropriate safe (Money vs. Fire)
- Consider bollards with appropriate a at soft access points
- Consider mirror(s) corners and enclosed areas to reveal anyone that might be present (suspect)

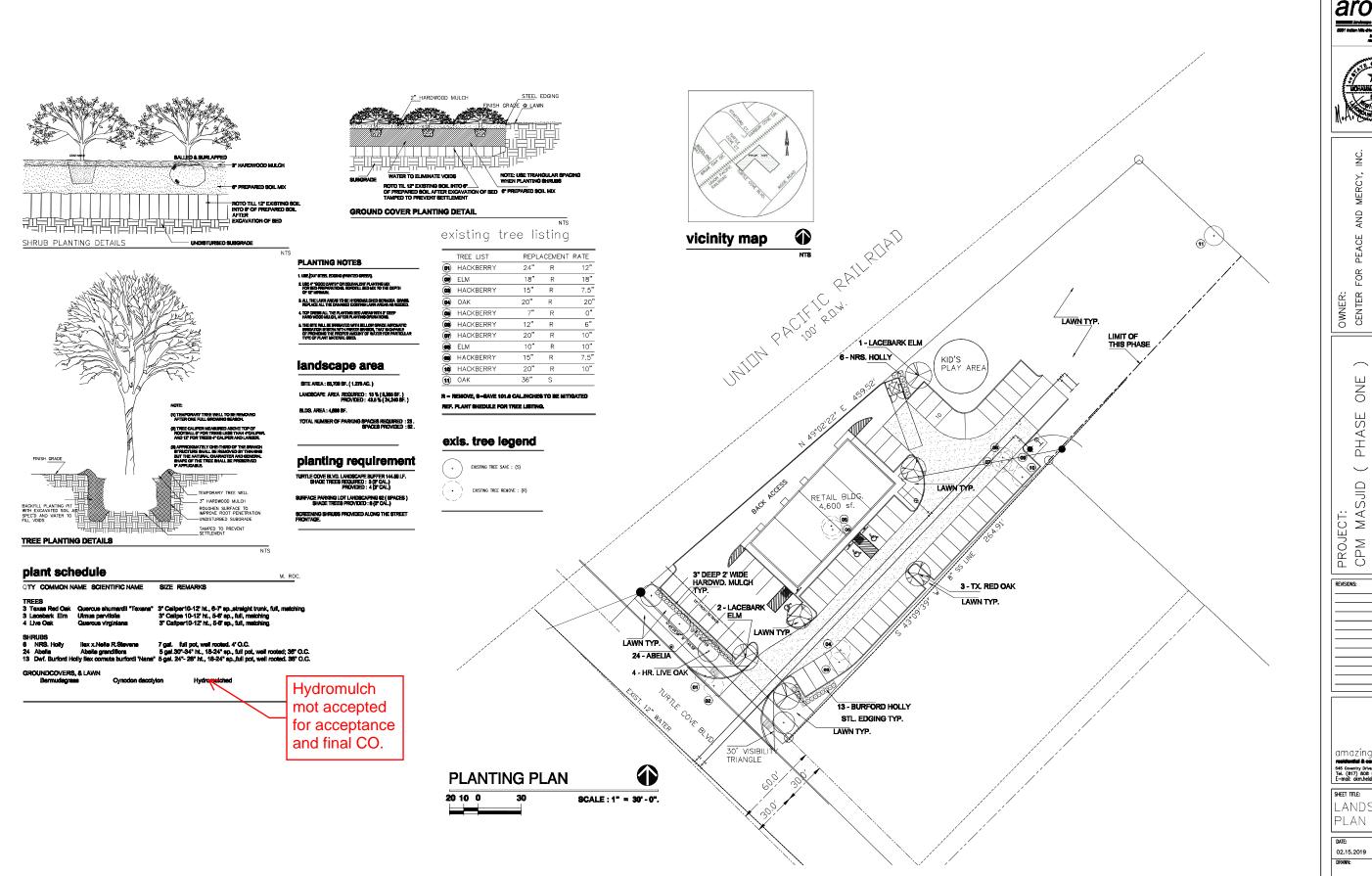
I'm available to speak with or make recommendations on this projects. Please do hesitate to contact me for any assistance.

Project Reviews.rpt Page 5 of 5





PROJECT: RETAIL BUILDING PHASE-1 AT 1019-02 SHETI NO: A 109-2019 SHETI NO: A 109-2019	OWNER: CENTER FOR PEACE AND MERCY, INC. PHONE: 318-617-3491 EMAIL: Peacemercyinc@gmail.com
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aroids



318–617–3491 Peacemercyinc@gmail.com

AND PEACE

ONE PHASE

residential & commercial project 545 Coventry Drive, Gropevine, Tx 7609 Tel. (817) 808 0811 E-mail: akm.helaluzzaman@gmail.co

LANDSCAPE PLAN

> 02.15.2019 AS SHOWN H-2019-02

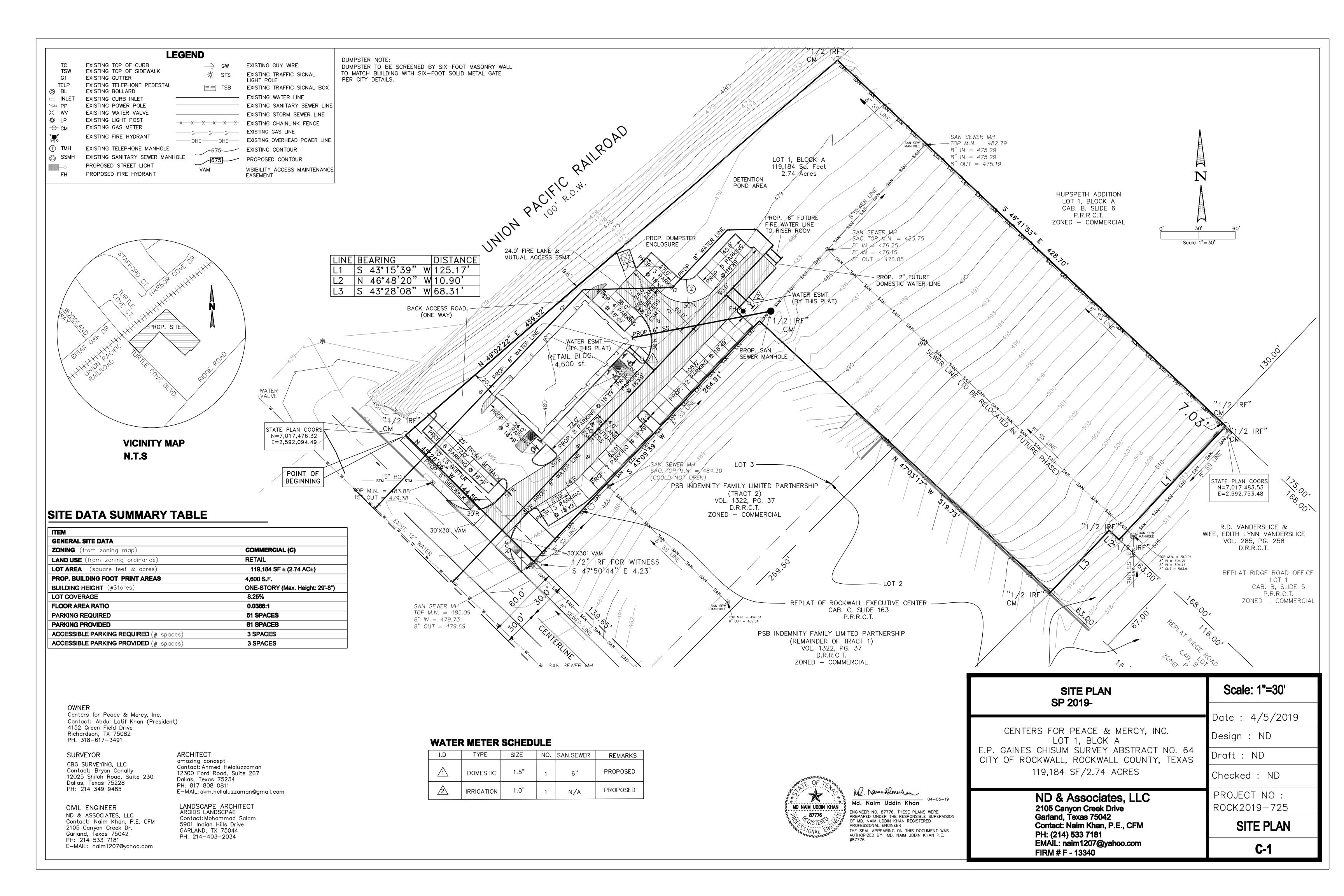


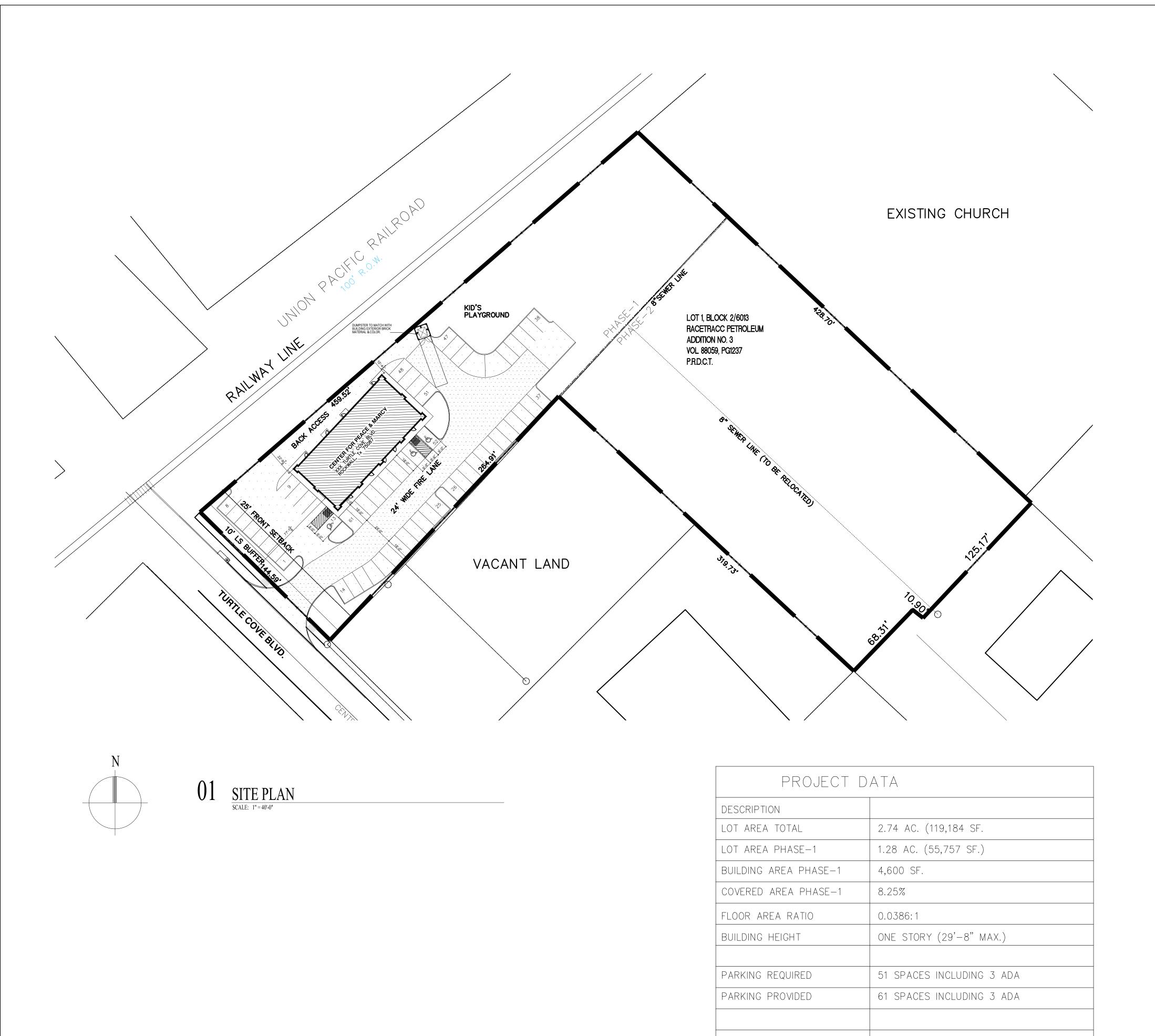


City of Rockwall

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.







OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

PROJECT:
RETAIL BUILDING
PHASE-1

REVISIONS:

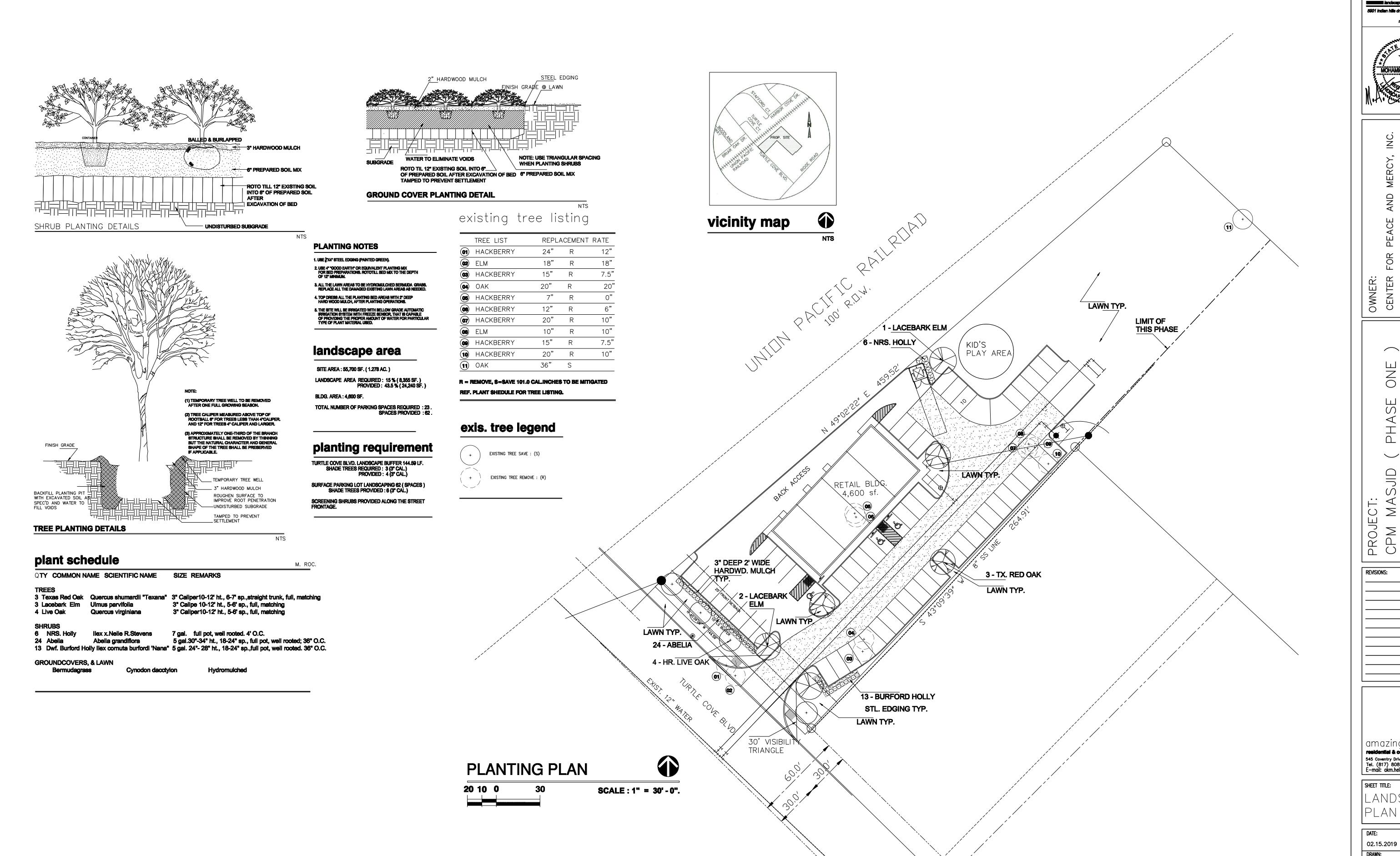
amazing concept residential & commercial projects 545 Coventry Drive, Grapevine, Tx 76051 Tel. (817) 808 0811 E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:

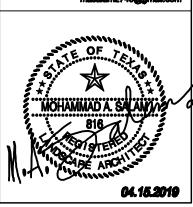
SITE PLAN

H-2019-02					
PROJECT #					
	A. HELALUZZAMAN				
DRAWN:	DESIGNER:				
04.09.2019	AS SHOWN				
DAIL:	SCALE:				

A101







CENTER FOR PEACE AND MERCY, INC. PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

CPM MASJID (PHASE ONE)

XXX Turtle Cove Bulevard, Rockwall, Tx 75087

REVISIONS:

amazing concept
recidential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:
LANDSCAPE
PLAN

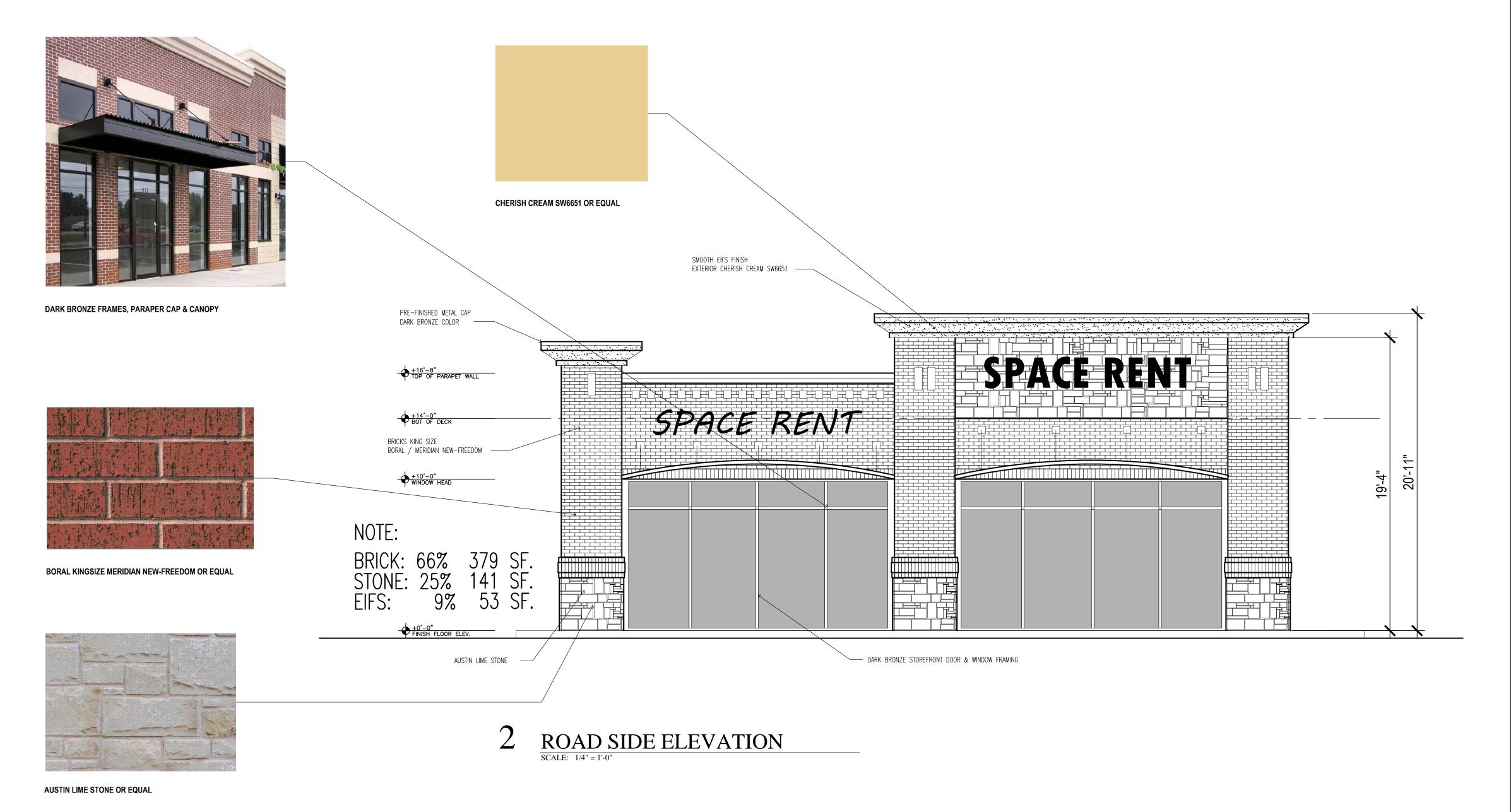
DATE: SCALE:

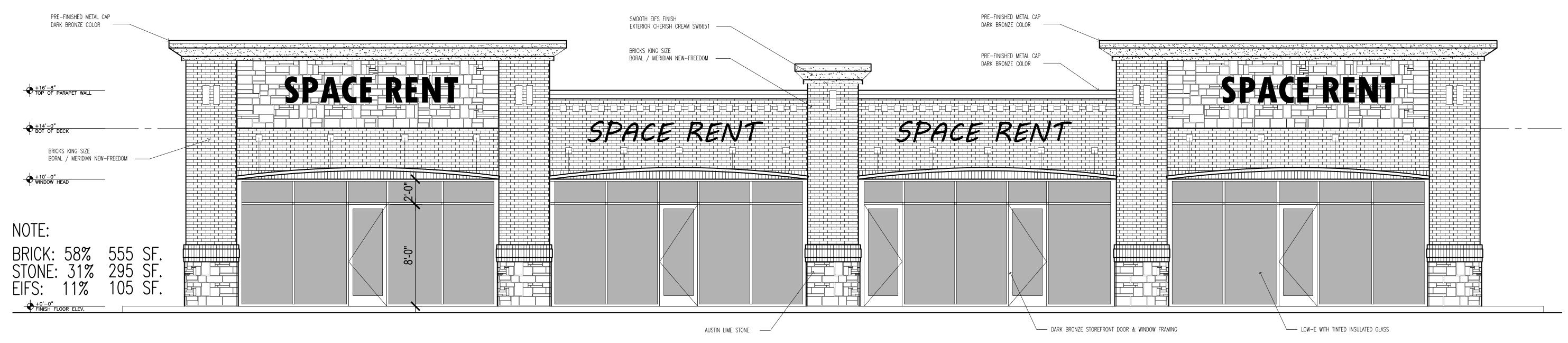
02.15.2019 AS SHOWN

DRAWN: DESIGNER:

A. HELALUZZAMAN

PROJECT # **H-2019-02**SHEET NO:





FRONT ELEVATION

CENTER FOR PEACE AND MERCY

PROJECT:
RETAIL BUILDING
PHASE-1

REVISIONS:

amazing concept residential & commercial projects 545 Coventry Drive, Grapevine, Tx 76051 Tel. (817) 808 0811 E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE:

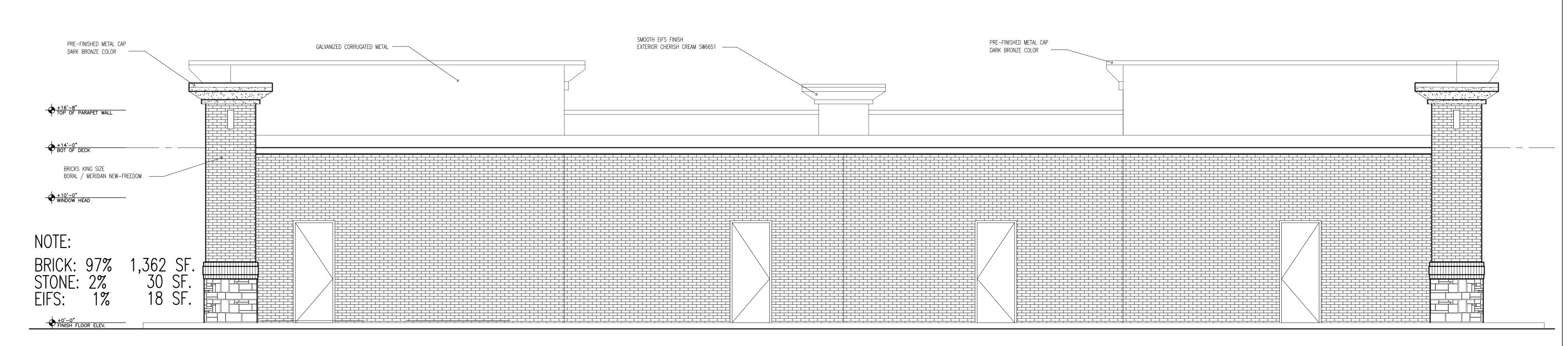
EXTERIOR ELEVATIONS

DATE: SCALE:
04.09.2019 AS SHOWN
DRAWN: DESIGNER:

ROJECT # **H-2019-02**FET. NO:

A501

ROAD SIDE ELEVATION SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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

OWNER: CENTER FOR PEACE AND MERCY, INC. PHONE: 318-617-3491 EMAIL: Peacemercyinc@gmail.com

XXX Turtle Cove Bulevar PROJECT:
RETAIL BUILDING
PHASE-1

REVISIONS:

residential & commercial projects
545 Coventry Drive, Grapevine, Tx 76051
Tel. (817) 808 0811
E-mail: akm.helaluzzaman@gmail.com

SHEET TITLE: EXTERIOR ELEVATIONS

SCALE: AS SHOWN 04.09.2019 DESIGNER:

A. HELALUZZAMAN H-2019-02

City of Rockwall



LM

5/17/2019

Applied

Closed

Expired

Status

Approved

Project Plan Review History

DUB DOUPHRATE

JERRY, KISICK CUSTOM HOMES INC

Project Number SP2019-016

Project Name 196/216 Ranch Trail

Type SITE PLAN

Subtype

Status Staff Review

Site Address City, State Zip

200/224 RANCH TRL ROCKWALL, TX 75032 Zoning

Subdivision Tract Block Lot No Parcel No General Plan

Owner

Applicant

MAVERICK RANCH 5 A 5 4374-000A-0005-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4 APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/23/2019	6 COMMENTS	

(5/23/2019 4:50 PM SH)

- Must have individual water services.
- Sewer to be 8" unles it is a private line.
- Water to have 10' of clearance on both sides.
- Fire hydrant to have a 20' easement.
- Drive isle to be 24' wide minimum.

The following is for your information during engineering review.

- 4% Engineering Fees.
- Impact fees.
- All parking to be 20'x9'
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Must have detention for new impervious surfaces.
- Must have water at sheet flow conditions before the property line or will need a drainage easement for the neighboring property owner.
- Must replat to add the additional easements.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Water line to be 8" line where public.
- Must have individual water services.
- 4:1 slope maximum for grading.
- Must meet all City Standards of Design and Construction.

Type of Review / Notes	Contact	Sent	Due	Received	Elapse	d Status	Remarks
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	see comments
(5/23/2019 1:38 PN	Л AA)						
Show location of pr	oposed fire lane on th	ne site plan.					
	supply capable of sup flow test verifying cap estruction.						
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5	APPROVED	See comments
(5/22/2019 9:58 AN	ЛLS)						
New addresses will	be:						
4160 sf - 200 RANC	H TRAIL, ROCKWALL, 1	ΓX 75032					
3060 sf - 224 RANC	H TRAIL, ROCKWALL, 1	TX 75032					
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6	COMMENTS	See comments

Project Reviews.rpt Page 2 of 5

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two(2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday June4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

- ** Planning Department General Comments & Requirements to address/acknowledge:
- 1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
- 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
- 3. Label all revised site plan documents with "Case No. SP2019-016" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

- 1. Horizontal articulation standards of the UDC for facades
- 2. Minimum 20% stone requirement for all facades that are visible from a public street or open space
- 3. For the use of metal building construction (materials expection).
- ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:

- 1. Provide adjacent property owner infomation on Overall Site Plan(aerial version).
- 2. Label all access easements as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
- 3. Provide a heavier line for the utility label and reduce the font. Move labels to be more visible.
- 4. Use alighter gray scale for the utility lines layer (water & sewer).
- 5. All ground mounted HVAC units must be screened with landscaping or wing-wall.
- 6. What are the proposed uses for these buildings? (i.e. this is a commercial district).
- 7. Delineate and label a minimum 10-ft. landscape buffer along Ranch Trail
- 8. Remove the label "Replat of" from the Title Block on all pages of this site plan.

Landscape Plan:

- 1. Provide a landscape plan meeting the requirements of the UDC.
- 2. One (1)-three (3)-caliper inch canopy tree required for each 750 SF of dry area in the detention pond.
- 3. One (1)-three (3)-caliper inch canopy tree required for each 50 linear feet of frontage along Ranch Trail
- 4. Parking spaces cannot be more than 80-ft from the trunk of a large canopy tree.
- 5. Indicate screening of HVAC units on this plan

Photometric Plan:

1. Will there be any exterior lighting of the site, other than the wall packs as depicted on the building elevations (i.e pole lights)? If so, provide a photometric plan.

Project Reviews.rpt Page 3 of 5

- 2. Provide cut sheets for all exterior lighting fixtures
- 3. If a photometric plan is provided, lighting levels are not to exceed 0.2-FC at the property lines.

Building Elevations:

- 1. All gounded mounted mechanical equipment requires screening from rights-of-way and adjacent properties. Provide detail of screening to be used.
- 2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.
- 3. Provide a materials sample board for ARB review of the actual materials to be used(other than tilt-up wall).
- 4. Provide percentages of exterior material calculations for each elevation(e.g. stone, brick, metal surface, etc.).
- 5. Will there be any stone on the building? The UDC requires a minium of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of an exception by the Planning and Zoning Commission
- 6. Are the elevations for the proposed buildings or all?
- 7. Provide height and width measurements of the proposed buildings.
- ** The following arescheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Architectural Review Board May 28, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

Police Department David Gonzales 5/23/2019 5/30/2019 5/23/2019 COMMENTS See comments

Project Reviews.rpt Page 4 of 5

(5/23/2019 5:48 PM DG)

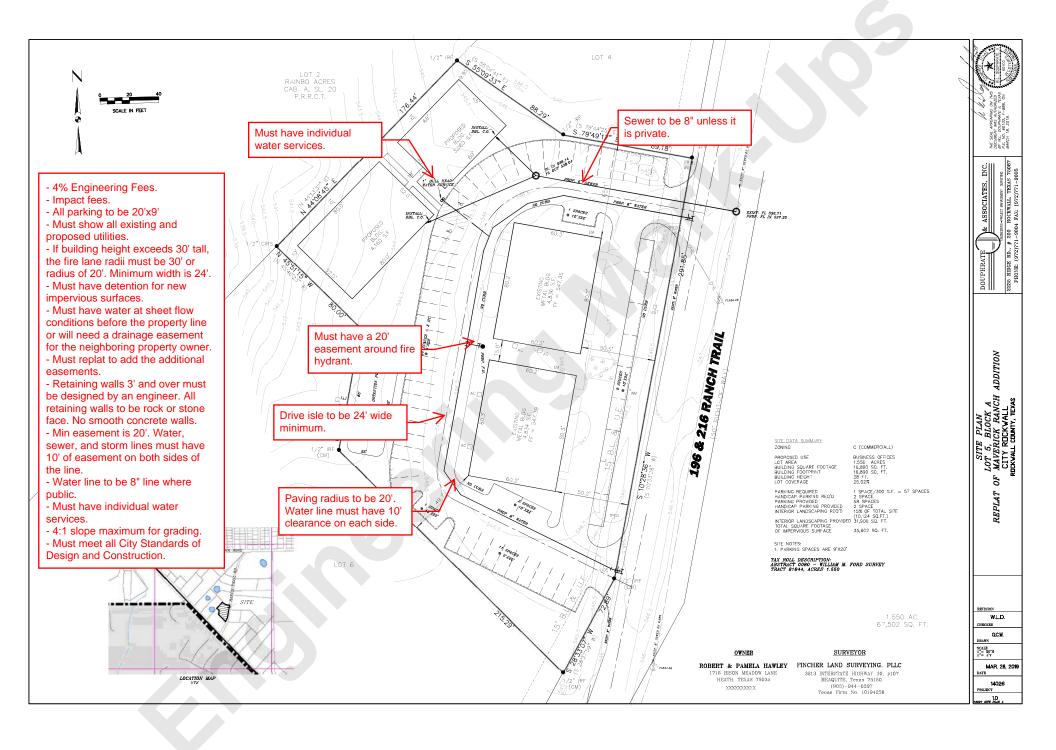
Comments provided by Capt. Ed Fowler - Police

SP2019-016 - 196/216 RANCH TRAIL

Considerations:

- Lighting placed upon all sides of the exterior the buildings, over doors and at the rear of property to illuminate and eliminate shadows, dark areas and hiding spots. Lighting set by City Code, LEDs are preferred.
- Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing
- Consider mirror(s) on dumpster fencing to reveal any persons inside holding (fencing) area.
- Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)
- Consider installation of device to prevent breaching of overhead door with vehicle(push or pull). Locking/Removal Bollards, Vehicle Placed in Front of Door, within specifications of City Code and Ordinance and Fire Code.
- Consider target hardening with industrial standard or greater locking devices for all doors
- Cameras on corners of building, doors equipped with alarms and interior proximity alarms on the interior.
- Ensure trees and bushes are trimmed within acceptable standards (Trees Trimmed up to 7' and Bushes Trimmed Down to 3') and consider ground wash lighting to illuminate the area and provide territorial reinforcement, ownership and enhance natural lines of sight at night.
- More than willing to speak with owner(s) directly to assist in site planning to prevent crime

Project Reviews.rpt Page 5 of 5



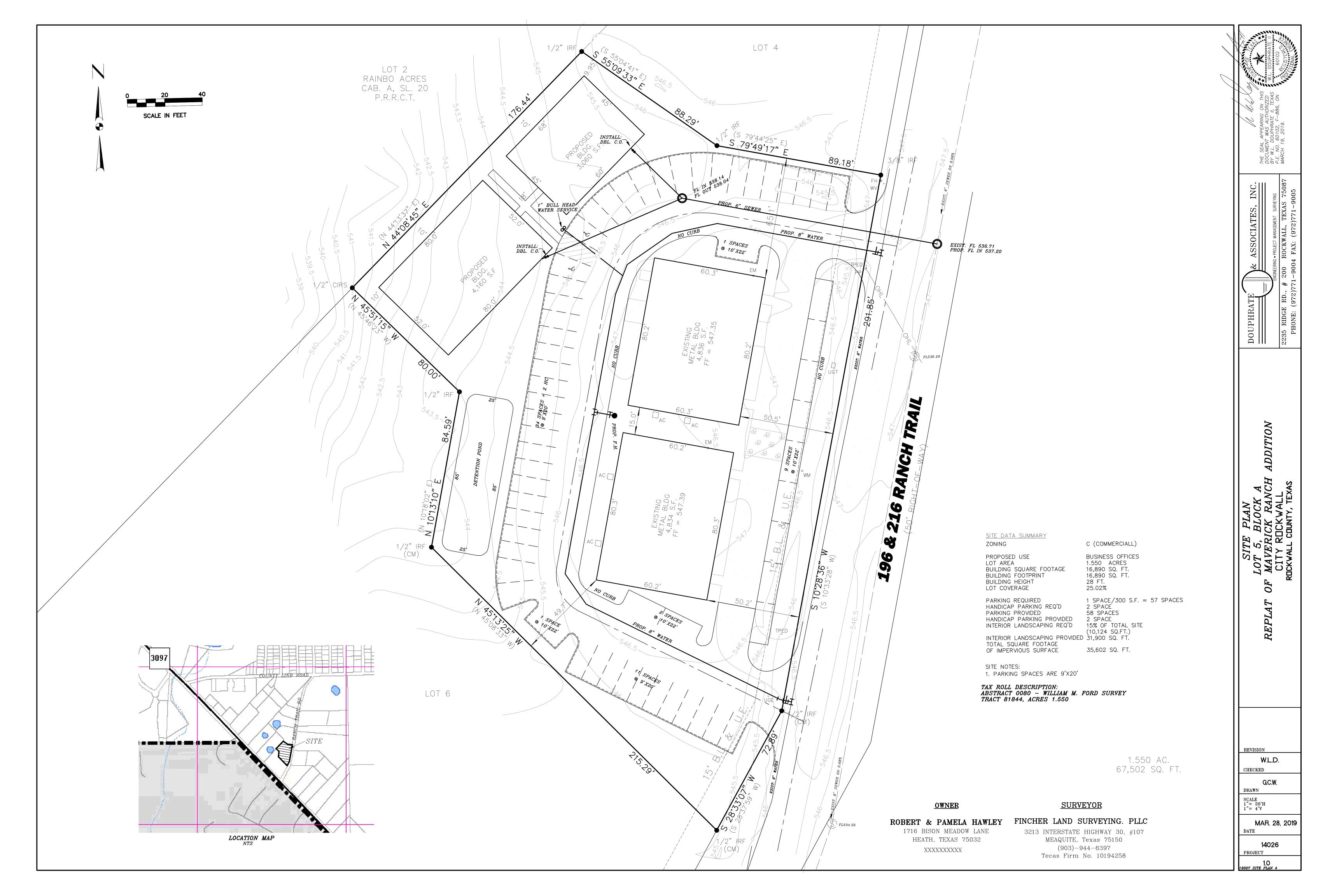


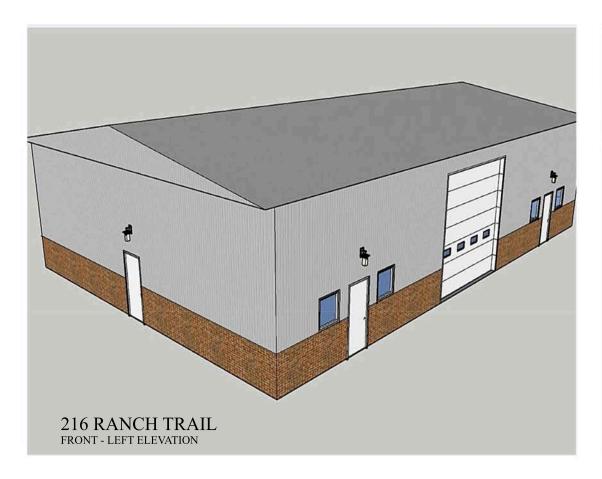


City of Rockwall Planning & Zoning Department 385 S. Goliad Street

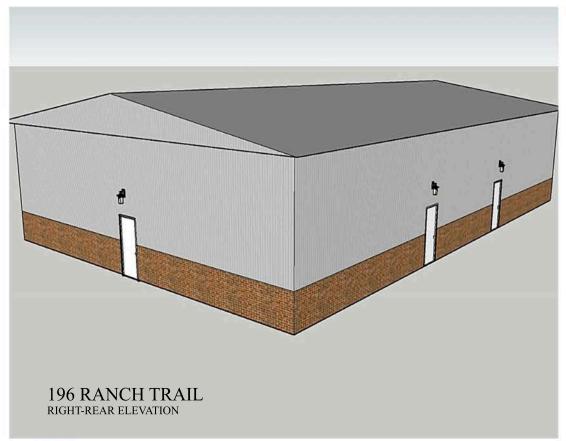
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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



Project Plan Review History

Project Number

SP2019-017

Owner

STAGLIANO, VINCENT J

Applied Approved 5/17/2019 LM

Page 1 of 4

Project Name

Animal Boarding/kennel without outside

Applicant

HOMEYER ENGINEERING INC.

Closed

Type Subtype **\$**leTifEsPLAN

Expired Status

Subtype Status

Staff Review

Site Address

City, State Zip

1920 ALPHA DR

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

General Plan

ELLIS CENTRE 2

Α

3585-000A-0004-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	5/17/2019	5/24/2019	5/21/2019	4 APPROVED	
ENGINEERING	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7 COMMENTS	

Remarks Type of Review / Notes Contact Sent Due Received **Elapsed Status** (5/24/2019 1:53 PM SH) Landscape Plans - No trees within 5' of utilities. - The back side of the lot has a bunch of overhead electric. The trees you show will be effected by this - All ROW to be sodded before acceptance or final CO. Hydromulch not allowed. - All disturbed areas to have established 1" stand of grass on 75-80% of the site. no patchy areas. Weeds and winter rye does not count. Site Plan - Must have a 15' x 64' turnaround area for the cars. - Where is the sewer service connection? - Is this fire lane needed for fire coverage? - Fire hydrant to have 5' of clearance to the curb. Fire line must have 10' clearance to all other lines. - Must prove the storm system can hold - Minimum 1.0% slope for flumes. - Sidewalk pavement to be 3000psi (5.5 sack mix) - All other paving to be at least 3600psi (6.5 sack Mix). The following items are for your information for engineering design - 4% Engineering Inspection Fees - Impact Fees for additional water taps - Walls 3' and over must be engineered. - All retaining walls must be rock or stone face. No smooth concrete walls. - Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning. - No utilities allowed in detention easement - Add note that the property owner will be responsible for maintaining repair, and replacement of the detention/drainage systems - Minimum utility easement width is 20' - All parking to be 20'x9' - All drive aisles to be a minimum of 24' wide - No structures in easements - Max slope is 4:1 - Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines - Must meet all engineering standards FIRE Ariana Hargrove 5/17/2019 5/24/2019 5/23/2019 **APPROVED** see commnet (5/23/2019 1:43 PM AA) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction. GIS 5 APPROVED Lance Singleton 5/17/2019 5/24/2019 5/22/2019 See comments (5/22/2019 10:09 AM LS)

Project Reviews.rpt Page 2 of 4

Assigned address will be:

1920 ALPHA DR, ROCKWALL, TX 75087

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6 COMMENTS	See comments

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):

The following staff comments are to be addressed and resubmitted no later than Tuesday June 4, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

- ** Planning Department General Comments & Requirements to address/acknowledge:
- 1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required.
- 2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
- 3. Label all revised site plan documents with "Case No. SP2019-017" at the lower right corner of each plan.

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:

- 1. 1. Horizontal articulation for the primary building facade standards of the UDC for the south facing facade.
- 2. Horizontal articulation for the secondary building facade standards of the UDC for the north and west facing facades.
- 3. Vertical articulation for the secondary building facade standards of the UDC for the south and west facing elevations.
- 4. Fence at rear does not meet material standards for the required screening from a residential district/property [i.e. wood fence (i.e. board on board) is not allowed]. Sec. 5.6, of Art. V, of the UDC requires screening fences to be constructed with a masonry fence, minimum six (6)-feet in height. As an alternative, berms in conjunction with a minimum of a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the screening requirements if the planning and zoning commission determines that the proposed alternative will provide sufficient screening.
- 5. Trash enclosures are not to face a public right of way (Sec. 1.05, Art. V, UDC). These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate.
- ** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:

Site Plan:

- 1. Trash enclosures are not to face a public right-of-way. Reorient/relocate dumpster unless approved by the Planning and Zoning Commission (see exception above).
- 2. Fence at rear does not meet material standards for the required screening from a residential district/property (see exceptions above).
- 3. Label the 24-ft firelane access easement as "24-ft Firelane, Public Access, and Utility Easement.
- 4. Use a lighter gray scale for the 100-year flood plain line. Change line style, looks similar to property line symbolgy.
- 5. Delineate and label minimum 10-ft landscape buffer along Alpha Drive.
- 6. Site Information Table:
- a. Change Parking Required to indicate "Animal Hospital/Clinic" rather than office.
- 7. Pavement Legend infomation provided must meet the Engineering Departments standards for design.
- 8. Where are the HVAC/RTU's located? These units require screening from the public rights of way and adjacent properties. Provide screening detail.

Landscape Plan:

1. Delineate and label a minimum 10-ft landscape buffer.

Project Reviews.rpt Page 3 of 4

- 2. Move building line label that sets on top of tree in landscape buffer.
- 3. Sec. 5.3, Art. VIII, of the UDC states no artifical plant materials may be used..must be turf or a non-permiable surface. Provide a detail and cust sheets for the proposed articial turf for staff review and indicate if this is permiable or impermiable
- 4. The detention pond requires a minimum of one (1), three (3)-caliper inch canopy tree for each 750 SF of dry area within the pond. Provode the necessary amount of trees for this area.
- 5. Parking Lot Lanscape Lable at bottom of plan update total parking space count to match the site plan (i.e. 12 & 15 spaces).

Treescape Plan:

1. No mitigation required for the removal of the two(2) cedar trees as indicated on the plan.

Photometric Plan:

- 1. The maximum pole height shall not exceed 30-ft in overall height. Provide detail.
- 2. Provide cut sheets for all exterior lighting fixtures. Under canopy lighting required to be fully recessed into canopy.

Building Elevations:

- 1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations (if applicable). Provide detail of screening mechanism to be used if these are not properly sceened.
- 2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.
- 3. Provide a materials sample board for ARB review of the actual materials to be used
- 4. Approval of the exceptions for not meeting the primary and secondary articulation standsrds the screening fence standards, and for the trash enclosure facing the public right of way requires approval by the Planning and Zoning Commission for each separate instance as indicated above
- ** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]

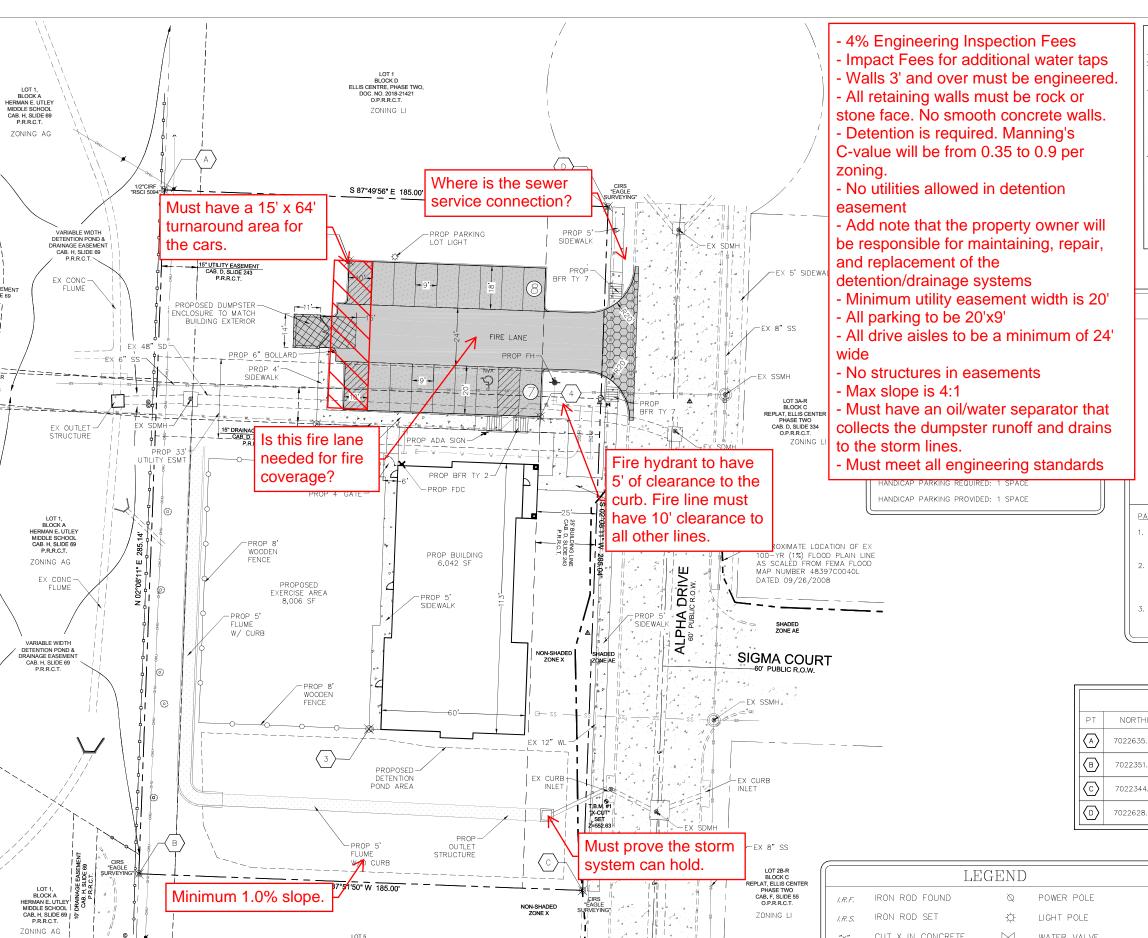
Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: June 11, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** IF REQUIRED -- City Council - Action: Monday, June 17, 2019 (6:00 p.m.) [ONLY FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

Police Department David Gonzales 5/23/2019 5/30/2019 5/23/2019 COMMENTS

Project Reviews.rpt Page 4 of 4



LOT 5 BLOCK A

ELLIS CENTRE, PHASE TWO, LOTS 5.6.7, BLOCK A DOC. NO. 2019-1536 O.P.R.R.C.T.

ZONING LI

ZONING LI

IRON ROD SET

ASPHALT

CUT X IN CONCRETE

FENCE CORNER POST

TELEPHONE MANHOLE

1.R.S.

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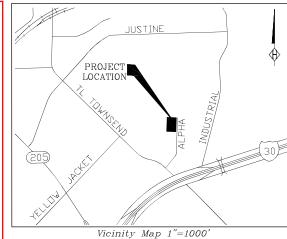
LIGHT POLE

WATER VALVE

FIRE HYDRANT

WATER METER

SANITARY SEWER MANHOLE



PAVEMENT LEGEND

XXX

DUMPSTER PAVEMENT PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. (DOUBLE MAT)

DRIVEWAY PAVEMENT PROPOSED 8" 4,000 PSI CONC. @ 3 DAYS WITH #4 BARS @ 18" O.C.E.W.

MEDIUM DUTY PAVEMENT (DRIVE AISLE)
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH
#4 BARS @ 18" O.C.E.W.

LIGHT DUTY PAVEMENT (CAR PARKING)
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH
#3 BARS @ 18" O.C.E.W.

SIDEWALK PAVEMENT PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS © 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING
- 3. THE CONTRACTOR SHALL PROVIDE A ½" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

		DESIGN	PO	INTS	
PT	NORTHING	EASTING	PT	NORTHING	EASTING
$\langle A \rangle$	7022635.9438	2598894.7809	1	7022606.4531	2598971.7350
B	7022351.0041	2598884.1517	2	7022538.4108	2598958.1889
(c)	7022344.1081	2599069.0232	3	7022411.3558	2598980.0098
D	7022628.9270	2599079.6450	4	7022541.4392	2599051.3665

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT

STEVEN R. HOMEYER, PE # 86942 DATE: 05/17/2019

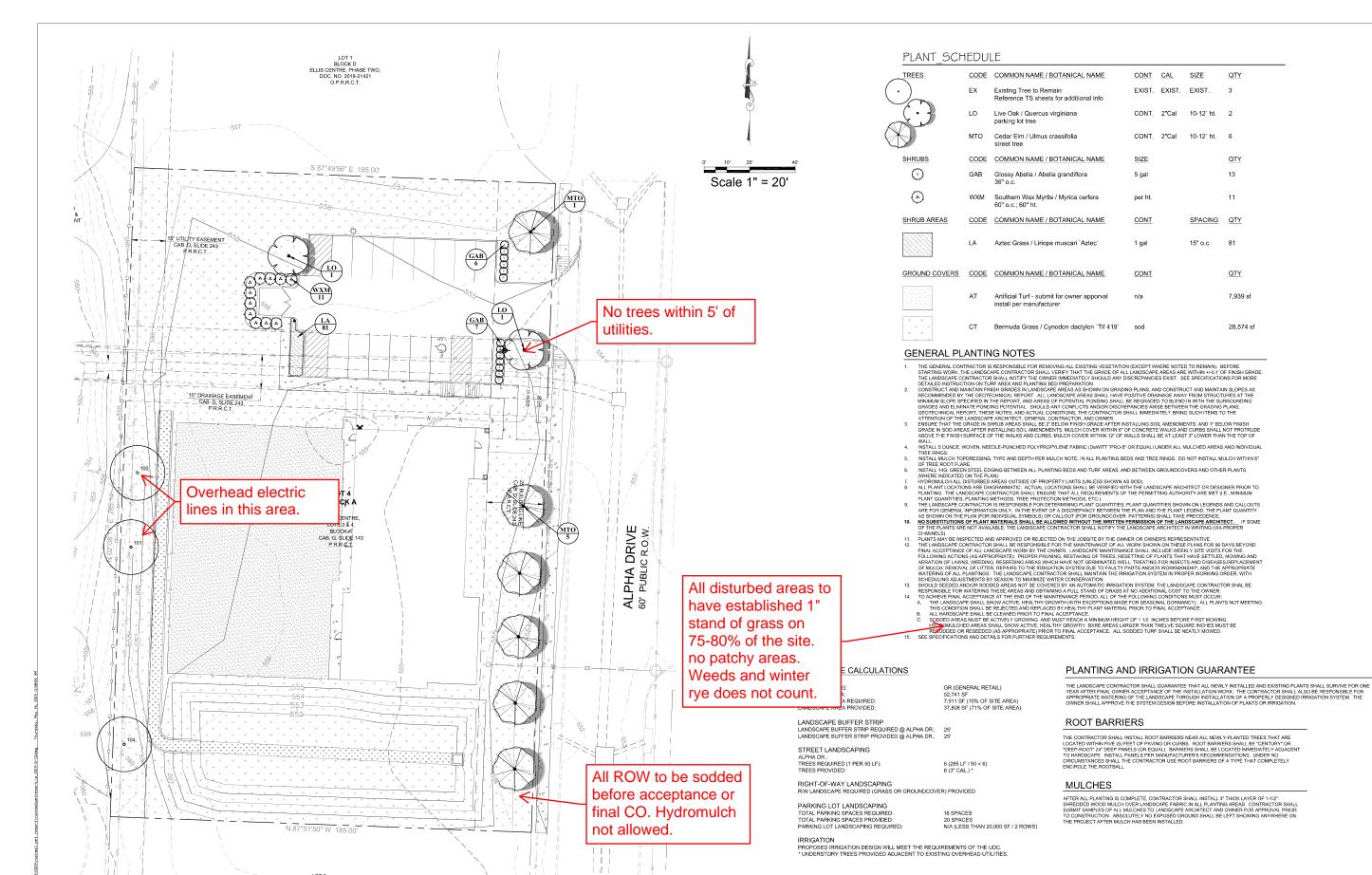
DRAWN: JAN DATE: 09/28/2018 HEI #: 18-140

CANINE AND CO. RESORT 1.21 ACRES CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PLAN

SITE

SHEET NO: C2



CANINE AND CO. RESORT 1.21 ACRES CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS



(800) 680-6630 15305 Dallas Pkwy., Ste 30 Addison, TX 75001 www.landscape-consultants.

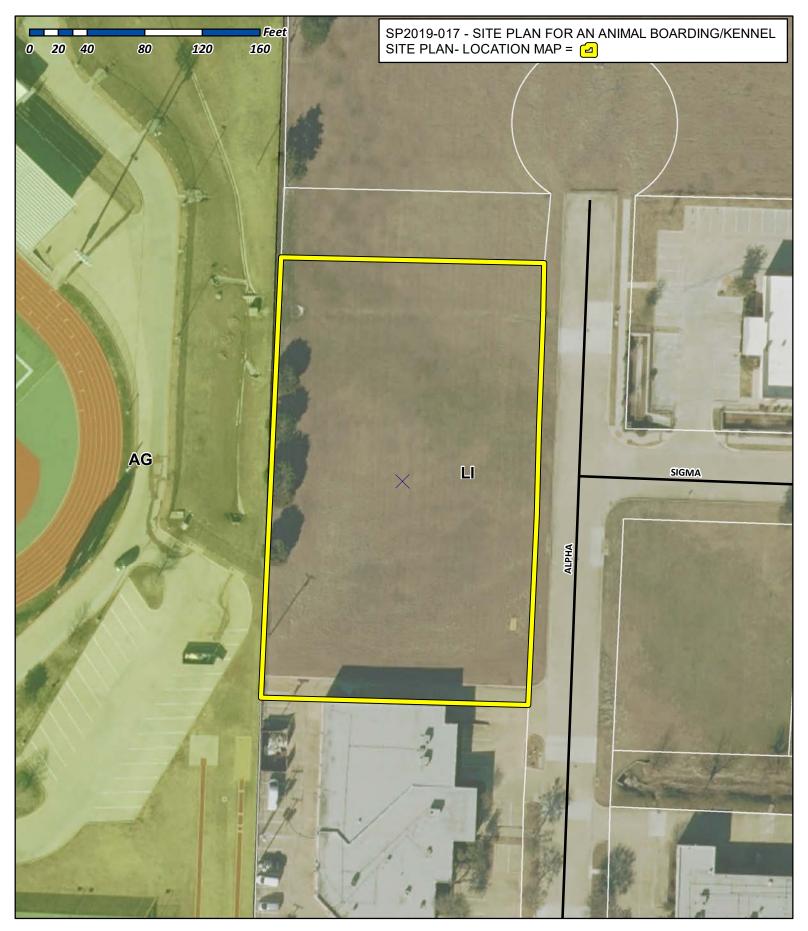


DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO: LP-1

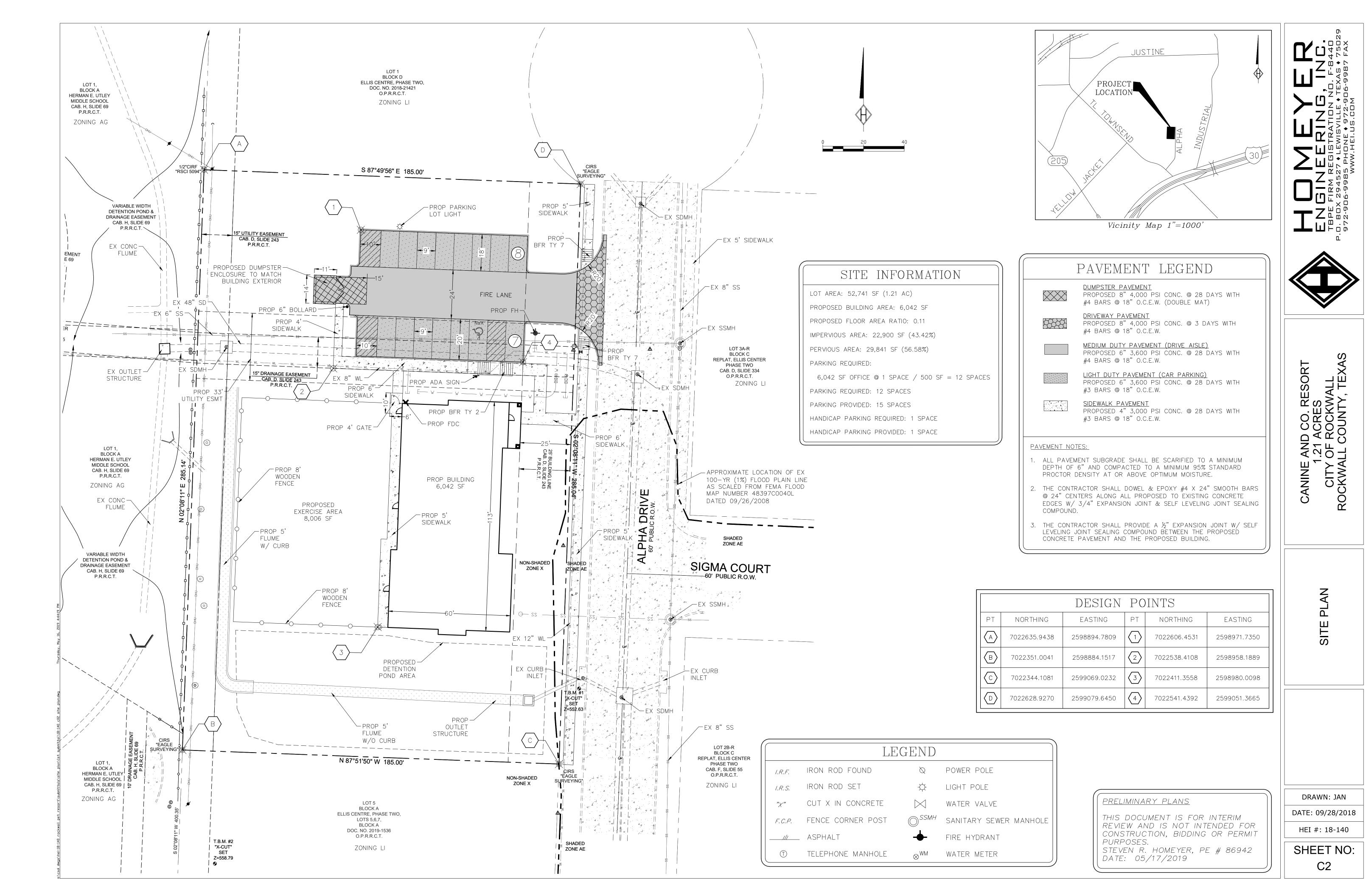




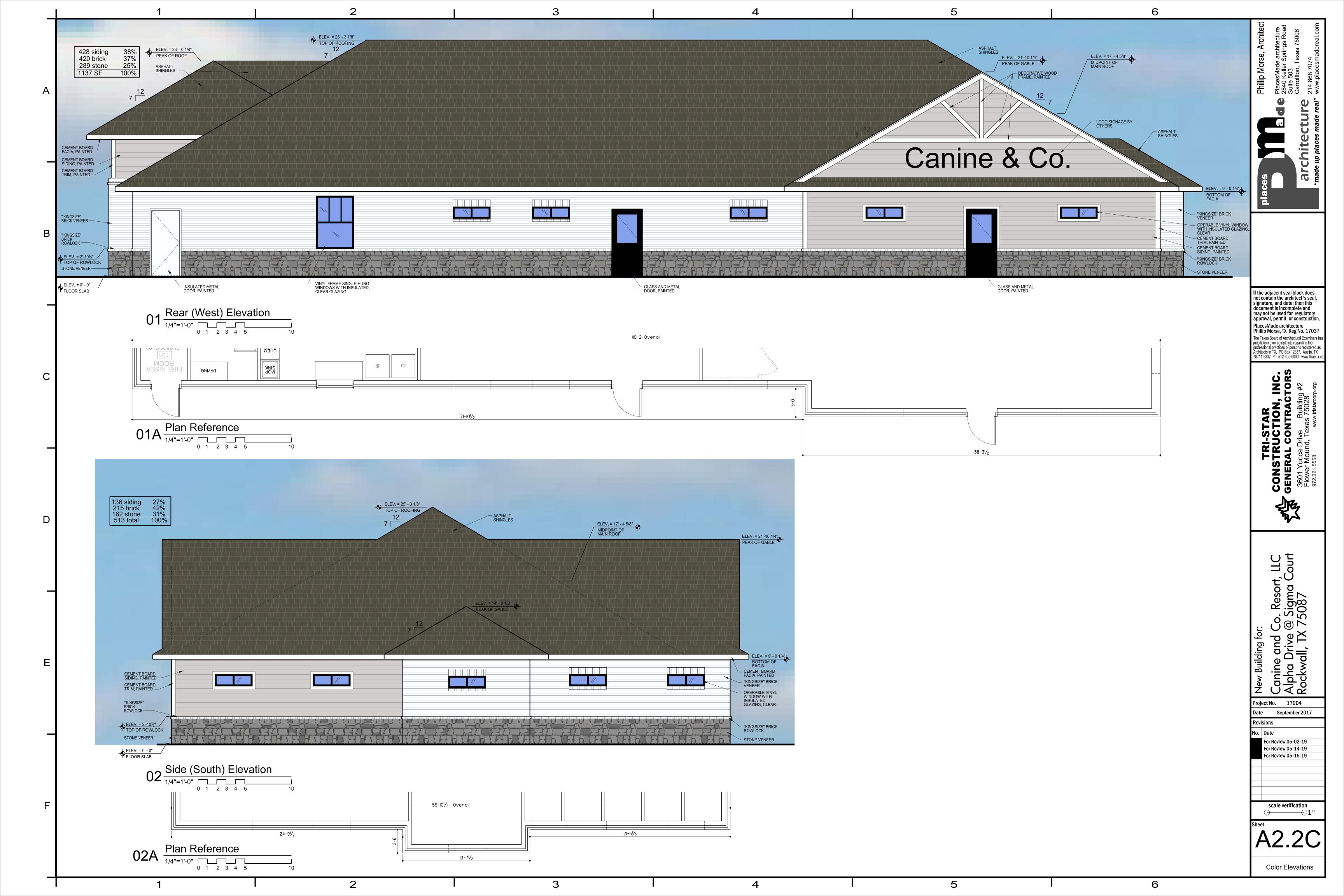
City of Rockwall

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.









Material Board



ORIGINAL WHITE SHERWIN WILLIAMS SW7077 PAINT



ONYX BLACK OWENS CORNING ASPHALT SHINGLES



PAINTED BRICK TO MATCH SW7077



PLYGEM BLACK VINYL WINDOWS



DRAWN: JAN

DATE: 09/28/2018 HEI #: 18-140

SHEET NO: LP-1

PLANT SCHEDULE CODE COMMON NAME / BOTANICAL NAME

SHRUB AREAS

Existing Tree to Remain parking lot tree

60" o.c.; 60" ht.

Aztec Grass / Liriope muscari `Aztec`

Artificial Turf - submit for owner apporval

install per manufacturer

Reference TS sheets for additional info Live Oak / Quercus virginiana Cedar Elm / Ulmus crassifolia

CONT. 2"Cal 10-12` ht. 2 CONT. 2"Cal 10-12` ht. 6

CONT CAL

EXIST. EXIST. EXIST.

QTY

QTY

13

11

7,939 sf

SIZE

CODE COMMON NAME / BOTANICAL NAME SIZE

Glossy Abelia / Abelia grandiflora Southern Wax Myrtle / Myrica cerfera CODE COMMON NAME / BOTANICAL NAME

<u>SPACING</u> <u>QTY</u> 15" o.c. 81

GROUND COVERS CODE COMMON NAME / BOTANICAL NAME QTY

Bermuda Grass / Cynodon dactylon `Tif 419` sod 28,574 sf

GENERAL PLANTING NOTES

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- 2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF
- 4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DeWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TRFF RINGS 5. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6"
- OF TREE ROOT FLARE. INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD). ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM
- PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.). 9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY
- AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH
- SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHAL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. 15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

CURRENT ZONING: GR (GENERAL RETAIL) TOTAL SITE AREA: 52,741 SF 7,911 SF (15% OF SITE AREA) LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED: 37,808 SF (71% OF SITE AREA)

LANDSCAPE BUFFER STRIP LANDSCAPE BUFFER STRIP REQUIRED @ ALPHA DR.: 25' LANDSCAPE BUFFER STRIP PROVIDED @ ALPHA DR.:

STREET LANDSCAPING ALPHA DR.: TREES REQUIRED (1 PER 50 LF): TREES PROVIDED:

6 (285 LF / 50 = 6) 6 (3" CAL.) *

RIGHT-OF-WAY LANDSCAPING R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED

PARKING LOT LANDSCAPING TOTAL PARKING SPACES REQUIRED: TOTAL PARKING SPACES PROVIDED: PARKING LOT LANDSCAPING REQUIRED:

16 SPACES 20 SPACES N/A (LESS THAN 20,000 SF / 2 ROWS)

IRRIGATION

PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC. * UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

PLANTING AND IRRIGATION GUARANTEE

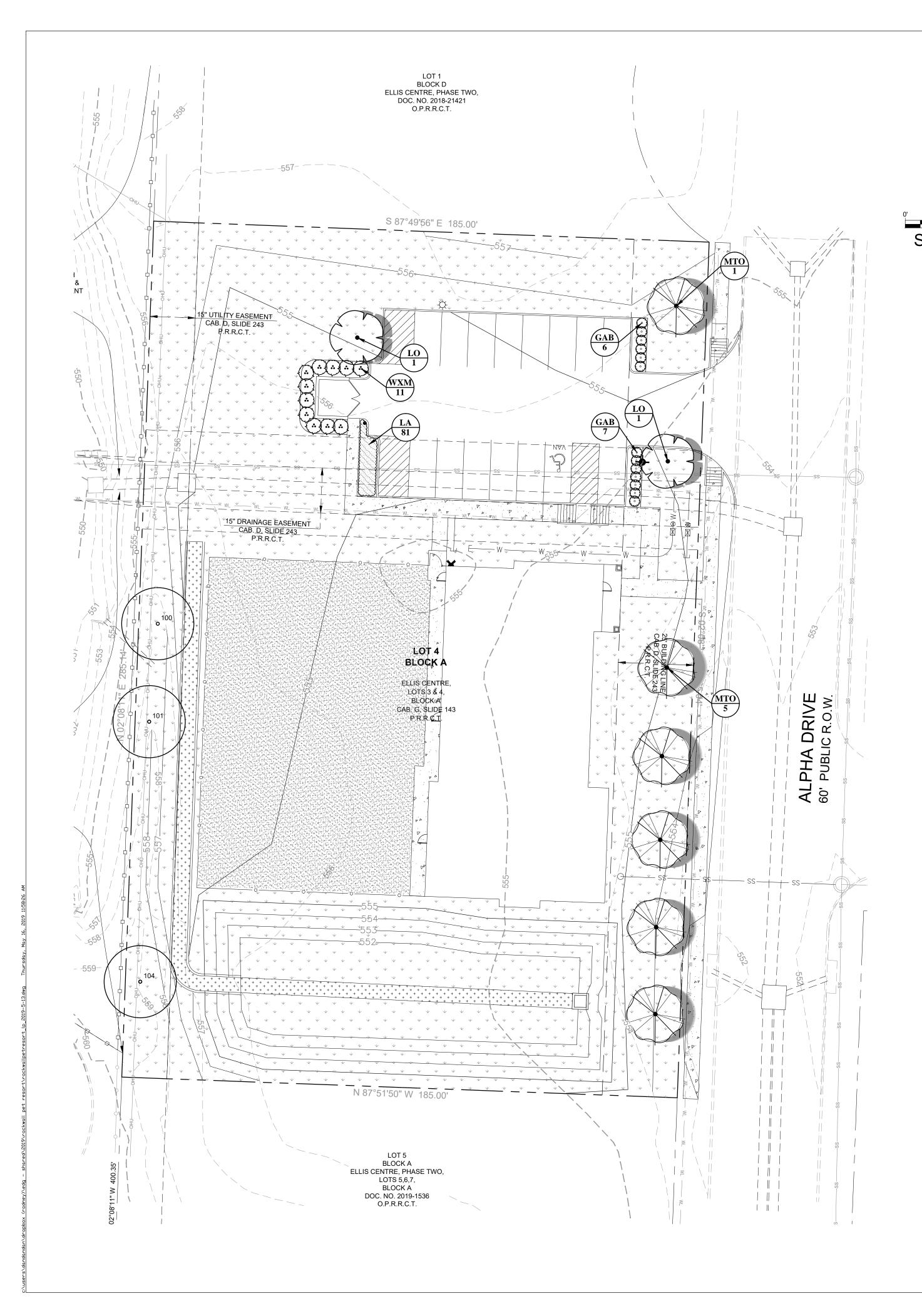
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



LANDSCAPE PLAN

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL
- CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS. CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
 - FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES. ABRASIONS AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT
- 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT
- BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH
- PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF
- WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8: MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE: SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M: NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO
- PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5
- TREE STAKING AND GUYING STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED. 0.106 INCH DIAMETER.
- STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE. FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES

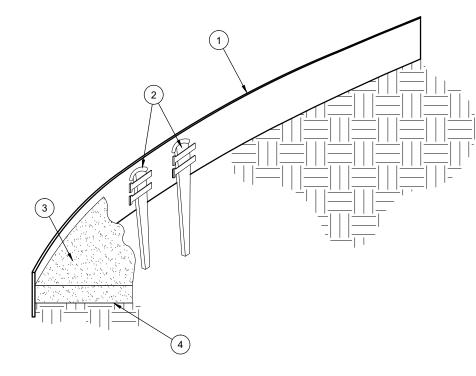
<u>METHODS</u>

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY **DISCREPANCIES EXIST**
- 2. SOIL TESTING:
- a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
- CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
- THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD
- AND FOR LONG-TERM MAINTENANCE. 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE
- TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- AMMONIUM PHOSPHATE 16-20-0 15 LBS PER 1,000 S.F.
- AGRICULTURAL GYPSUM 100 LBS PER 1,000 S.F.
- TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1,000 S.F. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
- AGRICULTURAL GYPSUM 10 LBS. PER CU. YD. IRON SULPHATE - 2 LBS. PER CU. YD.
- 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS
- SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B GENERAL PLANTING
 - REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES: CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK
 - DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK) ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIFLD TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C. TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS
- TWO TO FOUR INCHES SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE
- EXCAVATION OF THE HOLE. 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKELL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
- 1"-2" TREES 2-1/2"-4" TREES
- THREE STAKES PER TREE TREES OVER 4" CALIPER GUY AS NEEDED MUI TI-TRUNK TREES
- THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER

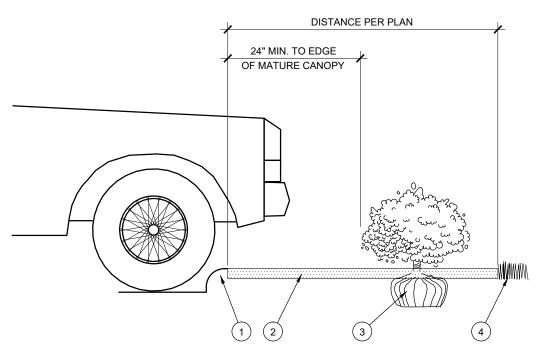
TWO STAKES PER TREE

- SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL
- AMENDED PER SOIL TEST RECOMMENDATIONS. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN
- ADJACENT COURSES ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL
- 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- WINTER MIX (OCTOBER 1 MARCH 31) 50# CELLULOSE FIBER MULCH
- 2# UNHULLED BERMUDA SEED
- 2# ANNUAL RYE SEED 15# 15-15-15 WATER SOLUBLE FERTILIZER
- SUMMER MIX (APRIL 1 SEPTEMBER 30)
- 50# CELLULOSE FIBER MULCH 2# HULLED BERMUDA SEED
- 15# 15-15-15 WATER SOLUBLE FERTILIZER 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
- GENERAL 50# CELLULOSE FIBER MULCH
- 15# 15-15-15 WATER SOLUBLE FERTILIZER
- SEED RATE PER LEGEND
- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. H. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO
 - DETERMINE FINAL ACCEPTABILITY. 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 - LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS. WEEDING. RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER. WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER
 - 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE
 - FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY
- PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



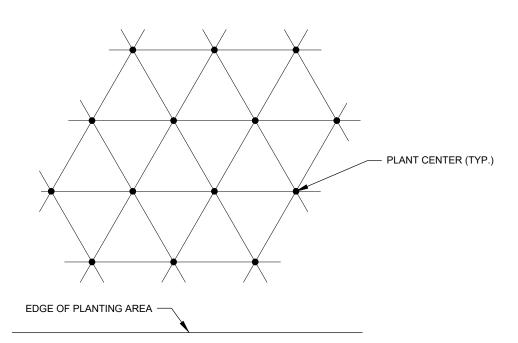
- (1) ROLLED-TOP STEEL EDGING PER PLANS.
- (2) TAPERED STEEL STAKES.
- (3) MULCH, TYPE AND DEPTH PER PLANS
- (4) FINISH GRADE.
-) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.





- 2) MULCH LAYER.
- (4) TURF (WHERE SHOWN ON PLAN).



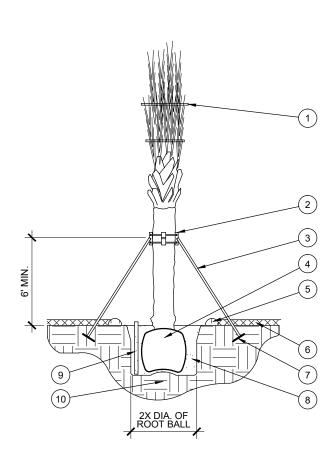


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

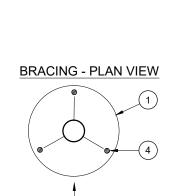
	AREA DIVIDER
LANT SPACING	TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF OF PLANTING AREA = 100/2.25 = 44

PLANT SPACING



PALM PLANTING



(1) BIODEGRADEABLE TWINE. (2) PALM BRACE SYSTEM.

DO NOT NAIL TO PALM.

(5) 4" HIGH TEMPORARY WATERING BASIN.

MULCH WITHIN 12" OF TRUNK

RECOMMENDATIONS

PLACES AROUND PALM.

(10) UNDISTURBED SUBGRADE.

(4) ROOT BALL.

(3) 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) -

(6) MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF

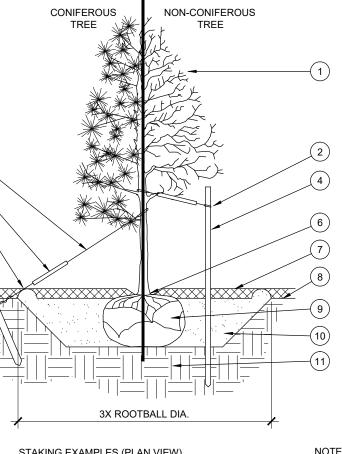
(7) 2" X 4" X 12" DEADMAN, BURIED 12" MIN. BELOW GRADE

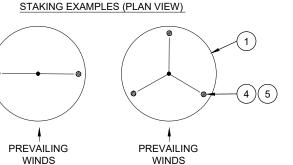
WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO

(8) BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST

(9) 4" PERFORATED PVC WATER MONITORING TUBE

- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
- THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL AND THE ZONE OF ROOT **INITIATION IS 3"-5" BELOW FINISH**
- DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
- AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.





TREE PLANTING

SCALE: NOT TO SCALE

(1) TREE CANOPY.

PREVAILING

- 2 CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- (4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- (5) PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- (6) TRUNK FLARE.
- 7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK
- 8 FINISH GRADE
- 9 ROOT BALL.
- 10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.

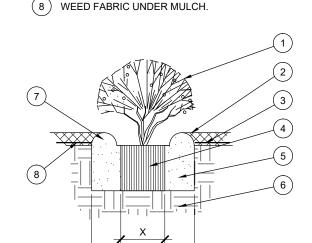
5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT

(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS

MULCH, TYPE AND DEPTH PER PLANS. PLACE NO

MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

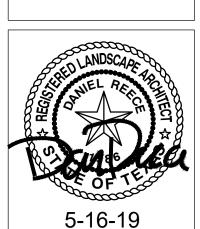
- CENTER. (3) FINISH GRADE.
- (4) ROOT BALL.
- (5) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (6) UNDISTURBED NATIVE SOIL. (7) 3" HIGH EARTHEN WATERING BASIN.



SHRUB/PERENNIAL PLANTING

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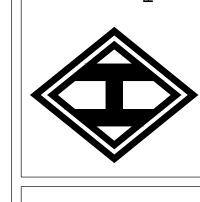
DRAWN: JAN

DATE: 09/28/2018 HEI #: 18-140

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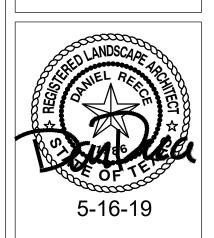
LANDSCAPE DETAILS

LP-2



CANINE AND CO. RESORT 1.21 ACRES CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS





DRAWN: JAN DATE: 09/28/2018

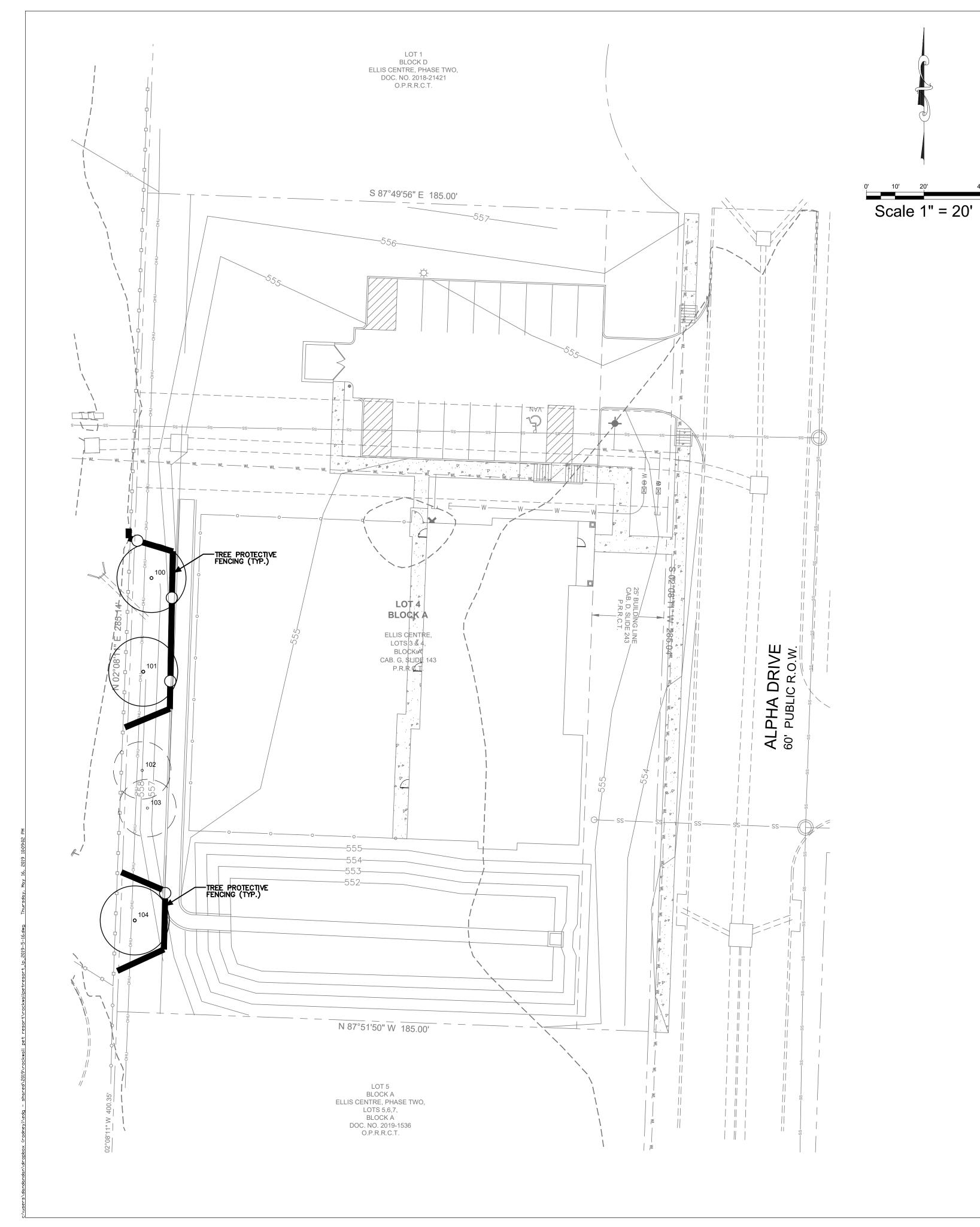
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TS-1

LEGEND EXISTING TREE TO BE RETAINED EXISTING TREE TO BE REMOVED TREE PROTECTIVE FENCING

ID	SIZE/TYPE	REMOVED	MITIGATION
100	12" CEDAR	NO	NO
101	12" CEDAR	NO	NO
102	10" CEDAR	YES	NO
103	10" CEDAR	YES	NO
104	12" CEDAR	NO	NO



FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.

- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR
- 3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE, 4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIPLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE 'T-POSTS' TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- 1. DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- 2. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- 3. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- 4. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- 5. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- 6. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

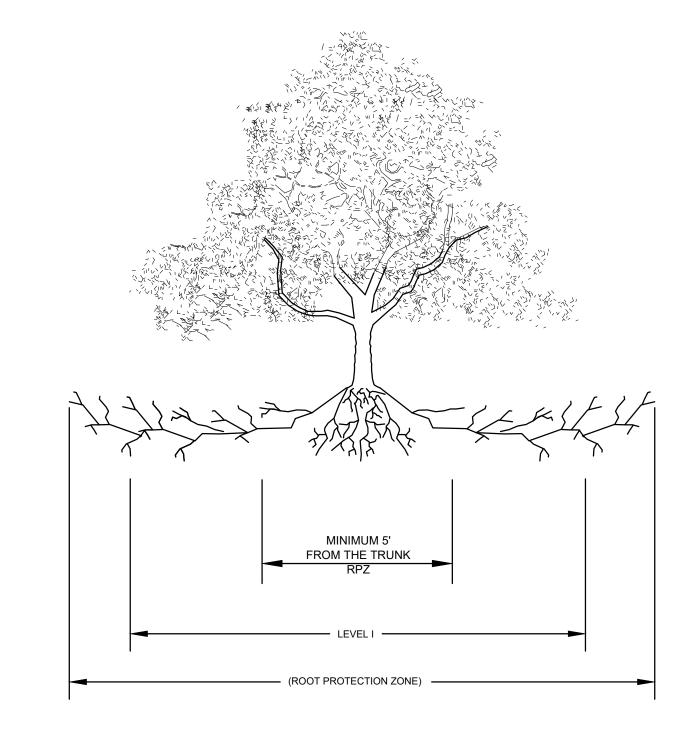
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIPLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION REQUIREMENTS

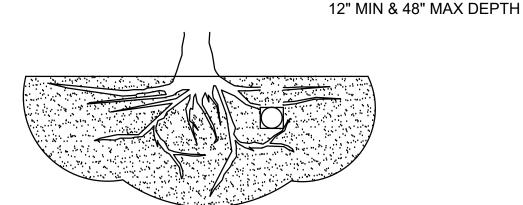
- 1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- 2. NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- 3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND
- 4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET
- 5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- 6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- 7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
- 8. ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
- 10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- 11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- 12. THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT I PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIV (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
- 13. DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCROACHMENT IS APPROVED BY THE ARBORIST.



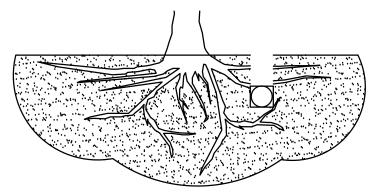


TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

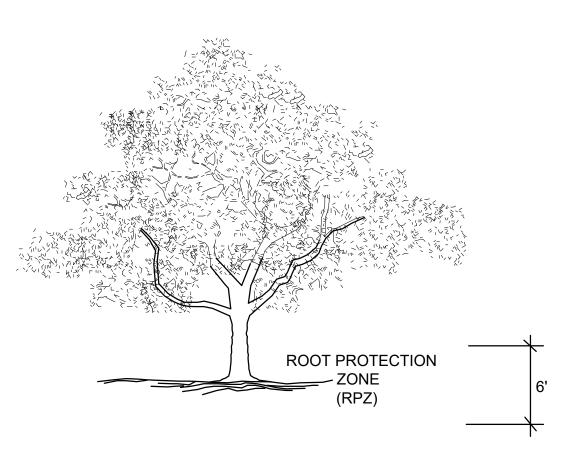


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.



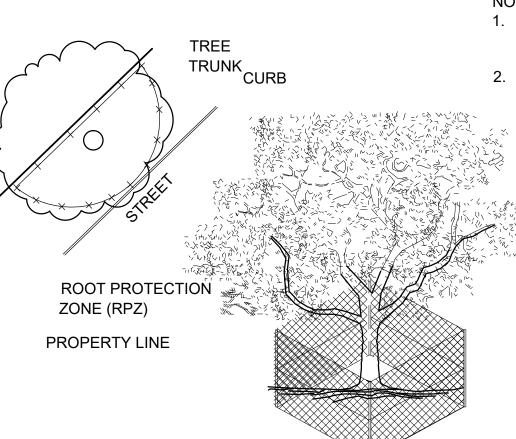


6" MULCH INSIDE RPZ

THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE

SPECIFICATIONS.





- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

ESTABLISH FENCE PROTECTION MINIMUM 5' FROM TRUNK

ROOT PROTECTION ZONE

DRIP LINE

6" MULCH INSIDE RPZ IF BARE DIRT

8" MULCH OUTSIDE RPZ AND UNDER DRIP LINE AS MINIMAL PROTECTION FOR ROOTS FROM CONSTRUCTION ACTIVITIES

TREE PROTECTION FENCE - LEVEL 2 SCALE: NOT TO SCALE





5-16-19

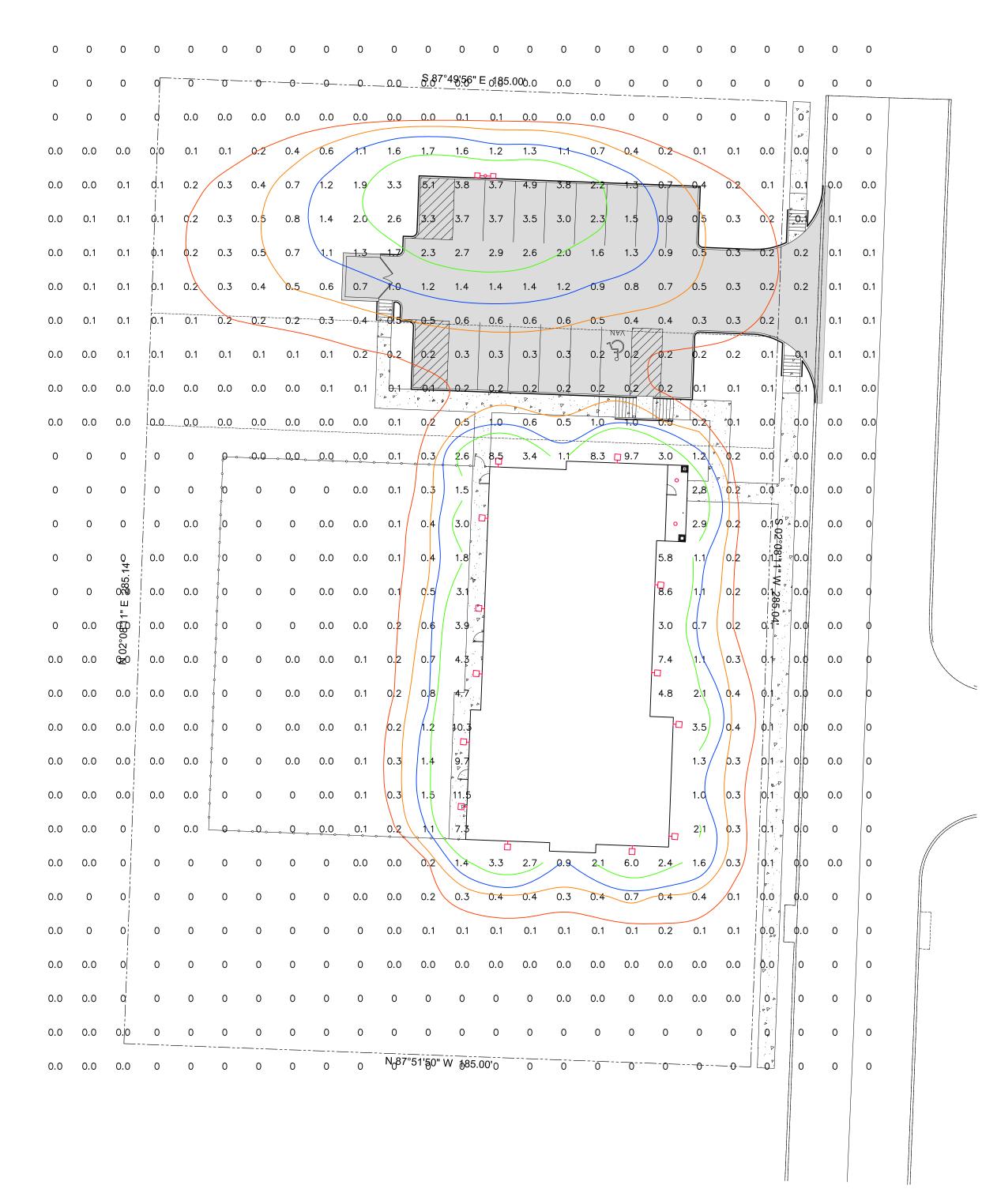
DRAWN: JAN DATE: 09/28/2018

SHEET NO:

HEI #: 18-140

TREE SURVEY

TS-2



LUMI	NAIRE S	CHEDULE					
CALLOUT	SYMB0L	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
С	\bigcirc	1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON — HALO, RL560WH12940	120V 1P 2W	2
S2	<u> </u>	PREVAIL AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	ELECTRONIC	POLE	EATON - LUMARK, PRV-A40-D-UNV- T3-BZ-7030-HSS	120V 1P 2W	1
W	Н	SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE - DCC150 DCC150L42W3424LMV50K	120V 1P 2W	13

GENERAL PHOTOMET	RIC SCHEDULE
AVERAGE FOOT-CANDLES	0.46
MAXIMUM FOOT-CANDLES	11.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	11.47 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.46 / 0.00

CITY OF ROCKWALL OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES MINIMUM REQUIREMENTS:

- A. GLARE. IN ORDER TO PRESERVE THE NIGHT SKY AND TO REDUCE GLARE ON ROADWAYS, PEDESTRIAN AREAS AND ADJACENT DEVELOPMENT, LIGHT SOURCES (E.G. LIGHT BULBS) SHALL BE ORIENTED DOWN AND TOWARD THE CENTER OF THE SITE OR SHIELDED SO AS TO NOT BE VISIBLE FROM THE PROPERTY LINE. THIS APPLIES TO REFRACTORY LENSES WHICH EXTEND BEYOND THE LIGHTING FIXTURE AND ARE DESIGNED TO REDIRECT THE LIGHTING SOURCE HORIZONTALLY. THIS DOES NOT APPLY TO NEON OR INTERNALLY LIT SIGNS, OR TO DECORATIVE LIGHTING WITH 15 WATTS OR LESS PER BULB.
- B. LIGHT AT RESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF A RESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE.
- C. LIGHT AT NONRESIDENTIAL PROPERTY LINE. THE ALLOWABLE MAXIMUM LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NONRESIDENTIALLY ZONED LOT SHALL BE 0.2 OF ONE FOOTCANDLE. FOR PLANNED SHOPPING CENTERS OR OTHER COMMERCIAL DEVELOPMENTS THAT CONTAIN MORE THAN ONE LOT, THE PLANNING AND ZONING COMMISSION MAY CONSIDER LIGHTING PLANS THAT ARE INTENDED TO INCREASE LIGHTING EFFICIENCY AND REDUCE THE NUMBER OF OVERALL LIGHT FIXTURES, BUT RESULT IN LIGHT SPILLOVER ACROSS COMMON LOT LINES WITHIN THE SAME DEVELOPMENT. HOWEVER, IN NO CASE SHALL LIGHT LEVELS EXCEED 0.2 FC AT THE PROPERTY LINES ADJACENT TO THE STREET AND/OR ALONG THE PERIMETER OF THE DEVELOPMENT.
- D. HEIGHT. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED 30 FEET, UNLESS FURTHER RESTRICTED WITHIN AN OVERLAY DISTRICT AS SPECIFIED IN ARTICLE V OF THIS [UNIFIED DEVELOPMENT]
- E. BUILDING AND POLE MOUNTED LIGHTING. ALL BUILDING AND POLE MOUNTED LUMINARIES EXCEEDING 15 WATTS SHALL BE DIRECTED DOWN WITH EITHER A PARTIAL CUT-OFF OR FULL CUT-OFF SOURCE.
- F. UNDER-CANOPY LIGHTING. ALL UNDER-CANOPY LIGHTING, INCLUDING, BUT NOT LIMITED TO, THOSE FIXTURES UTILIZED AT FUELING STATIONS, DRIVE-THROUGH LANES, AND COVERED PARKING STRUCTURES, SHALL BE FULLY RECESSED INTO THE CANOPY
- G. ILLUMINATION. THE MAXIMUM OUTDOOR MAINTAINED, COMPUTED AND MEASURED ILLUMINATION LEVEL WITHIN ANY NONRESIDENTIAL DEVELOPMENT SHALL NOT EXCEED 20 FC OUTDOORS AT ANY POINT ON THE SITE, WITH THE FOLLOWING EXCEPTIONS:
 - 1. UNDER-CANOPY LIGHTING (E.G., FUEL STATIONS, DRIVE-THROUGH LANES AND COVERED PARKING STRUCTURES) SHALL NOT EXCEED 35 FC. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
 - 2. LIGHTING FOR MOTOR VEHICLE DEALERSHIPS SHALL NOT EXCEED 30 FC WITHIN THE FRONT YARD(S) OF THE DEVELOPMENT. THE REMAINDER OF THE PROPERTY SHALL COMPLY WITH THE 20-FC MAXIMUM.
- H. EXEMPTIONS. HISTORIC OR ANTIQUE-STYLE PEDESTRIAN LIGHT FIXTURES APPROVED BY THE PLANNING AND ZONING COMMISSION ARE EXCLUDED FROM THESE STANDARDS.



VTRE Engineering & Inspec

ROCKWALL PET RESORT LOT 3 & 4 BLOCK A, ELLIS CENTR ROCKWALL, TX, 75087

J. MARTIN MONTGOMERY

90427

CENSE

SONALE

SO

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS - NO.
90427
RCS ENTERPRISES. LP F-2071

REVISION HISTORY	DESCRIPTION	1	-	1	1	
	NO. DATE	•	-	•	•	
	NO.	ı	-	١	١	

ISSUE DATE: 05/09/2019

DRAWN BY: RF

SCALE: N.T.S.

SHEET NUMBER:

24x36

E1.

City of Rockwall



DG

5/21/2019

Project Plan Review History

SARO Partners LLC

Platimum Construction

6

Owner

Applicant

Project Number Project Name

SP2019-018

Office/Warehouse

SITE PLAN

Subtype

Type

Status Staff Review

Site Address

1491 T L Townsend Dr ROCKWALL, TX 75087

Subdivision **Block** Tract Lot No

Bodin Industrial Addition

City, State Zip

Zoning

Parcel No **General Plan**

Applied

Closed

Expired

Status

Approved

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	5/21/2019	5/28/2019	5/24/2019	3 APPROVED	
ENGINEERING	Sarah Hager	5/21/2019	5/28/2019	5/23/2019	2 COMMENTS	

Α

(5/23/2019 3:56 PM SH)

- 4% Engineering Fees.
- Impact fees.
- All parking adjacent to the building to be 20'x9' and others to be 18'x9'.
- Must show all existing and proposed utilities.
- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.
- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.
- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.
- Easements must be included on the plat.
- Must have detention. Manning's C value is per zoning and is for the entire site.
- There are multiple drainage basins on this site. Must not increase water to any basin.
- Dumpster is currently blocked by parking.
- No walls in detention. Grading at 4:1 max.
- Line up the driveway with Trowbridge.
- Must install a 5' sidewalk along Townsend.
- Water and sewer available.
- Must meet all City Standards of Design and Construction.
- No trees within 5' of water line in Townsend Blvd. ROW.

ROW must be sodded prior to acceptance.

5/21/2019 5/28/2019 5/23/2019 FIRE Ariana Hargrove COMMENTS see comments (5/23/2019 4:25 PM AA)

An approved water supply capable of supplying the required fire flow for fire protection shall be provided. A water flow test verifying capabilities shall be witnessed by the Fire Marshal Division prior to vertical construction.

Fire hydrants shall be provided within 600-ft. to all portions of the buildings exterior walls.

Fire hydrants utilized to meet the requirements of this section shall be available to fire department personnel with no obstructions, which cannot be crossed by fire fighters pulling hose lines.

Proposed new fire hydrants shall be indicated on the plans.

Existing fire hydrants to be considered for the use shall be indicated on the plans.

Presence of automatic fire sprinkler system shall be indicated on the plans.

Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans.

The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant.

A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.

GIS	Lance Singleton	5/21/2019 5/28/2019 5/22/2019	1 APPROVED	See comments	
(5/22/2019 11:5	52 AM LS)				
Address will be:	1491 S T L TOWNSEND D	R, ROCKWALL, TX 75032			
PLANNING	Korey Brooks	5/21/2019 5/28/2019 5/23/2019	2 COMMENTS	Comments	

Project Reviews.rpt
Page 2 of 4

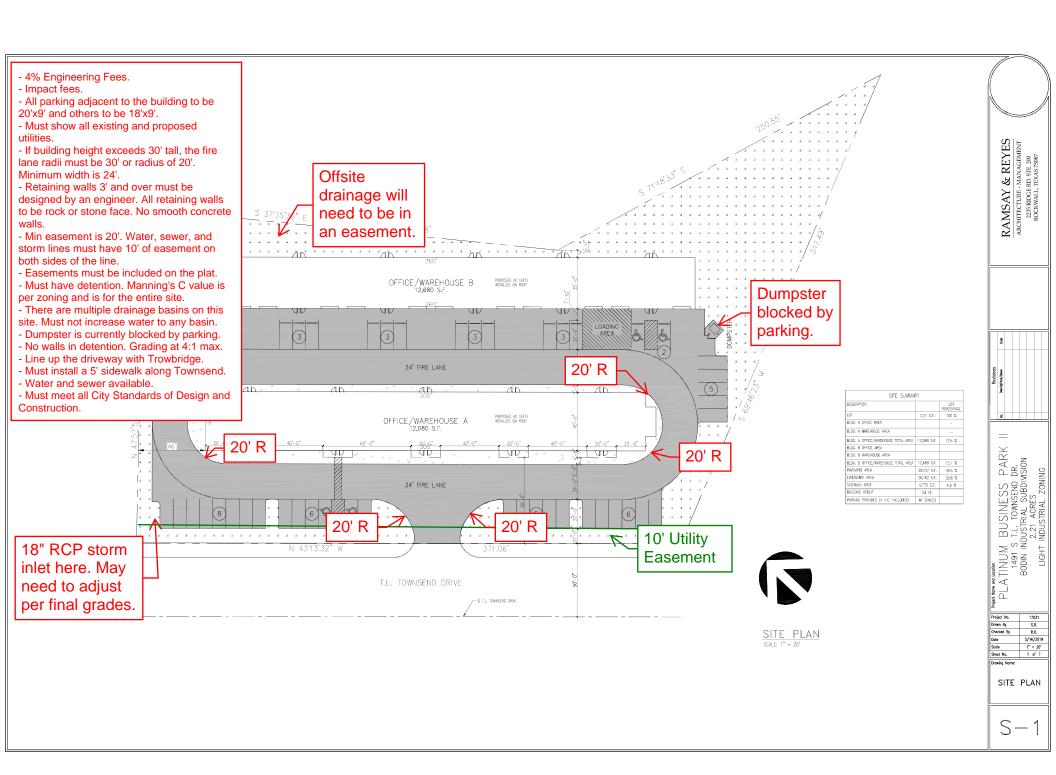
SP2019-018 Site Plan for Office/Warehouse: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- 1. This is a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive.
- 2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
- 3. For reference, include the case number (SP2019-018) in the lower right hand corner of all pages on future submittals.
- 4. Sheet S-1—Please add the following to the site data table: pervious vs. impervious area and %, req. parking, office SF, warehouse SF.
- 5. Sheet S-1—Please add engineering information (e.g. all easements, radii, topo, etc) graphic scale, vicinity map.
- 6. Sheet S-1—Please label property line.
- 7. Sheet S-1---Please show full extend of T.L. Townsend and label centerline.
- 8. Sheet S-1—What is the hatch pattern covering the site? Please remove
- 9. Sheet S-1—Please show fireline and one shade of grey and non-firelane/sidewalks as a lighter shade.
- 10. Sheet S-1—Please show all sidewalks
- 11. Sheet S-1—Please provide paving material and depth.
- 12. Sheet S-1--what is the hatch pattern closest to the buildings?
- 13. Sheet S-1—Please show all building setbacks and landscape buffers.
- 14. Sheet S-1—Please show adjacent properties and provide property information.
- 15. Sheet S-1—Please note that as drawn, this will need variances to horizontal articulation.
- 16. Sheet S-1—Please note that Building B appears to be too close to the property line. Please provide dimension from building to all property lines.
- 17. Sheet S-1—Please note that parking spaces are 9x20. Please dimension a typical parking space.
- 18. Sheet S-1—Please label the space between each group of parking spaces.
- 19. Sheet S-1—What are the "L" shape lines next to each of the doors on Building A?
- 20. Sheet S-1—Please note that no parking space shall be more than 80-feet from a large tree.
- 21. Sheet S-1—Please provide owner/engineer/developer information on site plan.
- 22. Sheet S-1—Please note that the dumpster enclosure shall be 6-feet in height and constructed of materials matching main structure with opaque self-latching gate. Please add note to plans.
- 23. Sheet S-1—Please note that all plans need to be prepared by a registered architect, engineer, or landscape architect. There does not appear to be any engineer/architect seal on the site plan.
- 24. Sheet L-1—Please note that the min caliper-inch off trees is 4 caliper inches.
- 25. Sheet L-1—Please provide vicinity map
- 26. Sheet L-1—For clarity, please do not show stippling under the tree symbols.
- 27. Sheet L-1—Please show the full extent of TL. Townsend and show and label centerline.
- 28. Sheet L-1—Please note that no parking space shall be more than 80-feet from a large tree.
- 29. Sheet L-1—For clarity, please see note above regarding pavement/firelane shading.
- 30. Sheet L-1—Please dimension a typical parking space.
- 31. Sheet L-1—Please label the large space between the groups of parking spaces at Building B.
- 32. Sheet L-1—Please show all sidewalks
- 33. Sheet L-1—Please note that the building footprints are not consistent with the site plan.
- 34. Sheet L-1—Please provide site data table
- 35. Sheet L-1—Please show and label adjacent properties.
- 36. Sheet L-1—Please dimension drive approach.

Project Reviews.rpt Page 3 of 4

- 37. Sheet T-1—Please see notes from L-1
- 38. Sheet E1.1—Please remove the hatch from the site.
- 39. Sheet E1.1—Please darken and label property line
- 40. Sheet E1.1—Please site data table
- 41. Sheet E1.1—Please provide vicinity map
- 42. Sheet E1.1—Please show and label adjacent properties.43. Sheet E1.1—Please provide graphic scale
- 44. Sheet E1.2—Please note that all fixtures must be fully shielded and pointed downward. The third fixture shown on this page is not fully shielded.
- 45. Sheet E1.1—Please note that the building footprints are not consistent with site plan and landscape plan.
- 46. Sheet A-2—Please add site data table
- 47. Sheet A-2—Please note that each building needs its own set of elevations.
- 48. Sheet A-2—Please indicate which elevation faces the street.
- 49. Sheet A-2—Please note that as drawn, the building elevations will need several variances: vertical and horizontal articulation, 4-sided architecture, no stone. All 4 sides of the buildings will need to be architectural finished with the same materials and elements as the front.
- 50. Sheet A-2—Please note that the min stone requirement is 20%
- 51. Sheet A-2—Please dash-in rooftop units on all elevations and show how they will be screened.
- 52. Sheet A-2—Please note that although this sheet refers to Building B, the two material percentage charts at the bottom of the page refer to Building A.
- 53. Sheet A-2—Building B, South Elevation notes the same scale as the North Elevation, however, they are not drawn to the same scale.
- 54. Sheet A-2—Building B, North Elevation appears to show a tower element projecting from the facade; however, the South Elevation does not show a projecting element.
- 55. The Architectural Review Board (ARB) meeting for this case will be held on May 28, 2019 at 5:00 p.m.
- 56. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 4, 2019. The Planning and Zoning Worksession for this case will be May 28, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be June 11, 2019

Project Reviews.rpt Page 4 of 4





date: 05-16-19

drawn by:

revisions

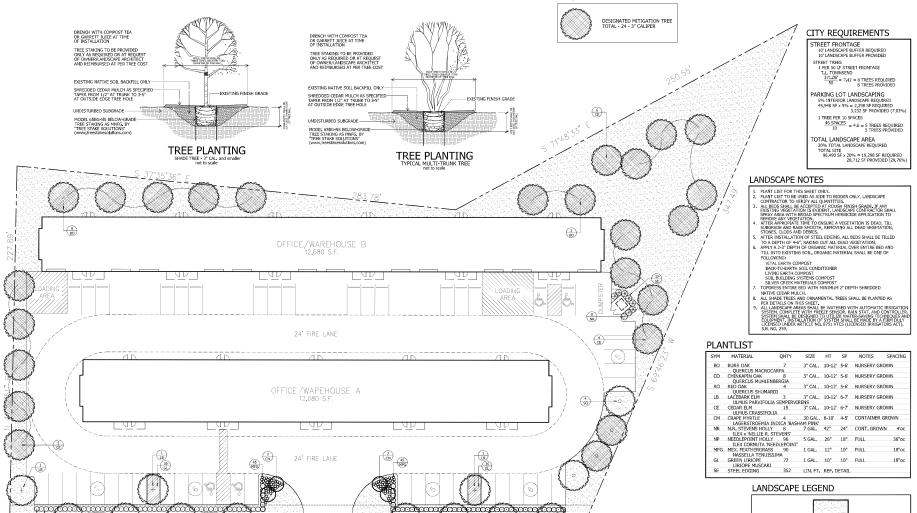
Leeming Design Group Landscape Architecture





sheet





No trees within 5' of water line in Townsend Blvd. ROW.

TOWNSEND DRIVE

(54) NP)

ROW must be sodded prior to acceptance.

scale: 1'' = 20'-0'

42 NP (142) SE

EXISTING TREE MITIGATION

COMMON BERMUDA SOD (CYNODON DACTYLON) north

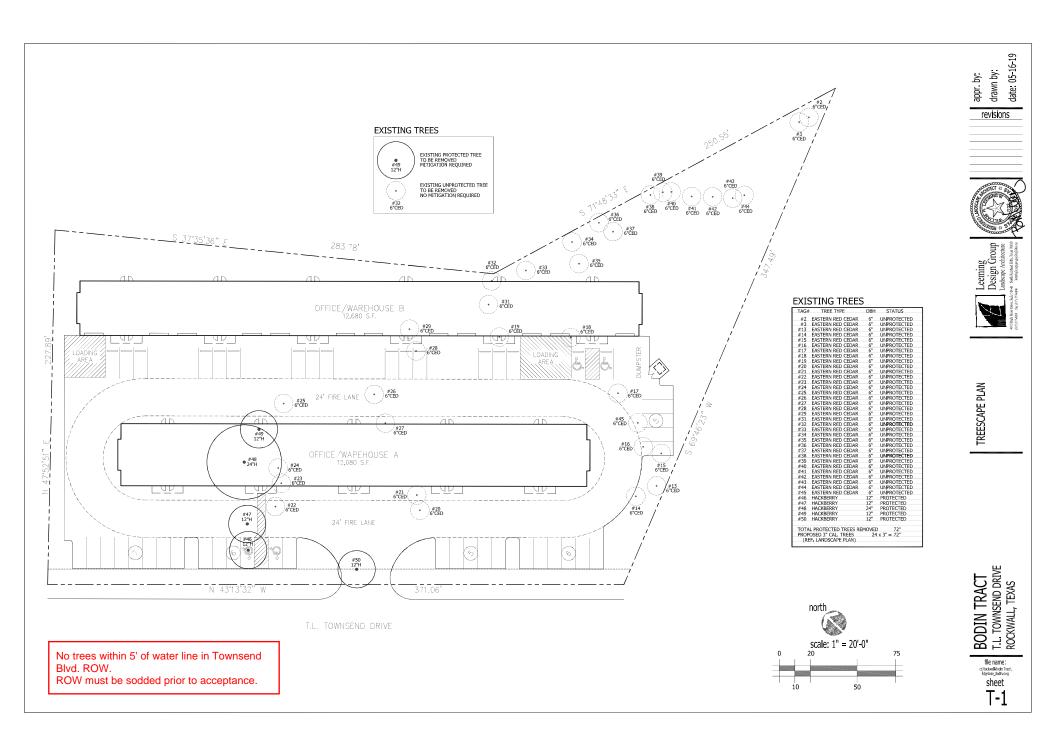
SOD INSTALLATION NOTES:

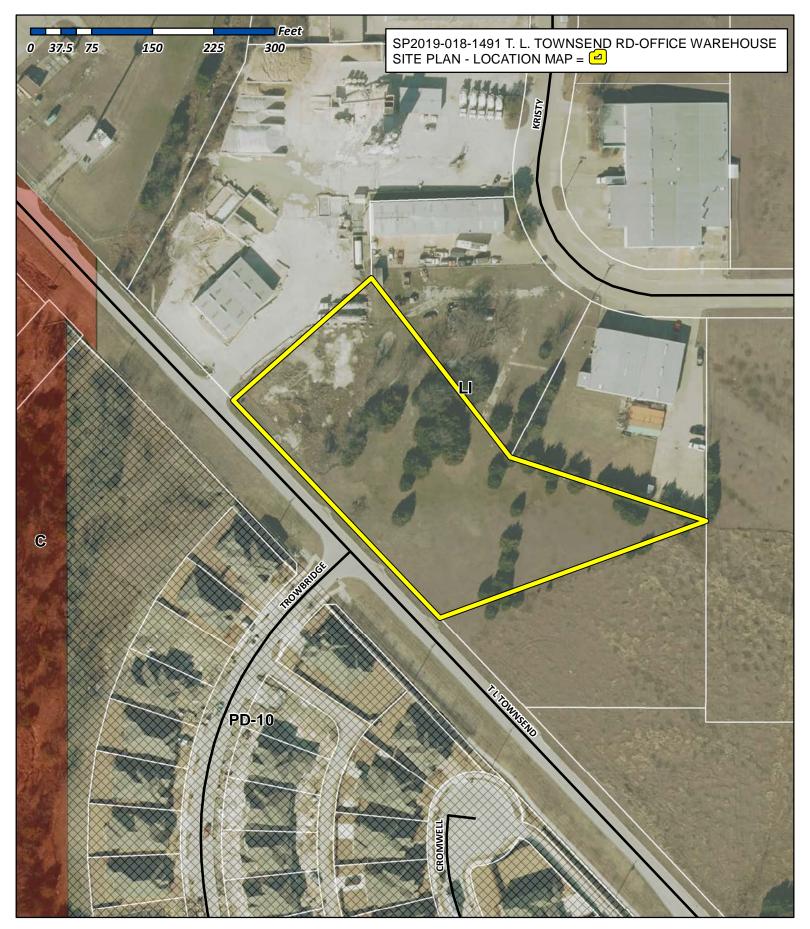
a. ALL SUBGADOS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY
PESCHTINE YEARTH TO HAD SEVENT, IMPOSED OF CONTRACTOR SHALL
PERFORM THE HAD SEVENT, IMPOSED OF CONTRACTOR SHALL
PERFORM THE HISTORY OF THE HAD SEVENT OF THE HAD TO
REPORT ANY VICETATION!
A PITER APPROVINE THE O'ENSURE A VECETATION IS DEAD, TILL
STONES, CLOOS AND DEBTO, REPORTING ALL DEAD VECETATION,
STONES, CLOOS AND DEBTO, REPORTING ALL DEAD VECETATION,
SOD SHALL BE O'ENGORUS, WELL HOOTED AND SHALL BE DELIVERED
AT A UNIFICIAL SELION WITH ALTERNATING JOINTS.

6. AOS SHALL BE LIAD WITH ALTERNATING JOINTS.

6. AND SHALL BE LIAD WITH ALTERNATING JOINTS.

WITH COASES SAND AS REQUIRED.



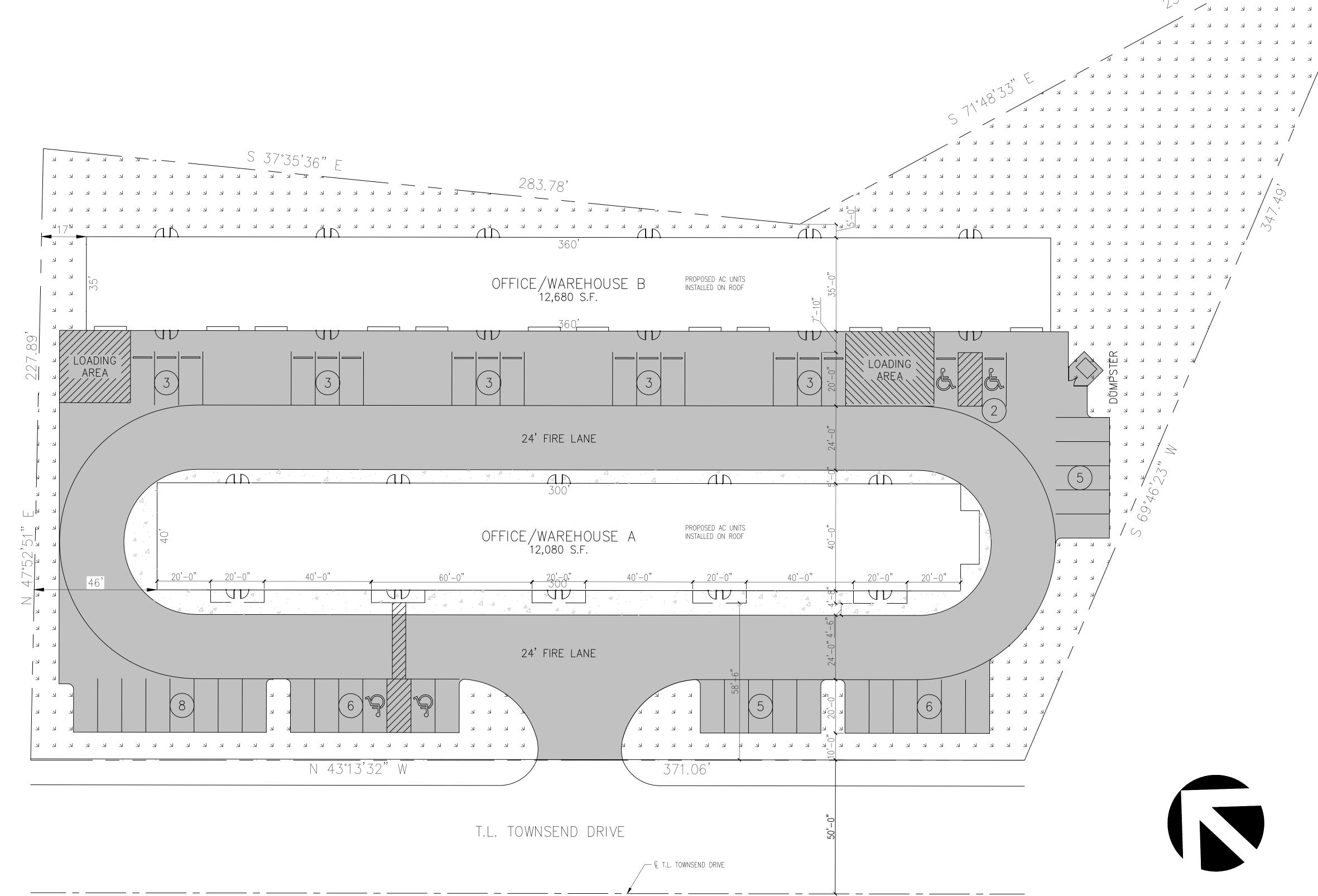




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





SITE SUMMA	RY	
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
BLDG. A OFFICE AREA		_
BLDG. A WAREHOUSE AREA		_
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.	12.5 %
BLDG. B OFFICE AREA		
BLDG. B WAREHOUSE AREA		
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.	13.1 %
PAVEMENT AREA	38,137 S.F.	39.5 %
LANDSCAPE AREA	28,762 S.F.	29.8 %
SIDEWALK AREA	4,770 S.F.	4.9 %
BUILDING HEIGHT	24 FT.	
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES	

SITE PLAN

SCALE: 1" = 20'

Project Name and Location:

Project Name and Location:

Drawn BOSINESS PARK

1491 S T.L. TOWNSEND DR.

1491 S T.L. TOWNSEND DR.

BODIN INDUSTRIAL SUBDIVISION

2.21 ACRES

LIGHT INDUSTRIAL ZONING

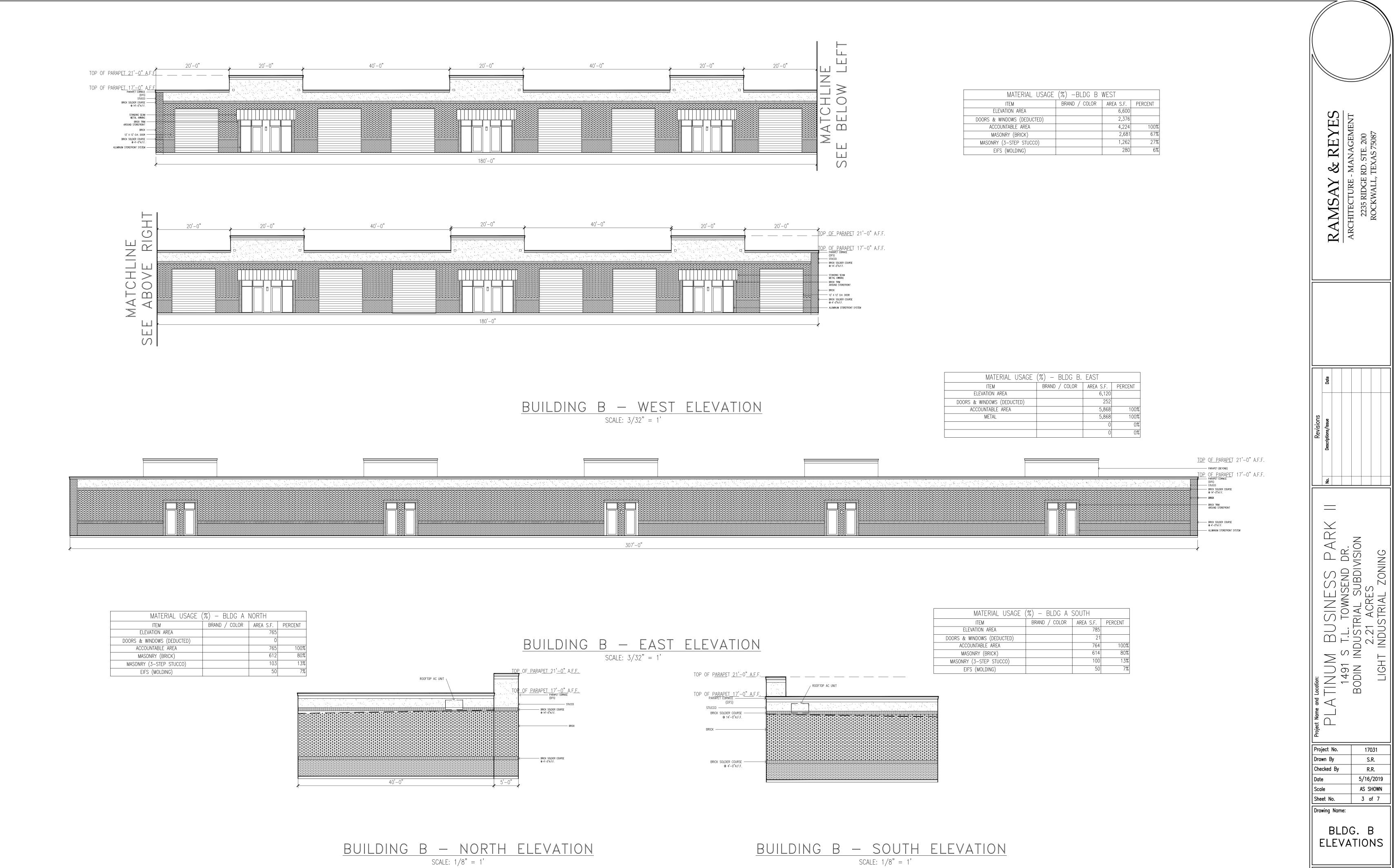
Sheet No.

Drawing Name:

SITE PLAN

1 of 7

S-1



S.R.

R.R. 5/16/2019

AS SHOWN

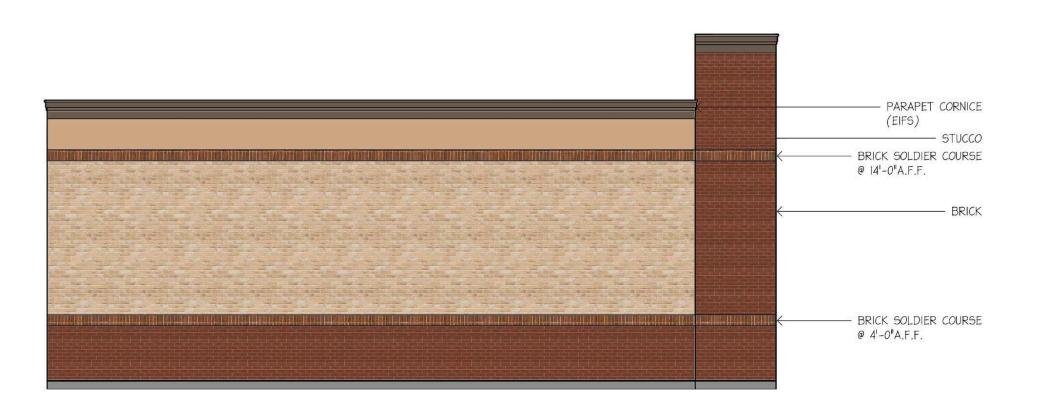
3 of 7



PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

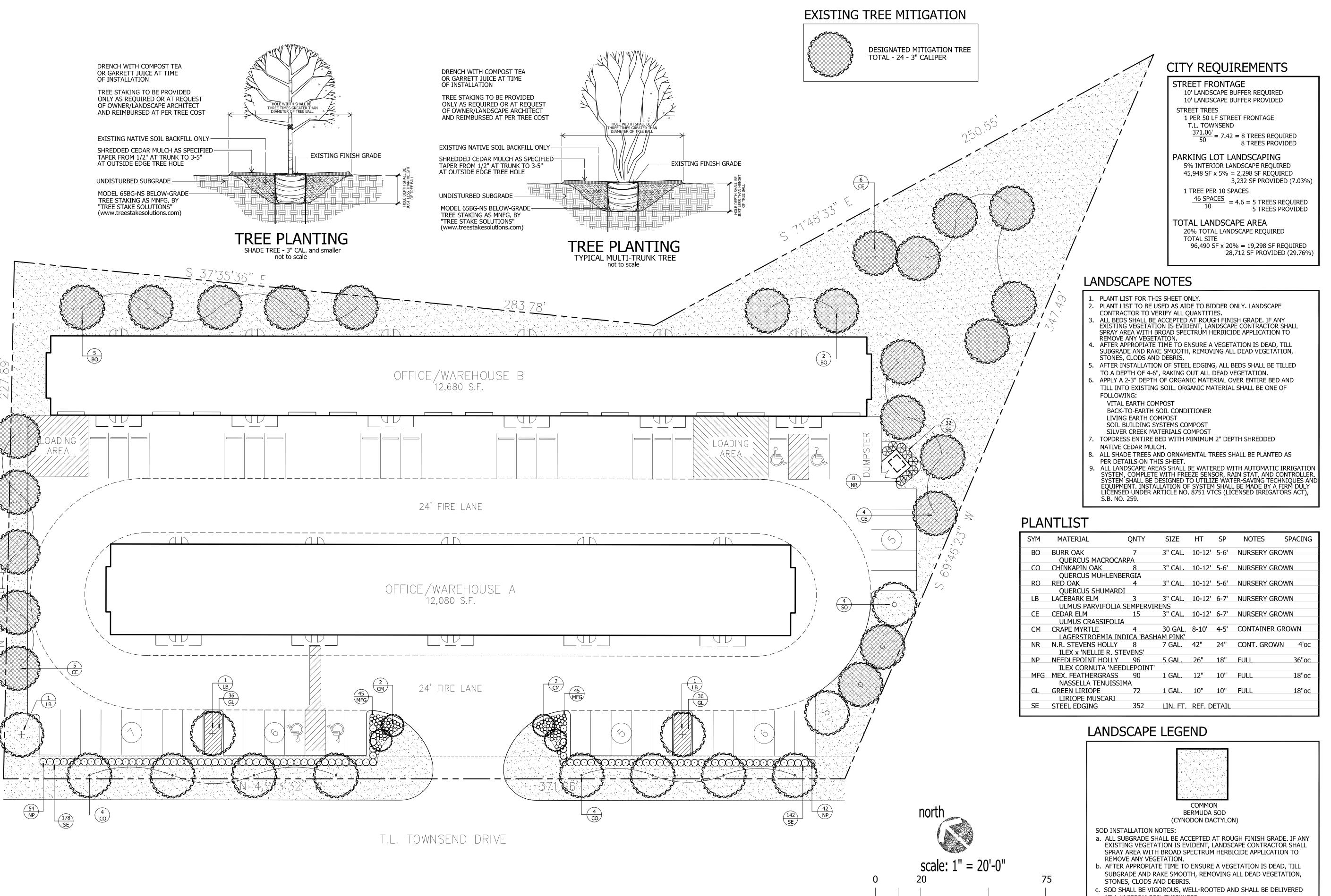
PLATINUM SELF STORAGE TOWNSEND DR. ROCKWALL, TEXAS 75087 PORTION OF BUILDING AT THE EAST



PROPOSED NEW OFFICE/ WAREHOUSE FACILITY

MAY 16, 2019

PLATINUM SELF STORAGE TOWNSEND DR. ROCKWALL, TEXAS 75087 NORTH ELEVATION



- AT A UNIFORM SOIL THICKNESS.
- d. SOD SHALL BE LAID WITH ALTERNATING JOINTS. e. ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS
- WITH COARSE SAND AS REQUIRED.

BODIN TRACT
T.L. TOWNSEND DRIVE
ROCKWALL, TEXAS

drawn by:

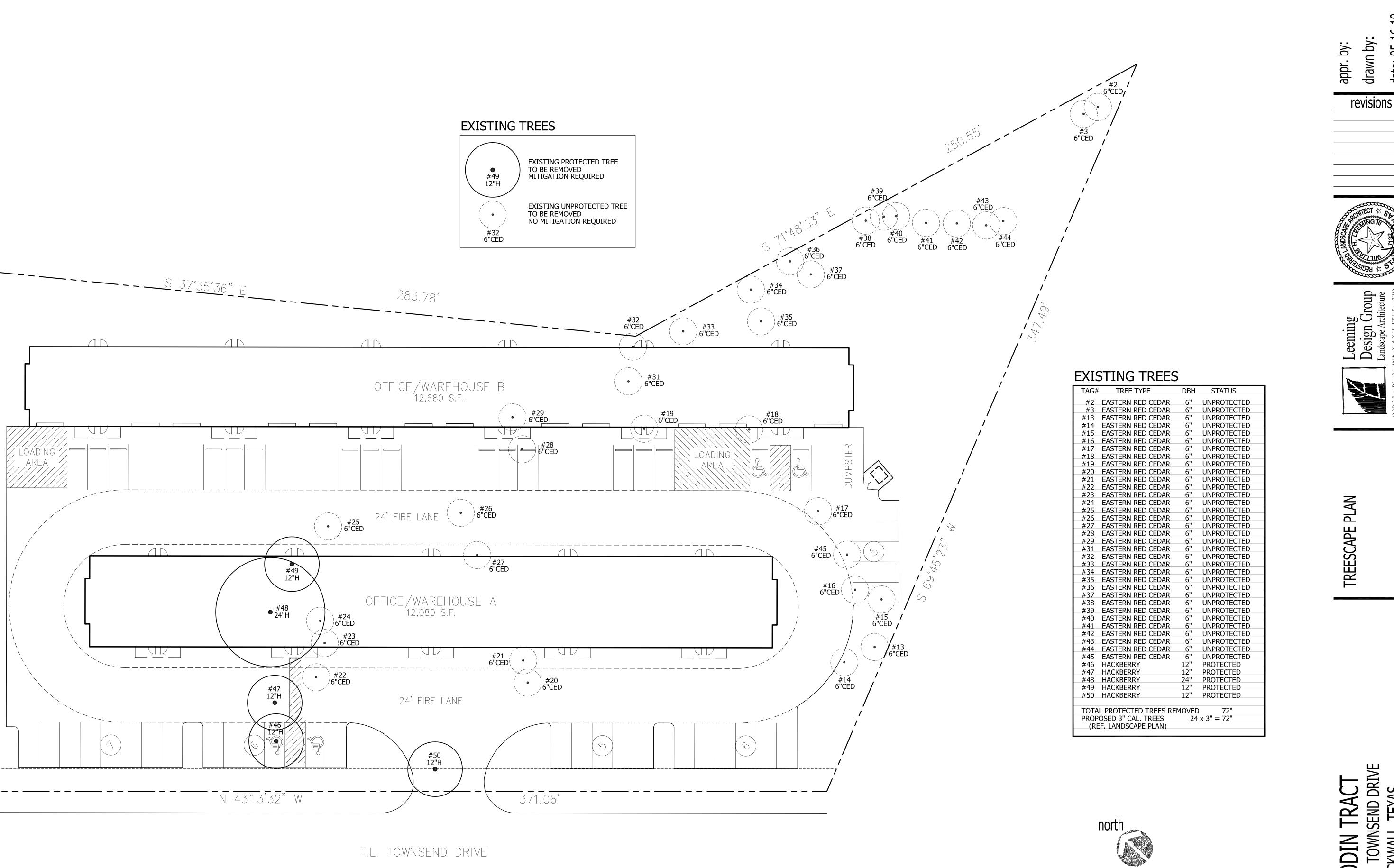
revisions

Leeming
Design Group

LAND

appr. by:

file name: c:\Rockwall-Bodin Tract\ ldg-base_Bodin.dwg sheet



41

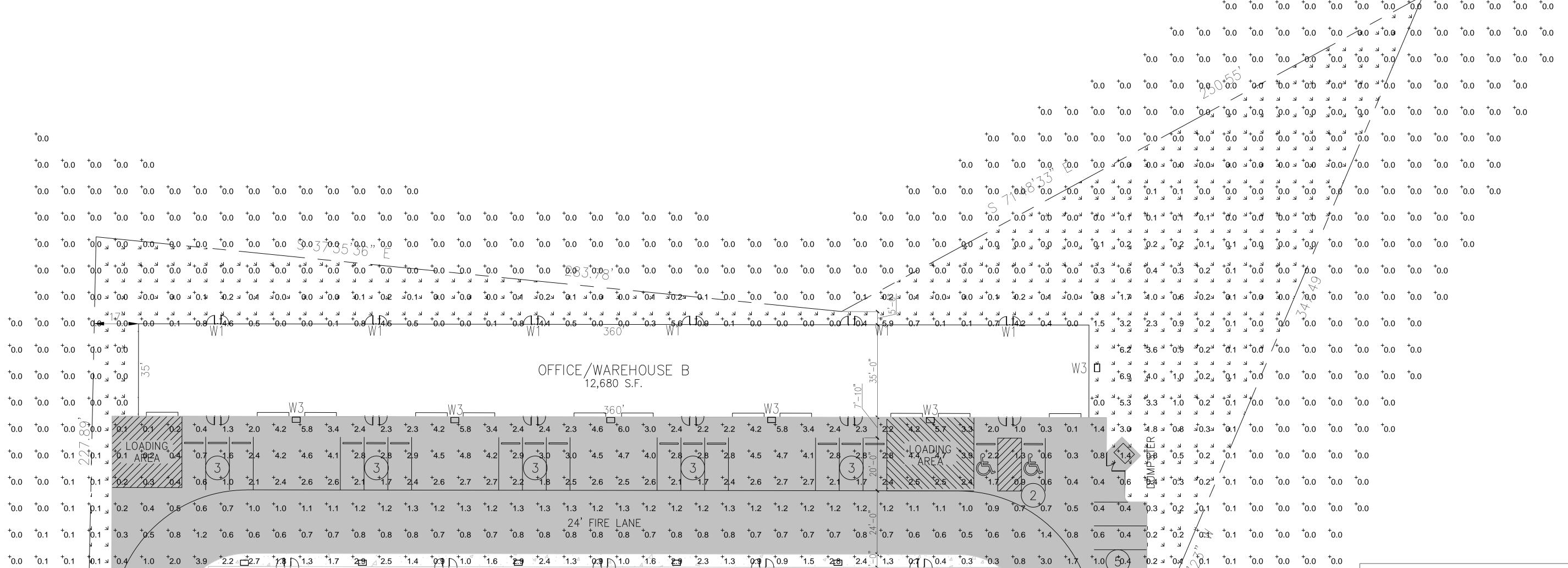
BODIN TRACT T.L. TOWNSEND DRIVE ROCKWALL, TEXAS file name:

scale: 1" = 20'-0"

50

75

c:\Rockwall-Bodin Tract\ ldg-base_Bodin.dwg sheet T-7



+6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0 +6.0

OFFICE/WAREHOUSE A 12,080 S.F.

24' FIRE LANE

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SITE SUMMA	RY
DESCRIPTION	
LOT	2.21 S.F.
BLDG. A OFFICE AREA	
BLDG. A WAREHOUSE AREA	
BLDG. A OFFICE/WAREHOUSE TOTAL AREA	12,080 S.F.
BLDG. B OFFICE AREA	
BLDG. B WAREHOUSE AREA	
BLDG. B OFFICE/WAREHOUSE TOTAL AREA	12,680 S.F.
PAVEMENT AREA	38,137 S.F.
LANDSCAPE AREA	28,762 S.F.
SIDEWALK AREA	4,770 S.F.
BUILDING HEIGHT	24 FT.
PARKING PROVIDED (4 H.C. INCLUDED)	46 SPACES

OWNER: PLATINUM CONSTRUCTION CONTACT: ANNALYSE VALK 1834 S. F.M. 551 FATE, TX 75089 (469) 250-1992

 $^{+}6.8$ $^{+}4.9$ $^{+}1.3$ $^{+}0.3$ $^{+}0.1$ $^{-}0.1$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$ $^{+}0.0$

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PHOTOMETRIC SITE PLAN SCALE: 1" = 20'

Drawn By S.R. Checked By 5/16/2019 1" = 20' Sheet No. 6 of 7

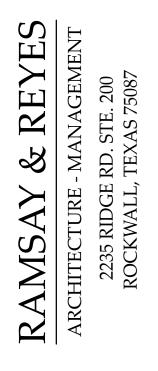
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1491 S T.L. TOWNSEND DR.
BODIN INDUSTRIAL SUBDIVISION
2.21 ACRES
LIGHT INDUSTRIAL ZONING

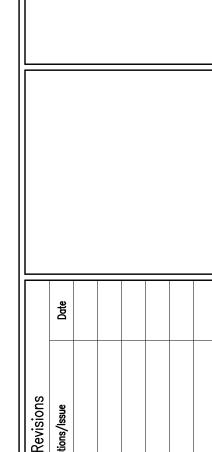
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PHOTOMETRIC SITE PLAN





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TYPE: PLATINUM BUSINESS PARK II PREPARED BY: DATE: RAMSAY & REYES
ARCHITECTURE - MANAGEMENT 5/17/2019 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!

This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!

To learn more about A+,

To learn more about A+,

visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately.

PROJECT: TYPE	E:
PLATINUM BUSINESS W2 PARK II	/2
PREPARED BY: DATE RAMSAY & REYES	E:
ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	/17/2019



ted applications. ece aluminum housing. Die-cast doorframe has a 1/8° thick with one-piece solid silicone. 31) corrosion-resistant polyester powder finish, with other uniformity and control. Medium throw (MD) full cutoff

n electronic; high frequency ballast. Compact fluorescent tic. UL Tisted, Quick-disconnect plug easily disconnects ed mounting strap. Mount to any non-combustible verti-tlet box (by others). Back access through slotted gasket: Listed and labeled to CSA standards (see Options). NOM ete warranty, terms located at rms—and "conditions.aspx.







A+ Capable options indicated by this color background.

	FEATURES & SPECIFICATION
	INTENDED USE — For building, and wall-mounted
	CONSTRUCTION —Rugged, die-cast, single-piece al tempered glass lens. Doorframe is fully gasketed with
	Finish: Standard finish is textured dark bronze (DDBT) c architectural colors available. Striping is also available
	OPTICS — Hydroformed reflector for superior unif distribution only.
(3)400/40	ELECTRICAL — Compact fluorescent utilizes an ele socket its four-pin positive fatching thermoplastic, reflector from ballast and fixture from supply wires.
	INSTALLATION — Easily installed using provided m cal surface over a 4" round or square recessed outlet b
	LISTINGS — Listed and labeled to UL standards: Lis Certified (see Options). IP65 rated. Wet location listed
The second secon	WARRANTY — 1 year limited warranty. Complete v www.acuitybrands.com/CustomerResources/Terms
	Note: Specifications subject to change without notice



PLATINUM BUSINESS PARK II

RAMSAY & REYES
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087

DATE:

5/17/2019

PREPARED BY:

LITHONIA LIGHTING

Contractor Select

and residential applications.

FEATURES:

LIL LED

Wall Mount Lighting

Replaces up to 100W incandescent lamps, saves 90% energy

Back box accessory available for conduit wiring

The Lithonia Lighting "LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over the door" lighting solution for commercial

Elegant and compact LED solution, Photocell and battery pack options available









Project No.

Drawn By

Checked By 5/16/2019 1" = 20' 7 of 7



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: May 28, 2019

SUBJECT: MIS2019-001; Impact Fee Update

On April 1, 2019, the City Council approved a contract for professional services with Freese & Nichols, Inc. for the purpose of updating the City's impact fees for roadway facilities. In addition, the Engineering Department has engaged Birkhoff, Hendricks & Carter LLP for the purpose of updating impact fees for water and wastewater facilities. Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (TLGC) requires that the City Council appoint a Capital Improvements Advisory Committee (CIAC) to serve in an advisory capacity to the City Council. According to Section 395.058 of the TLGC:

If the political subdivision has a planning and zoning commission, the commission may act as the advisory committee if the commission includes at least one representative of the real estate, development, or building industry who is not an employee or official of a political subdivision or governmental entity.

On May 6, 2019, the City Council adopted *Resolution No. 19-12* appointing the Planning and Zoning Commission as the CIAC. As part of this process, the Planning and Zoning Commission will work with staff and the City's consultants to provide a recommendation relative to the City's anticipated 10-year growth rate, the proposed Land Use Assumptions report, and impact fees relating to water, wastewater, and roadway facilities. At the first CIAC meeting, the Planning and Zoning Commission will hear from Eddie Hass of Freese & Nichols, Inc. on roadway impact fees and Matt Hickey, PE of Birkhoff, Hendricks, & Carter LLP on water and wastewater impact fees. The Planning and Zoning Commission will also hear from City staff concerning the estimated ten (10) year growth rate and the proposed Land Use Assumptions report. Staff will ask the Planning and Zoning Commission to review the recommended three (3) percent growth rate and act to provide direction with regard to this recommendation. Currently, staff has drafted the Land Use Assumptions report with the proposed three (3) percent growth rate.

Contained in the attached packet is a copy of *Resolution No. 19-12*, the draft Land Use Assumptions Report, and a presentation concerning the roadway impact fee update. A presentation concerning the water and wastewater impact fee update will be provided at the meeting on *May 28, 2019*. Should the Planning and Zoning Commission have any questions staff and the City's consultants will be available at the meeting.

CITY OF ROCKWALL

RESOLUTION NO. <u>19-12</u>

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AUTHORIZING AN UPDATE TO THE IMPACT FEE PROGRAM FOR ROADWAY, WATER, AND WASTEWATER FACILITIES AND APPOINTING THE PLANNING AND ZONING COMMISSION AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

WHEREAS, the City of Rockwall currently imposes impact fees for roadway, water, and wastewater facilities pursuant to its authority granted under Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, of the Texas Local Government Code ("Ch, 395 of the TLGC") and Article III, Impact Fee Regulations, of Chapter 38, Subdivisions, of the City of Rockwall Municipal Code of Ordinances; and

WHEREAS, the City Council of the City of Rockwall intends to update its Land Use Assumptions, Impact Fees, and Capital Improvement Plan pursuant to the procedures contained in *Ch. 395 of the TLGC*; and

WHEREAS, the City Council of the City of Rockwall appoints the Planning and Zoning Commission as the Capital Improvements Advisory Committee (CIAC) in accordance with the requirements of *Ch. 395 of the TLGC*, and charges them to advise the City Council on the imposition of impact fees; and

WHEREAS, at least one (1) member of the Planning and Zoning Commission is a member of the development, real estate, and/or building industry; and

WHEREAS, the City Council of the City of Rockwall has determined that the use of impact fees facilitates quality development that is in accordance with the OURHometown Vision 2040 Comprehensive Plan, and the use of impact fees further promotes health, safety, and general welfare for the City of Rockwall and its citizens.

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

SECTION 1. RECITALS. The above recitals are found to be true and correct and they are incorporated as findings of the City Council for all purposes.

SECTION 2. CAPITAL IMPROVEMENTS ADVISORY COMMITTEE. The Planning and Zoning Commission is hereby appointed as the Capital Improvement Advisory Committee (CIAC), and is authorized to work with City staff to provide recommendations to the City Council on the imposition of impact fees.

SECTION 3. AUTHORIZATION. The Director of Planning and Zoning and the City Engineer/Director of Public Works are directed to commence the update of the Land Use Assumptions, Impact Fees, and Capital Improvement Plan, and procure such planning, engineering, and/or legal consultation deemed necessary to update the impact fee program for roadway, water, and wastewater facilities. This shall be paid for by the impact fees to be collected under the impact fee program.

SECTION 4. EFFECTIVE DATE. This *Resolution* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 6^{TH} DAY OF MAY, 2019.

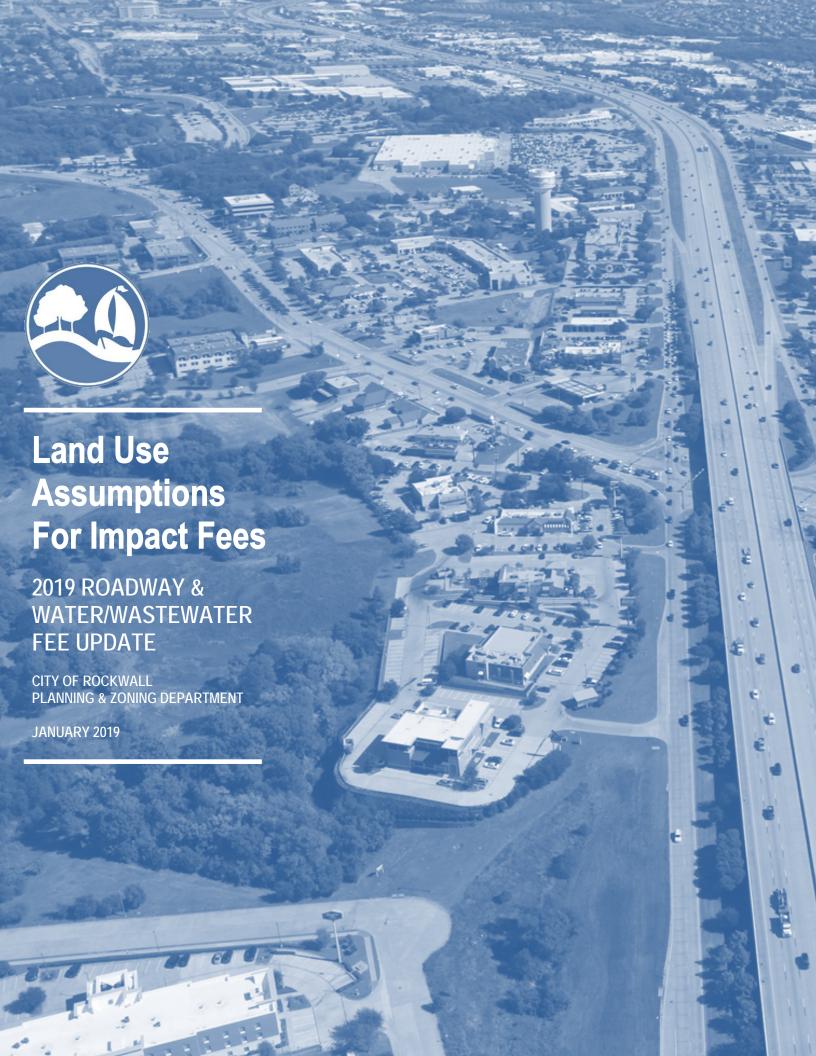
ammuning,

APPROVED:

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary



ACKNOWLEDGEMENTS

CITY COUNCIL

- JIM PRUITT, MAYOR
- KEVIN FOWLER, MAYOR PRO-TEM
- JOHN HOHENSHELT
- BENNIE DANIELS
- DANA MACALIK
- TRACE JOHANNESEN
- PATRICK TROWBRIDGE

CAPITAL IMPROVEMENT ADVISORY COMMITTEE [PLANNING AND ZONING COMMISSION]

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- ERIC CHODUN, VICE-CHAIRMAN
- ANNIE FISHMAN
- MARK MOELLER
- JERRY WELCH
- TRACEY LOGAN
- JOHN WOMBLE

STAFF MEMBERS BY DEPARTMENT/DIVISION

PLANNING AND ZONING DIVISION

- RYAN MILLER, AICP, *DIRECTOR OF PLANNING* AND ZONING
- DAVID GONZALES, AICP, PLANNING MANAGER
- KOREY BROOKS, AICP, SENIOR PLANNER

GIS DIVISION

- LANCE SINGLETON, GIS SUPERVISOR
- LINDSAY HICKS, GIS ANALYST
- JORGE RUIZ, GIS TECHNICIAN

ENGINEERING DEPARTMENT

- AMY WILLIAMS, PE, CITY ENGINEER/DIRECTOR OF PUBLIC WORKS
- JEREMY WHITE, PE, ENGINEER
- SARAH HAGER, EIT

BUILDING INSPECTIONS DEPARTMENT

• JEFFERY WIDMER, CHIEF BUILDING OFFICIAL

ADDITIONAL ACKNOWLEDGEMENTS

- BIRKHOFF, HENDRICKS & CARTER, LLP
- FREESE & NICHOLS, INC.





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FORWARD

What are *Impact Fees? Impact Fees* are charges that are imposed by local governments against new development for the purpose of generating revenue for or to recoup the cost of capital facilities (*i.e. infrastructure*) that are necessitated by and attributable to new development. These fees are generally implemented to reduce the economic burden of a municipality and its taxpayers when addressing the need for adequate capital improvements to accommodate growth. Impact fees are typically paid to a municipality in advance of the completion of a particular development project, and are based on a defined methodology and calculation that is derived from the cost of the facility and the scope/impact of the development.

PURPOSE

Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, of the Texas Local Government Code outlines the process for adopting and updating impact fees for political subdivisions. On October 20, 2014, the City of Rockwall adopted roadway and water/wastewater impact fees through Ordinance No. 14-47. According to the statutory requirements stipulated by the Texas Local Government Code impact fees are required to be updated at a minimum of every five (5) years [§395.052].

In approaching an update to existing impact fees it is important for a city to assess its growth and employment potential, and establish land use assumptions that will guide development for a ten (10) year planning period (i.e. 2019-2029) [§395.001(5)]. These land use assumptions form the basis for the preparation of the *Impact Fee Capital Improvement Plan* for water, wastewater, and roadway facilities.

In order to determine the need and timing of capital improvements to serve future development, a rational estimate of the future growth of the City is required. The purpose of this report is to formulate growth and employment projections based upon assumptions pertaining to the type, location, quantity and timing of future development within the City, and to establish and document the methodology used for preparing these land use assumptions.

ELEMENTS OF THE LAND USE ASSUMPTIONS REPORT

This report contains the following components:

 <u>Methodology</u>: This component of the report contains the systematic and theoretical analysis of the methods and

- principals used to prepare the projections and land use assumptions contain within this report.
- <u>Data Collection Zones and Service Areas</u>: This component provides an explanation of the data collection zones (i.e. Land Use Districts established in the OURHometown 2040 Comprehensive Plan) and the Roadway, Water and Wastewater Impact Fee Service Areas for capital facilities.
- <u>Base Year Data</u>: This component provides information on population, housing and employment in the City of Rockwall as of January 1, 2019 for each capital facility service area.
- <u>Ten-Year Growth Projections</u>: This component provides assumptions with respect to the population, housing and employment data for the City of Rockwall in ten (10) years (i.e. 2029). This information is broken out by the capital facility service area.
- <u>Build Out Analysis:</u> This component provides projections for population, housing and employment under the assumption that the City and its Extraterritorial Jurisdiction (ETJ) are developed to their carrying capacity, or their <u>Built</u> Out.
- <u>Summary</u>: This component provides a synopsis of the land use assumptions contained within this report.
- <u>Appendices:</u> This component contains information that was important in deriving the population, housing and employment projections for 2019-2029.



METHODOLOGY

Building off the base year and build out projections contained in the OURHometown Vision 2040 Comprehensive Plan, and the growth assumptions and capital improvement needs estimated to support future growth, it is possible to develop an impact fee structure that fairly allocates improvement cost to growing areas of the City with relation to the growths' potential impact on the entire infrastructure system. The data contained in this report has been formulated using reasonable and generally accepted planning principles.

These land use assumptions and future growth projections take into consideration several factors influencing development patterns, including:

- The character, type, density and quantity of existing development.
- The current zoning patterns as documented on the City's zoning map and the anticipated future land uses as established in the OURHometown Vision 2040 Comprehensive Plan, which contains the City's Future Land Use Plan.
- The availability of land and infrastructure to support future expansion of development.
- The current and historical growth trends of both population and employment within the City.
- The location and configuration of vacant parcels of land and their ability to support development.
- The growth of employment utilizing previously established and generally accepted data from ESRI's ArcGIS Business Analyst.
- Local knowledge concerning future development projects or anticipated development within the city.

LAND USE ASSUMPTIONS REPORT METHODOLOGY

The following is the general methodology that was used for the preparation of this report:

(1) Population, housing and employment data was collected from the United States Census Bureau, North Central Texas Council of Governments (NCTCOG), the City of Rockwall's Geographic Information Systems (GIS) Division, the City of Rockwall's Building Inspection Department and other acceptable sources. This information was then analyzed and used to provide base information for all service areas from which projections

- could be extrapolated [see Service Areas and Data Collection Zones].
- (2) The base year (*i.e. January 1, 2019*) estimates for housing, population and employment were calculated based on the information collected [see *Base Year Data*].
- (3) From the base year and the information gathered from various sources a growth rate was established by examining recent growth trends experienced by the City over the last ten (10) years. This growth rate was then applied to each of the impact fee service areas to project the base year data over the ten (10) year planning period (i.e. 2019-2029) [see Ten Year Growth Assumptions].
- (4) After the projections for housing, population and employment were prepared for the ten (10) year planning period, city staff made adjustments to account for known or anticipated development activity within the planning periods. In making these adjustments city staff took into consideration the recommendations made within the newly adopted OURHometown Vision 2040 Comprehensive Plan, existing public works data, and demographic information provided by the GIS Division and the Building Inspections Department.
- (5) Finally, the City's *Build Out* projections for housing, population and employment were calculated by establishing the City's carrying capacity in terms of developable acres and projecting population forward using the previously established Compound Annual Growth Rate (CAGR) to establish a *Build Out Year*. The housing and employment information were then projected to the *Build Out Year* [see *Build Out Projections*].

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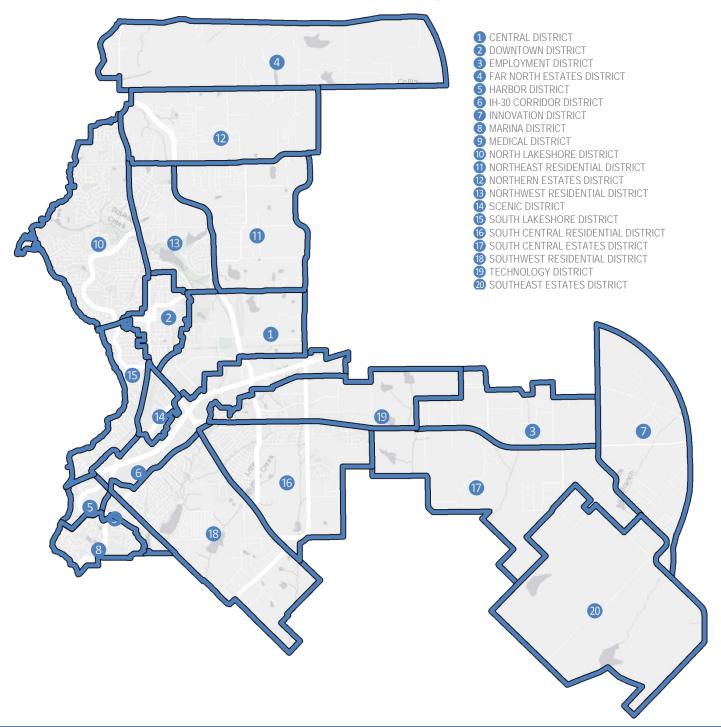
DATA COLLECTION ZONES AND SERVICE AREAS

DATA COLLECTION ZONES

The *Data Collection Zones* used for this study were taken from the OURHometown Vision 2040 Comprehensive Plan, which breaks the City down into 20 *Land Use Districts* (see Figure 1). These districts were created as a way of breaking down the overall *Future Land Use Plan* to create strategies to help manage growth and land uses in the future. They were also intended to be used as a tool by the City's various boards, commissions and the City Council when contemplating policy changes that could affect certain areas of the City.

FIGURE 1: DATA COLLECTION ZONES

NOTE: The Data Collection Zones are the Land Use Districts contained in the OURHometown Vision 2040 Comprehensive Plan.





SERVICE AREAS

The Texas Local Government Code (TLGC) requires that service areas be established within the corporate boundaries of a political subdivision for the purpose of ensuring that capital improvements service the areas generating need. The boundaries for impact fees are defined as follows:

- Roadway Impact Fees refers to a service area that is limited to the corporate boundaries of a political subdivision or city, and cannot extend into the Extraterritorial Jurisdiction (ETJ) or for a distance exceeding more than six (6) miles. The City of Rockwall is divided into four (4) service areas that are depicted in Figure 3.
- Water and Wastewater Impact Fees refers to a service area that includes a city's corporate boundaries and Extraterritorial Jurisdiction (ETJ), which is depicted in Figure 2. This service area is depicted in Figure 4.

SUMMARY OF DATA

As opposed to the databases calculated in 2007 and 2013 -- which utilized Traffic Survey Zones (TSZ) as the data collection zones -- the current database utilizes the following geographic areas:

- Land Use Districts from the OURHometown Vision 2040 Comprehensive Plan. These geographic areas better conformed to the City's corporate boundaries, and were drafted with the OURHometown Vision 2040 Comprehensive Plan as the geographic regions intended to be used for all future long-range planning/data collection exercises.
- ➤ Service Areas. The Service Areas correlate to the Water, Wastewater and Roadway Service Areas identified in Figures 3 & 4. As previously stated, the corporate boundaries of the City of Rockwall serve as the limits for the Roadway Service Areas and the Water and Waste Water Service Areas include the corporate boundaries and the Extraterritorial Jurisdiction (ETJ) of the City.

Additionally, all databases and projections utilized the following variables:

Households (2019). The Residential Address Point feature class in the City's Geographic Information Systems (GIS) software includes all residential addresses (i.e. single-family, duplex, multi-family, group home/quarters, etc.) existing as of January 1, 2019. The total number of residential address points (i.e. households) was queried from this layer to establish the base years' numbers.

FIGURE 2: CITY OF ROCKWALL CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (ETJ)

NOTE: The City Limits of Rockwall are depicted in RED. The Extraterritorial Jurisdiction (ETJ) is depicted in BLUE.

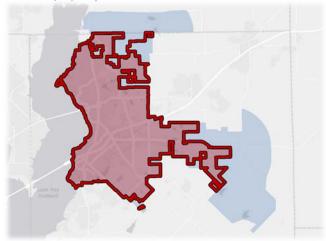


FIGURE 3: ROADWAY SERVICE AREAS

This is the derived service area structure for roadway facilities. These service areas conform to the current city limits of the City of Rockwall and are divided by John King Boulevard and Interstate Highway 30.

NOTE: RED: Service Area 1; BLUE: Service Area 2; GREEN: Service Area 3; YELLOW: Service Area 4

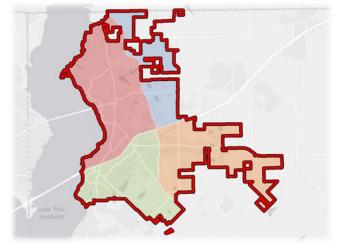
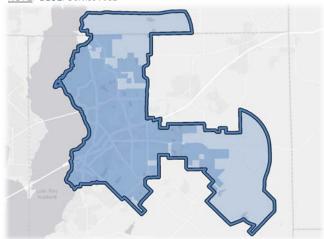


FIGURE 4: WATER/WASTE WATER SERVICE AREAS

This is the derived service area structure for water/wastewater facilities. These service areas conform to the current city limits and Extraterritorial Jurisdiction (ETJ).

NOTE: BLUE: Service Area



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- ➤ Households (2029). This is the projected household data by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- ➢ Population (2019). This is the existing population for the base year (i.e. 2019). This information was calculated utilizing the number of households existing as of January 1, 2019, the occupancy, rate and the average household size as established by the United States Census Bureau for each Census Block.
- Population (2029). This is the projected population by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- Employment (2019). Employment data was aggregated to three (3) employment sectors, which include Basic, Retail and Service as provided by the Business Analyst tool available from ESRI (the City's provider for its geospatial database software). These service sectors serve as the basis for non-residential trip generation. The following is a summary of these employment sectors followed by corresponding North American Industry Classification System (NAICS) code:
 - Basic. Land use activities that produce goods and services such as those that are exported outside the local economy. These include manufacturing, construction, transportation, wholesale trade, warehousing and other industrial uses (NAICS Code: #210000 -#422999).
 - Retail. Land use activities that provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the residential sector. These include uses such as grocery stores, restaurants, etc. (NAICS Code: #440000 - #454390).
 - Service. Land use activities that provide personal and professional services. These include such uses as financial, insurance, government, and other professional and administrative offices (NAICS Code #520000 - #928199).
- Employment (2029). The projected employment data was aggregated to three (3) employment sectors, which include Basic, Retail and Service as provided by the Business Analyst tool available from ESRI. These service sectors were then projected by service

area to the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.



BASE YEAR DATA

This section documents the methods used to derive the base year data for the City of Rockwall as of January 1, 2019. This benchmark information provides data for the corporate limits and Extraterritorial Jurisdiction (ETJ) of the City, and creates a starting point in which to extrapolate the ten (10) year growth projections that are depicted in the following section (see Ten-Year Growth Projections). This information was initially developed with the OURHometown Vision 2040 Comprehensive Plan, but has been updated to include the additional growth that has taken place since the original numbers were derived and the numbers for January 1, 2019.

HOUSEHOLDS

Utilizing the City's Geographic Information System (GIS) software, the residential addresses for each data collection zone (*i.e. Land Use Districts*) were queried. This provided the raw housing data that was then reviewed to remove any vacant lots or anomalies in the data set. Based on this process, the City of Rockwall was shown to have 16,690 households inside the City's corporate limits and 1,700 households in the City's Extraterritorial Jurisdiction (ETJ) as of January 1, 2019. The total number of households is 18,390. Staff should note that this query included all residential housing types (*i.e. multi-family, single-family, and group homes*) from the data sets.

POPUI ATION

The City of Rockwall generally uses the North Central Texas Council of Government's (NCTCOG) population estimates as the City's official population; however, for the purposes of this planning study it was necessary to calculate a baseline population that was specific to January 1, 2019. This was also necessary in order to estimate the population of the City's Extraterritorial Jurisdiction (ETJ).

To calculate the population as of January 1, 2019, the City's Geographic Information Systems (GIS) Division utilized the following formula to derive the population estimate for each of the data collection zones:

$$\sum_{d=1}^{20} POP = ((a*o)*f)$$

Where:

POP = Population as of January 1, 2019

d = Land Use District

 α = Number of Residential Address Points in Each District

o = Occupancy Rate [per U.S. Census Bureau]

f = Density Factor per Census Block [U.S. Census Bureau]

Using this methodology the base year population as of January 1, 2019 was established to be 44,575 residents inside the corporate limits and 5,041 people residing in the Extraterritorial Jurisdiction (ETJ).

EMPLOYMENT

The base employment data was calculated using ArcGIS Business Analyst, which is software that provides locationbased market information. Utilizing this tool, the City's Geographic Information Systems (GIS) Division was able to query employment and business information relating to each data collection zone (i.e. Land Use District). This information was then broken down into one (1) of the three (3) employment categories (i.e. Basic, Service, or Retail). Based on the analysis, the City's corporate limits were shown to have a total employment of 24,083 jobs on January 1, 2019. Of the total employment 2,505 jobs were classified as Basic, 12,403 jobs were classified as Service, and 9,175 jobs were classified as Retail. The Extraterritorial Jurisdiction (ETJ) was shown to have an additional 643 jobs, with 535 jobs being classified as Service and 108 jobs being classified as Retail. In addition, the GIS Division calculated the total non-residential building square footages (i.e. improvements) relating to all of these employment types at ~14,444,596 SF inside the City's corporate boundaries and Extraterritorial Jurisdiction (ETJ), with ~3,209,401 SF being classified as Basic, ~5,374,068 SF being classified as Service, and ~5,861,127 SF being classified as *Retail*. The total non-residential square footage of land area 139,424,433.67 (or 3,200.74-acres), with 11,967,581.81 SF being classified as Basic, 58,451,896.18 SF being classified as Service, and 69,004,955.68 SF being classified as Retail.

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TEN-YEAR GROWTH PROJECTIONS

GROWTH ASSUMPTIONS

In this planning study, growth is characterized in two (2) forms:

1) Population (*i.e. residential land use*), and 2) Employment (*i.e. non-residential land use*). To calculate a reasonable growth rate for population and employment it was necessary for staff to make a series of assumptions on which to base the ten (10) year growth projections. These assumptions are summarized as follows:

- Future growth identified within this study will conform to the *Future Land Use Plan* depicted in the OURHometown Vision 2040 Comprehensive Plan.
- Infrastructure will continue to be development driven, and the City will continue to be able to finance any other necessary improvements needed to accommodate future growth.
- School facilities will continue to be sufficient to accommodate any increases in population.
- Densities will generally conform to the land classifications and *District Strategies* identified within the OURHometown Vision 2040 Comprehensive Plan, and as depicted on the Future Land Use Map.
- ➤ The residential and non-residential carrying capacity for the City or its *build out* will occur simultaneously.

The ten (10) year projections for population are based on the growth rate, which was previously discussed and staff's consideration of past development trends. The ten (10) year projections for employment are based on the overall carrying capacity for non-residential development compared to the current non-residential development in the City. *Tables 1 & 2* detail the ten (10) year projections for households, population and employment for the service areas associated with roadway and water/wastewater impact fees.

POPULATION GROWTH RATE ANALYSIS

The City of Rockwall has experienced steady residential population growth (see Figure 5) over the last 18-years and --with the City being ~48.29% vacant and taking into account the City's current availability of water and wastewater infrastructure -- staff anticipates that the population growth will continue to be fairly steady. It should be noted, however, that the City has seen a slight decline in the population growth percentage over the last five (5) years. From 2000 to 2018, the population growth percentage was 5.08%, but when looking at the last five (5) years this number drops to 1.79% (see Table 3).

TABLE 1: SUMMARY OF TEN-YEAR GROWTH (ALL ROADWAY SERVICE AREAS)

	2019	2029	Increase
Households	16,690	22,135	32.62%
Population	44,575	59,898	34.38%
Total Employment	24,083	24,771	2.86%
Basic	2,505	2,568	2.51%
Service	12,403	12,768	2.94%
Retail	9,175	9,436	2.84%

TABLE 2: SUMMARY OF TEN-YEAR GROWTH (WATER/WASTE WATER SERVICE AREA)

	2019	2029	Increase
Households	18,390	26,609	44.69%
Population	49,616	73,228	47.59%
Total Employment	24,726	25,735	4.08%
Basic	2,505	2,568	2.51%
Service	12,938	13,527	4.55%
Retail	9,283	9,640	3.85%
'			

FIGURE 5: POPULATION BY AGENCY, 2000-2018



To calculate the ten (10) year population projections, City staff utilized the *Compound Annual Growth Rate (CAGR)* method. CAGR allows for a general assessment of growth when considering periodic increases and decreases in residential



population growths that coincide with changing economic conditions. The formula for CAGR is as follows:

$$CAGR = \left(\frac{x}{y}\right)^{\left(\frac{1}{n}\right)} - 1$$

Where:

CAGR = Compound Annual Growth Rate

x = End Value

y = Beginning Value

n = Number of Years

In 2007, a CAGR of four (4) percent was used to calculate the ten (10) year population projections; however, based on the five (5) year annual growth rate and the number depicted in *Table 3*, staff utilized a more conservative three (3) percent annual growth rate. In assessing the past growth rates, staff used several sources including the North Central Texas Council of Governments (NCTCOG), the U.S. Census Bureau, and the City of Rockwall. Based on a three (3) percent CAGR, the following chart shows the anticipated population growth over the next ten (10) years:

TABLE 4: TEN (10) YEAR POPULATION GROWTH

This table shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

Year	Population
2019	44,575
2020	45,907
2021	47,284
2022	48,703
2023	50,164
2024	51,669
2025	53,219
2026	54,815
2027	56,460
2028	58,154
2029	59,898

TABLE 3: CITY OF ROCKWALL GROWTH RATES

Growth Rate
1.70%
2.08%
5.13%
1.82%
4.80%
-2.93%
3.0%

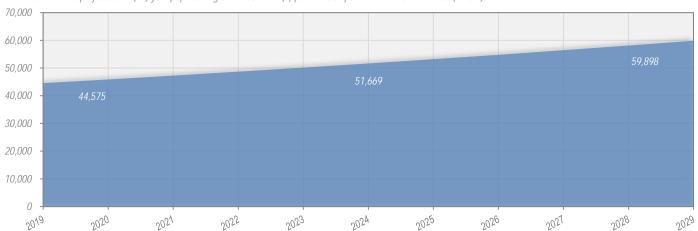
PROJECTED POPULATION FOR 2029

Utilizing the three (3) percent Compound Annual Growth Rate (CAGR) established in the previous section, staff projects that the population for the City will be 59,898 in 2029 (see Table 4 and Figure 6). This estimate does appear to be consistent with trends that have been observed at the county and regional level (see Figure 7 for a comparison of the City's population growth versus the County's population growth). Although, the growth rate has slowed over the last five (5) years this is seen as a temporary trend and not a sign indicative of the City's future growth trend.

In determining this population projection, staff observed how this projection would relate to the City's projected building permits, and the additional population added to the City on an annual basis (see Table 5). Taking this into consideration, the estimated average annual building permits anticipated over this time period is approximately 522. This represents a decrease of approximately 121 permits annually from the estimates completed in 2014. This estimate -- while still likely high in some years due to shifts in market demand -- is a more conservative estimate than what was used in 2014. It should be noted that this estimate takes into consideration the type of development likely to occur in a given area (i.e. single-family or multi-family).

FIGURE 6: TEN (10) YEAR POPULATION GROWTH

This chart shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).



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TABLE 5: PROJECTED BUILDING PERMITS

Year	Population	New Residents	New Building Permits
2019	44,575	825	294
2020	45,907	1,332	474
2021	47,284	1,377	490
2022	48,703	1,419	505
2023	50,164	1,461	520
2024	51,669	1,505	536
2025	53,219	1,550	552
2026	54,815	1,597	568
2027	56,460	1,644	585
2028	58,154	1,694	603
2029	59,898	1,745	621
Average Number of Annual Permits: 522			



Employment data for the year 2029 was calculated by taking the information established in the base year analysis -- which was obtained through the ArcGIS Business Analyst tool -- and the corresponding ratio of employment to population, and extrapolating this information out to January 1, 2029. These estimates are summarized in Appendix C, Employment Breakdown by Roadway Service Area, and Appendix D, Employment Breakdown by Water/Wastewater Service Area.

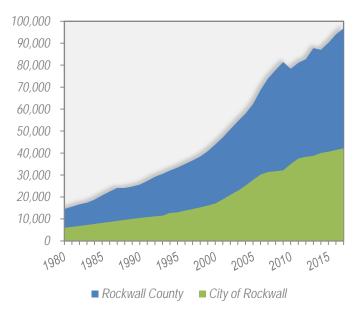


FIGURE 7: CITY POPULATION VS COUNTY POPULATION, 1980-2017



BUILD OUT ANALYSIS

A *Build Out Projection* for a city (also referred to as the city's *Carrying Capacity*) is an estimate of the location and density of all potential development, employment and population that a city can support within its future corporate boundaries.

ESTABLISHING HOUSEHOLDS AND POPULATION AT THE CITY'S BUILD OUT

As part of the newly adopted OURHometown Vision 2040 Comprehensive Plan, City staff calculated the number of households and residents at *Build Out*. In establishing the City's households and population at *Build Out* staff made the following assumptions:

- All vacant or undeveloped land within the City's corporate boundaries will develop with the maximum density permitted for the current zoning per the Unified Development Code (UDC).
- ➤ All Agricultural (AG) District property is assumed to be vacant or undeveloped and will develop at the maximum density permitted in accordance to the property's' designation on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.
- ➤ All property within the Extraterritorial Jurisdiction (ETJ) is assumed to be vacant and will be developed in conformance with the Future Land Use Map at the maximum density permitted by the OURHometown Vision 2040 Comprehensive Plan.
- The City's ETJ is fixed and will not increase in the future.

Taking these assumptions into consideration, staff utilized Geographical Information Systems (GIS) software to calculate all the undeveloped land within the city's corporate boundaries, including the ETJ. Once calculated the acreages were broken down by land use and multiplied by the maximum density permitted for each of the land uses as established within the Unified Development Code (UDC) and the Comprehensive Plan. These totals were then multiplied by the average people per household [i.e. 2.81 per the US Census Bureau] to establish the unadjusted population at Build Out. Staff then reviewed the projected densities coupled with current land use patterns, and adjusted the numbers to account for known or anticipated development activity. Based on the final Build Out population (i.e. 149,525), staff projected the population forward using the previously established three (3) percent Compound Annual Growth Rate (CAGR) [see the Ten-Year Growth Assumptions section until the build out population was reached (see Table 6). This established a build out year of 2060. The following formula lays out the methodology used to calculate these numbers:

TABLE 6: PROJECTED POPULATION @ 3% COMPOUND ANNUAL GROWTH (CAGR)

Year	Population	New Residents
2018	43,750	1,630
2019	44,570	820
2020	45,907	1,337
2021	47,284	1,377
2022	48,703	1,419
2023	50,164	1,461
2024	51,669	1,505
2025	53,219	1,550
2026	54,815	1,597
2027	56,460	1,644
2028	58,154	1,694
2029	59,898	1,745
2030	61,695	1,797
2031	63,546	1,851
2032	65,453	1,906
2033	67,416	1,964
2034	69,439	2,022
2035	71,522	2,083
2036	73,667	2,146
2037	75,877	2,210
2038	78,154	2,276
2039	80,498	2,345
2040	82,913	2,415
2041	85,401	2,487
2042	87,963	2,562
2043	90,602	2,639
2044	93,320	2,718
2045	96,119	2,800
2046	99,003	2,884
2047	101,973	2,970
2048	105,032	3,059
2049	108,183	3,151
2050	111,429	3,245
2051	114,771	3,343
2052	118,215	3,443
2053	121,761	3,546
2054	125,414	3,653
2055	129,176	3,762
2056	133,052	3,875
2057	137,043	3,992
2058	141,154	4,111
2059	145,389	4,235
2060	149,751	<i>BO:</i> 149,525
	-	\$

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$$BO = P + CP + EP$$

 $CP = (\sum [(LU_1xD_1) ... (LU_x xD_x)])x AHS$
 $EP = (LDR x 2.5) + (MDR x 3.5) + (HDR x 5)$

Where:

BO = Build Out Population

P = Population as of January 1, 2019

CP = Population of Vacant or Undeveloped Land in the City Limits

EP = Population of Vacant or Undeveloped Land in the ETJ

LU = Vacant Available Land Inside the City Limits for a Land Use

D = Maximum Density Permitted for a Land Use per UDC

AHS = Average Household Size [2.81185 per US Census Bureau]

LDR = Low Density Residential Acreage Available in ETJ

MDR = Medium Density Residential Acreage Available in ETJ

HDR = High Density Residential Acreage Available in ETJ

ESTABLISHING EMPLOYMENT AT THE CITY'S BUILD OUT

To calculate employment at *Build Out*, staff utilized the employment numbers calculated with the base year analysis, and -- based on the estimated current year population -- calculated ratios between employment and population for the City and its Extraterritorial Jurisdiction (ETJ). These ratios were then used to extrapolate the number of employees for basic, service and retail sectors for the ten (10) year and build out projections.



SUMMARY

The following is a summary of staff's findings when preparing the *Land Use Assumption Report* in preparation for the update of the Roadway, Water and Wastewater Impact Fees for 2019:

- The average annual growth rate as calculated by staff is three (3) percent. This growth rate was established based on data from the US Census, North Texas Council of Governments (NCTCOG), the City and County of Rockwall. Using this growth rate staff projected the following population numbers:
 - The population of the City of Rockwall as of January 1, 2019 was 44,691. This is expected to increase by 25.39% in the next ten (10) years to an estimated 59,898 by January 1, 2029.
 - The population for the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) as of January 1, 2019 was 49,743. This is expected to increase by 32.07% in the next ten (10) years to an estimated 73,228 by January 1, 2029.
- The estimated employment for the City of Rockwall as of January 1, 2019 was 24,083 jobs, with another 1,286 jobs existing within its Extraterritorial Jurisdiction (ETJ). Staff estimates this number to climb to 32,366 jobs within the current city limits, and another 1,698 jobs within the current Extraterritorial Jurisdiction (ETJ) by January 1, 2029.
- ➤ Staff has established that there are currently 8,204.17 undeveloped acres of land within the city limits. This represents ~48.29% of the current land in the City. Additionally, the City of Rockwall has access to another 14,083.24-acres of land within its current Extraterritorial Jurisdiction (ETJ). Approximately 75.11% (10,577.67-acres) of the land within this area is vacant.
- According to staff's estimate, the City of Rockwall is expected to be built out in the year 2060, with a total population of 149,525.

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APPENDIX A: SUMMARY OF ROADWAY SERVICE AREAS

SERVICE AREA 1

	ESTIMAT	ES (JANUAR	2Y 1, 2019)	PROJECTI(ONS (JANUA	RY 1, 2029)	BUILD OUT	PROJECTI	ONS (2060)
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	216	455	2,332	427	899	3,134	816	1,714	4,331
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
IH-30 Corridor District	-	-	2,825	-	-	3,797	-	-	5,247
North Lakeshore District	3,884	11,081	944	4,318	12,324	1,269	4,326	12,350	1,753
Northern Estates District	3	9	4	12	34	5	184	513	7
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,559	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
	9 158	23 448	12 006	10 898	28.053	16.135	11 553	29 577	22.298

SERVICE AREA 2

	ESTIMAT	ES (JANUAR	Y 1, 2019)	PROJECTIO	ONS (JANUA	ARY 1, 2029)	BUILD (OUT PROJE((2060)	CTIONS
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
IH-30 Corridor District	1	3	205	-	-	276	-	-	381
South Central Estates District	37	112	122	148	448	164	2,504	7,611	227
South Central Residential District	795	2,417	-	1,487	4,522	-	2,399	7,293	-
Technology District	47	100	824	162	367	1,107	1,748	4,760	1,530
	880	2.632	1.151	1.797	5.336	1,547	6.651	19.664	2.138

SERVICE AREA 3

	ESTIMAT	ES (JANUAR	Y 1, 2019)	PROJECTION	ONS (JANUA	RY 1, 2029)	BUILD (OUT PROJE (2060)	CTIONS
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,137
IH-30 Corridor District	-	-	2,613	-	-	3,512	-	-	4,853
Marina District	1,423	3,441	630	1,525	3,702	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
South Central Residential District	1,089	3,310	371	1,089	3,310	499	1,089	3,310	689
Southwest Residential District	2,257	7,260	1,900	3,695	11,847	2,553	3,943	12,509	3,529
Technology District	615	1,292	63	618	1,298	85	658	1,383	117
	5,936	16,558	10,240	7,966	22,520	13,762	8,940	24,829	19,018

SERVICE AREA 4

	ESTIMATE	ES (JANUAR	Y 1, 2019)	PROJECTIO	ONS (JANUA	RY 1, 2029)	ROILD ((2060)	CHONS
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	92	193	167	182	382	224	349	735	310
IH-30 Corridor District	-	-	71	_	-	95	-	-	132
Northeast Residential	361	1,009	438	762	2,129	589	1,786	4,988	813
Northern Estates District	263	735	10	529	1,478	13	1,066	2,984	19
	716	1,937	686	1,473	3,990	922	3,201	8,707	1,274
GRAND TOTAL	16,690	44,575	24,083	22,135	59,898	32,366	30,345	82,777	44,728



APPENDIX B: SUMMARY OF WATER/WASTEWATER SERVICE AREA

	ESTIMAT	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
DISTRICTS	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP	
Central District	308	648	2,499	609	1,281	3,358	1,165	2,449	4,641	
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767	
Employment District	314	971	880	532	1,645	1,162	630	1,952	5,538	
Far North Estates District	230	674	96	676	1,980	127	4,426	12,950	-	
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,741	
IH-30 Corridor District	1	3	5,714	-	-	7,679	-	-	10,612	
Innovation District	268	822	66	794	2,438	87	5,323	16,407	415	
Marina District	1,423	3,441	630	1,525	3,701	847	1,537	3,734	1,170	
Medical District	-	-	1,897	-	-	2,549	-	-	3,523	
North Lakeshore District	3,884	11,081	944	4,317	12,324	1,269	4,326	12,350	1,753	
Northeast Residential District	629	1,758	438	1,244	3,476	589	2,384	6,658	813	
Northern Estates District	512	1,439	14	1,090	3,065	19	2,626	7,390	26	
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239	
Scenic District	1,084	2,280	1,161	1,217	2,558	1,560	1,248	2,624	2,156	
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798	
South Central Residential District	1,970	5,987	371	3,265	9,923	499	3,618	10,998	689	
South Central Estates District	315	956	366	824	2,502	486	3,760	11,428	1,762	
Southwest Residential District	2,267	7,286	1,900	3,772	12,068	2,553	4,229	13,344	3,529	
Technology District	662	1,392	887	780	1,665	1,192	2,406	6,143	1,647	
Southeast Estates District	-	-	-	-	-	-	8,168	24,829	441	
	18,390	49,616	25,369	26,609	73,228	34,064	52,538	149,525	53,262	

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APPENDIX C: EMPLOYMENT BREAKDOWN BY ROADWAY SERVICE AREAS

SERVICE AREA 1

	ESTIMA [*]	TES (JANUAR)	Y 1, 2019)	PROJECT	IONS (JANUAF	RY 1, 2029)	BUILD OUT PROJECTIONS (20		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	633	726	1,308	851	976	1,807	1,176	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
IH-30 Corridor District	599	916	1,310	805	1,231	1,761	1,112	1,701	2,433
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northern Estates District	-	4	-	-	5	-	-	7	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
	2,180	5,018	4,808	2,930	6.744	6,462	4.049	9,320	8,930

SERVICE AREA 2

	ESTIMA	TES (JANUAR)	S (JANUARY 1, 2019) PROJECTIONS (JANUARY 1, 2029)				BUILD OUT PROJECTIONS (2060)		
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
IH-30 Corridor District	-	-	205	-	-	276	-	-	381
South Central Estates District	-	94	28	-	126	38	-	175	52
South Central Residential District	-	-	-	-	-	-	-	-	-
Technology District	298	283	243	400	380	327	553	526	451
	298	377	476	400	507	640	553	700	884

SERVICE AREA 3

	ESTIMAT	ΓES (JANUARY	1, 2019)	PROJECT	IONS (JANUAR	2Y 1, 2029)	BUILD	OUT PROJE((2060)	CTIONS
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Harbor District	27	2,456	283	36	3,301	380	50	4,561	526
IH-30 Corridor District	-	845	1,768	-	1,136	2,376	-	1,569	3,284
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
South Central Residential District	-	331	40	-	445	54	-	615	74
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	-	44	19	-	59	26	-	82	35
	27	6.518	3.695	36	8.760	4.966	50	12.105	6.862

SERVICE AREA 4

	ESTIMAT	ES (JANUARY	1, 2019)	PROJECT	IONS (JANUAF	RY 1, 2029)	BUILD	OUT PROJE((2060)	CTIONS
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	-	167	-	-	224	-	-	310	-
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	-	313	125	-	421	168	-	581	232
Northern Estates District	-	10	-	-	13	-	-	19	-
	-	490	196	-	659	263	-	910	364
GRAND TOTAL	2,505	12,403	9,175	3,367	16,669	12,330	4,652	23,035	17,040



APPENDIX D: EMPLOYMENT BREAKDOWN BY WATER/WASTEWATER SERVICE AREA

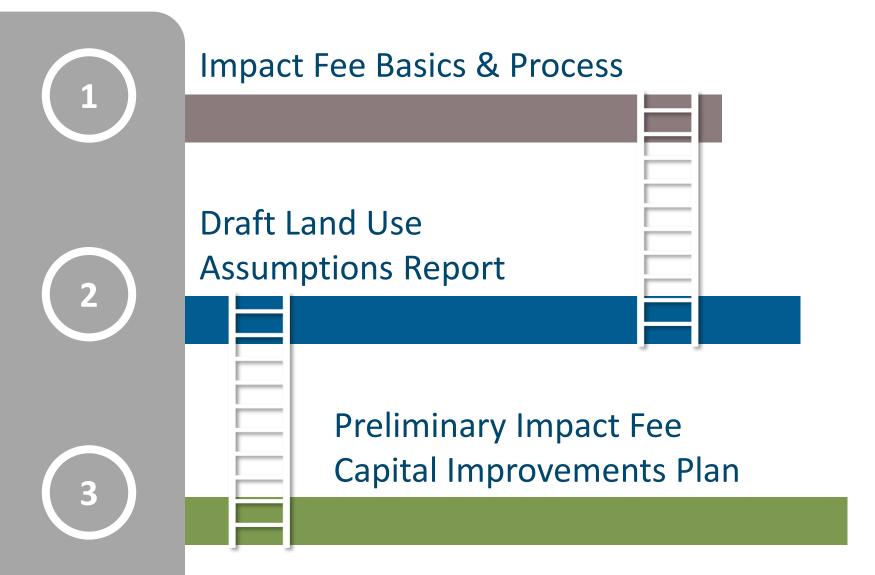
	ESTIMATI	ES (JANUAF	RY 1, 2019)	ESTIMAT	ES (JANUAF	RY 1, 2029)	BU	ILD OUT (20	060)
DISTRICTS	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	800	726	1,308	1,075	976	1,807	1,486	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
Employment District	-	742	138	-	980	182	-	4,670	869
Far North Estates District	-	86	10	-	114	13	-	-	-
Harbor District	27	2,456	283	36	3,301	380	50	5,103	589
IH-30 Corridor District	599	1,761	3,354	805	2,367	4,507	1,112	3,271	6,229
Innovation District	-	54	12	-	71	16	-	340	76
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northeast Residential District	-	313	125	-	421	168	-	581	232
Northern Estates District	-	14	-	-	19	-	-	26	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
South Central Residential District	-	331	40	-	445	54	-	615	74
South Central Estates District	-	282	84	-	375	112	-	1,358	404
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	298	327	262	400	439	352	553	607	487
Southeast Estates District	-	-	-	-	-	-	-	189	252
	2,505	13,473	9,391	3,367	18,082	12,616	4,652	29,958	18,651

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Agenda

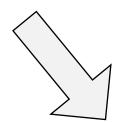


Role as CIAC Member



Provide Comment:

- Land Use Assumptions
- Impact Fee Capital Improvements Plan (CIP)





Recommendation:
Collection Rate to City Council

What are Impact Fees?



One-time charge assessed to new development for a portion of costs related to specific capital improvements

- New planned facilities
- Recoupment of built roads







Systematic, structured approach to assessment of fees



Basis of Impact Fees?



New development should pay for the cost of public infrastructure required to serve it.

"Growth Paying for Growth"

- State Law: Chapter 395 Texas LGC
- Specific requirements for program administration and fee calculation
- Update required every five years
- Fee proportional to development's impact on system



WHO PAYS FOR GROWTH?

IMPACT FEES

New development shares in part of this responsibility



Developer

NO IMPACT FEES

Existing and future tax payers build all capital facilities





Legislative Basis

CHAPTER 395, TEXAS LOCAL GOVERNMENT CODE

- Precise methodology prescribed
- Adoption procedures
- Administrative rules of the program





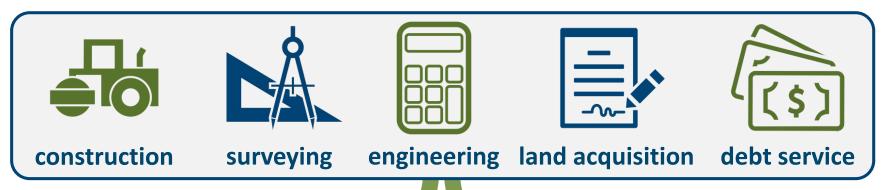
- Initiated in 1987, sponsored by Texas Homebuilders
- Last updated in 2001

Impact Fee Considerations

- ✓ Allowable by state law; alleviates burden of new facilities on existing tax payers.
- ✓ Allows for implementation of key system improvements over piecemeal approach.
- ✓ Allows recoupment of projects already constructed which contains oversized or excess capacity.
- ✓ Fairly charges based on system impacts.
- ✓ Provides up front knowledge of the exact fee to be imposed.
- ✓ Allows for pooling of funds.
- ✓ Allows for developer credits.
- ✓ Establishes rough proportionality.

- × City may likely have to front the cost of improvements and collect fees as development occurs.
- Slower economic times means cost recovery may be slow and is dependent on new development.
- × Fees can only be applied to projects within city limits.
- × System update every five years.
- × Administrative requirements may be burdensome to some cities.
- Increases the cost of development which can affect economic development strategies.

What can Impact Fees Pay for?





Water supply, treatment, and distribution facilities





Impact fees can also pay for required system updates



included in the specific

Impact Fee

Capital Improvement Plan

What do Impact Fees NOT Pay for?

- X
- Projects not included in the Impact Fee CIP
 - X

Repair, operation, or maintenance of existing or new facilities



Upgrades to serve existing development



- Administrative and operating costs of the impact fee program
 - Debt service for projects that are not included in the Impact Fee CIP

Types of Impact Fees

ROADWAY

- Based on size of development, service area, and type of development
- Collected at time of building permit





WATER & WASTEWATER

- Based on meter size
- Collected at time of connection to system
- Collected and applied citywide

Both types of fees are calculated based on Service Units – units of development brought online

Fee Collection Process

- 1 Final plat submitted for review
- 2 Fee calculated and assessed upon final plat approval
- 3 Fee collected at time of building permit issuance
- Fees used to **implement projects** in the Impact Fee Capital Improvement Plan

Fees are imposed on:

- New development
- Expansion
- Change in use to higher intensity development



Key Policy Issues

- What rate to charge, if less than the maximum to offset other City objectives
- Credit the CIP 50% or conduct a credit analysis
- Contents of Capital Improvements Plan
- Application of Fee
 - Percent of maximum (i.e., 25% of max)
 - Across the Board fee (\$1,500 SF everywhere)
 - Residential vs. Non-Residential Uses
 - Incremental Increase over Time
- Exemptions
 - Public Schools and Public Housing
 - Other land uses as defined by policy



Program Update Process

CIAC COORDINATION **Update Land Use Assumptions Update Capital Improvement Plan Conduct Impact Fee Calculations/ Prepare Technical Report Public Hearing and Council Consideration**

5 Adopt Updated Impact Fee Ordinance

Technical Components

Defined Service Areas and Service Units



 Land use and demographic projections for the next 10 years



An Impact Fee Capital Improvement Plan –
 a list of all facilities that will need to be built
 or expanded due to new development



 Cost per Service Unit Calculations and fee schedules based on these criteria



Program must be adopted by ordinance



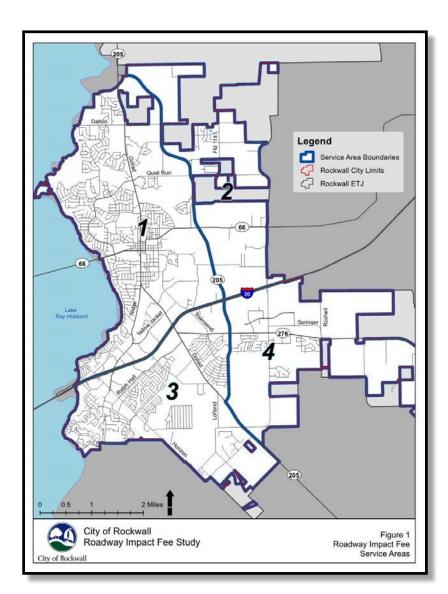
Service Areas

ROADWAY

- Defines area to be served by CIP
- Confined to city limits; 6-miles
- 4 established areas
- Fees must be spent in the service area where collected

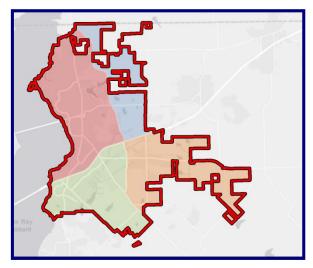
WATER & WASTEWATER

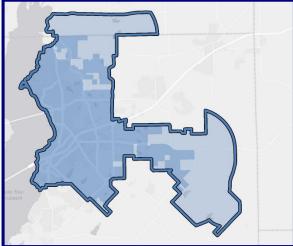
- One service area: Citywide
- Fees collected may be spent anywhere in the service area

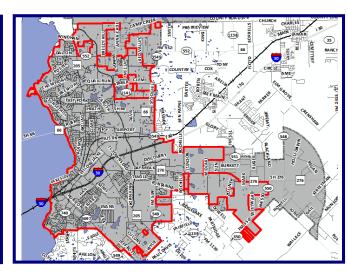


Service Areas for Land Use Assumptions

- Roadway (city limits)
- Water (CCN boundary)
- Wastewater (ETJ boundary)







Service Units

Service Units are standardized measurements of the demands placed on water and roadway facilities by a new development





Roadway service units = vehicle-miles traveled (VMT) that the development will generate during evening peak hour travel



Water/Wastewater service units = capacity of the water meter installed at the development

Service Units – Vehicle Mile

- > Establishes a relationship between supply (roadway projects) and demand
- Vehicle-Mile during PM peak hour used as service unit
 - Supply = Vehicle Capacity x Length

Roadway Projects

Capacity x Length

Supply = 700 vehicles/hour/lane x 4 lanes x 2 milesSupply = 5,600 vehicle-miles supplied in peak hour

■Demand = Trips Activity x Trip Length

Roadway Projects: Existing Utilization

Demand = 793 vehicles x 1.12 miles Demand = 888 vehicle-miles in peak hour

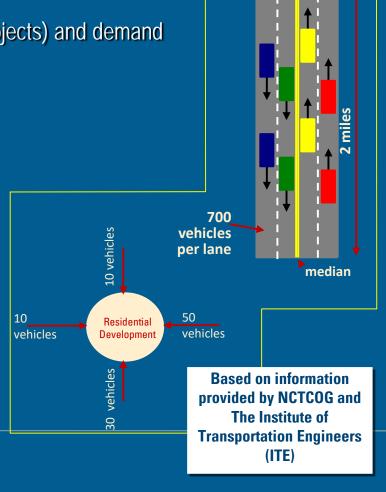
New Development

Example: 100 unit residential development

Demand = 100 vehicles x 3 miles

Demand = 300 vehicle-miles in the PM peak hour

Traffic counts conducted at 25 locations throughout city



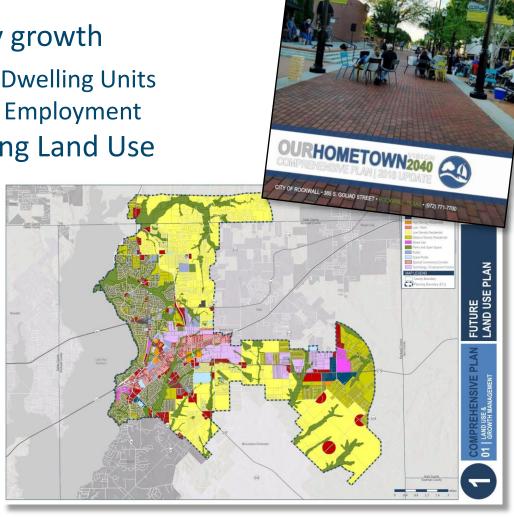
4 lanes

Land Use Assumptions

- 10-year growth projections
- Based on community growth
 - Res. Growth: Added Dwelling Units
 - Basic, Service, Retail Employment
- Calculate Growth using Land Use

Equivalency Table

- Prepared by Service Area
- Basis for CIP Development



Capital Improvement Plan

Impact fee CIP different from traditional CIP

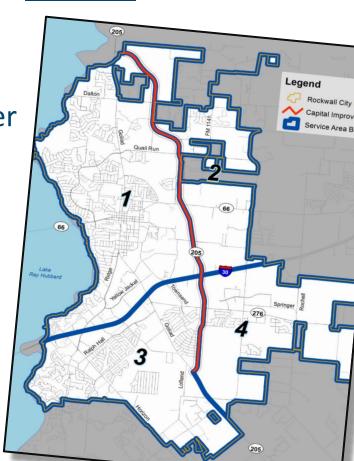
Projects eligible include <u>arterial</u> and <u>collector</u>

roads on thoroughfare plan

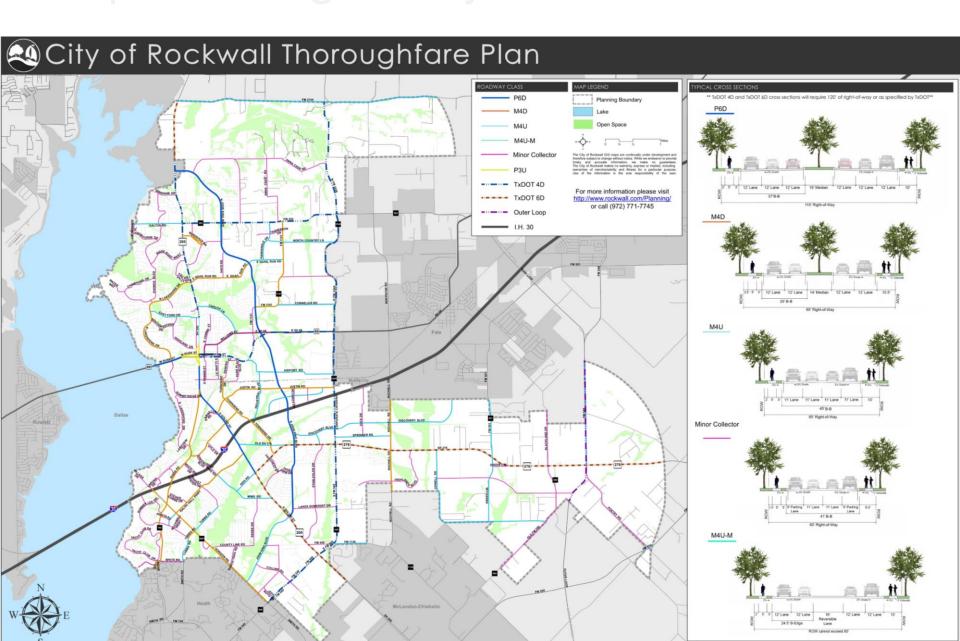
 May include completed projects with excess capacity, projects under construction, and future projects

State routes (City \$) eligible

ROADWAY



Impact Fee Eligible Projects



Cost Considerations

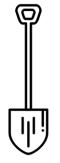
City's Portion of Cost

- New Projects
 - Construction
 - Engineering/Survey/Testing
 - ROW Acquisition
 - Finance/debt service
- Recoupment Projects
 - Actual costs









CIP Cost Credited for Ad Valorem

Impact Fee Analysis

(\$)

Impact Fee per Service Unit

Credited CIP Cost

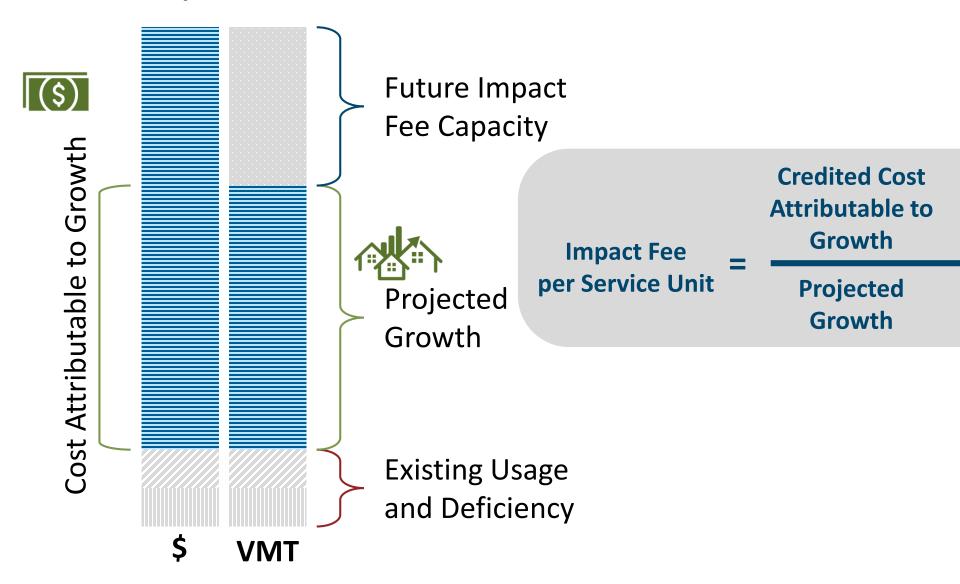
Projected Growth





- Calculated by Service Area
- Collection rate can be less than maximum by policy

Cost per Service Unit Calculation



Cost per Service Unit Assessment vs. Collection

- Study = Technical derivation of fee; maximum allowable that can be assessed
 - > 50% of max
- ➤ Policy direction as to what will be *collected*
 - ➤ Currently 5-50%

Service	Actual Cost per	Cost per Service Unit	2013 Collection	Percent
Area	Service Unit	(50% Credit)	Rate	of Maximum
1	\$1,278	\$639	\$256	20%
2	\$5,058	\$2,529	\$256	5%
3	\$240	\$120	\$120	50%
4	\$738	\$369	\$256	35%

Land Use Equivalency Table

- Service Unit Generation of specific land use types
- Categorized by major land use type
 - 5 major land use classes; specific land uses within each class
- Trip Generation
 - Institute of Transportation Engineers or local rates, if available
 - PM Peak Hour by typical development size
 (i.e., Residential = D.U.; Office, Retail, Industrial = 1000 GFA)
 - Adjusted for pass-by and diverted trips
- Trip Length
 - Based on traffic modeling statistics and available data
 - Adjusted to account ½ of trip

Residential
Office
Commercial
Industrial
Institutional



Land Use Equivalency Table

Dealswell Land Hac/Johiola Mila Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	LOCAL TRIP LENGTH (mi.)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENT	ΓIAL				
	SINGLE-FAMILY DETACHED	D.U.	1.01	3.15	3.18
	APARTMENT/TOWNHOUSE	D.U.	0.57	3.15	1.80
	RETIREMENT COMMUNITY	D.U.	0.29	2.27	0.66
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.26	2.27	0.59
OFFICE					
	GENERAL OFFICE BLDG	1000 GFA	1.49	3.41	5.08
	CORPORATE HEADQUARTERS BLDG	1000 GFA	1.40	3.41	4.77
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	3.55	2.72	9.66
	U.S. POST OFFICE	1000 GFA	3.26	2.26	7.37
	BUSINESS PARK	1000 GFA	1.29	3.41	4.40
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	1.02	3.41	3.47
COMMERC	CIAL				
	RETAIL/SHOPPING CENTER	1000 GLA	2.25	1.16	2.62
	QUALITY RESTAURANT	1000 GFA	3.15	1.06	3.33
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	10.34	1.00	10.31
	HIGH TURNOVER RESTAURANT	1000 GFA	4.37	1.10	4.79
	GAS STATION W/CONVENIENCE MARKET	1000 GFA	11.85	0.50	5.93
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	7.27	0.50	3.64
	GROCERY/SUPERMARKET	1000 GFA	4.08	0.52	2.13
	DISCOUNT CLUB	1000 GFA	2.02	1.12	2.27
	AUTO SALES	1000 GFA	1.58	1.26	2.00
	VIDEO RENTAL STORE	1000 GFA	3.67	0.81	2.97
	BANK	1000 GFA	12.35	0.74	9.17
	DHADMACY/DDUGSTORE WITH DDIVE THROUGH	1000 GEA	3 20	0.55	1 70

Calculating an Impact Fee

ROADWAYS - A Two Step Process:

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

No. of Development x Vehicle-miles = Development's

Units per development unit Vehicle-miles

Step 2: Calculate the impact fee based on the fee per service unit for the roadway service area where the development is located.

Development's x Cost per = Impact Fee due

Vehicle-miles Vehicle-mile from Development

Calculating an Impact Fee

Example: Development located in Rockwall with a collection rate of \$256 per vehicle-mile.



1 Single-Family Home

1 dwelling unit x 3.18 veh-miles/dwelling unit = 3.18 veh-miles

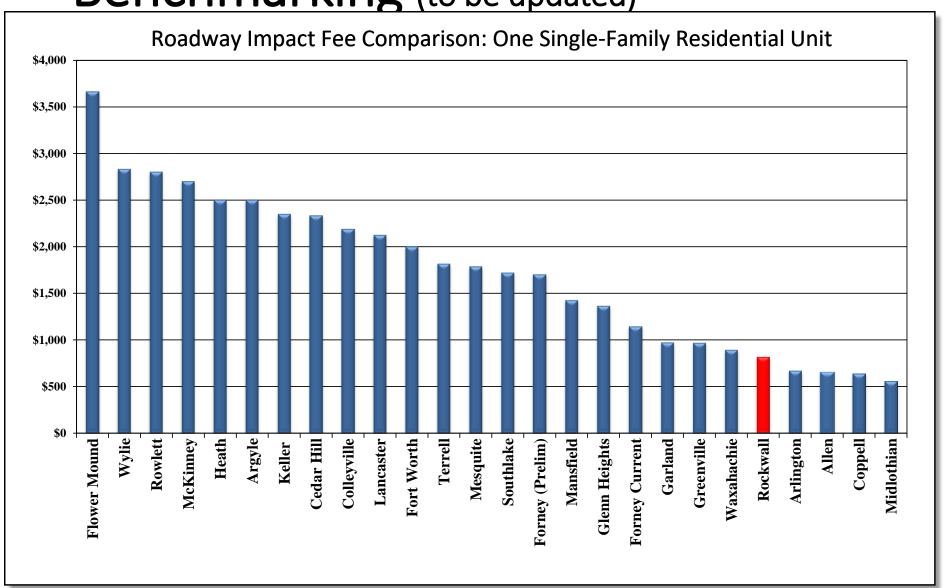
3.18 veh-miles x \$256/veh-mile = \$814.08

10,000 square foot (s.f.) Office Building

10 (1,000 s.f. units) x 5.08 veh-miles/1,000 s.f. units = 50.80 veh-miles

50.80 veh-miles x \$256/veh-mile = **\$12,928.00**

Benchmarking (to be updated)



Policy Considerations



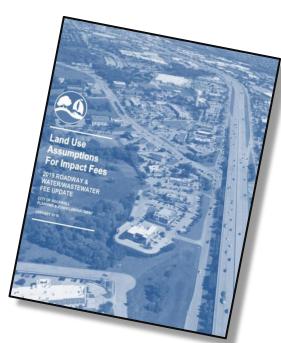
- Across the Board
- Uniform Fee (Residential)
- Residential vs. Non-residential
- Special Considerations
 - Incremental Increases
 - Policy Considerations





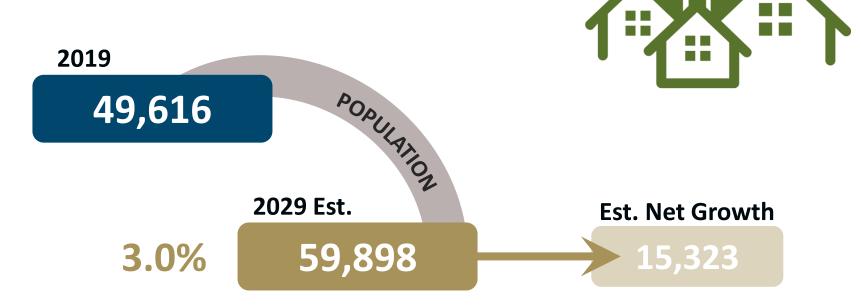
Land Use/Growth Assumptions

- 10-year growth projections for CRFs
- Based on trend/forecasted community growth
- Population/employment used to derive demand from future development
- Basis for CIP development
- LUA draft prepared April 2019
 - To be used for both Roadway and W/WW update





Ten-Year Growth Rate



Why 3.0% Growth?

- Matches OURHometown Vision 2040 expectation
- Recent variation in historic growth counts
- Review of building permit history
- Conservative estimate given recent fluctuation

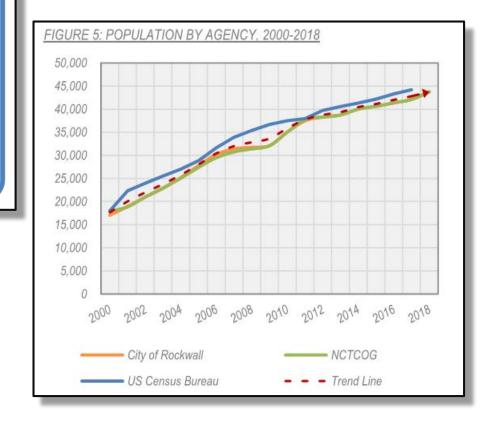
Ten-Year Growth Rate

TABLE 3: CITY OF ROCKWALL GROWTH RATES

Data Source	Growth Rate
2014 – 2017 US Census	1.70%
2010 – 2017 US Census	2.08%
2000 – 2017 US Census	5.13%
2014 – 2018 Single Family Permits	1.82%
2010 – 2018 Single Family Permits	4.80%
2000 – 2018 Single Family Permits	-2.93%
Future Growth Projection	3.0%

TABLE 5: PROJECTED BUILDING PERMITS

Year	Population	New Residents	New Building Permits
2019	44,575	825	294
2020	45,907	1,332	474
2021	47,284	1,377	490
2022	48,703	1,419	505
2023	50,164	1,461	520
2024	51,669	1,505	536
2025	53,219	1,550	552
2026	54,815	1,597	568
2027	56,460	1,644	585
2028	58,154	1,694	603
2029	59,898	1,745	621
Averag	ge Number of Anr	nual Permits:	522



Summary: Population & Employment Growth

TABLE 1: SUMMARY OF TEN-YEAR GROWTH (ALL ROADWAY SERVICE AREAS)

2019	2029	Increase
16,690	22,135	32.62%
44,575	59,898	34.38%
24,083	24,771	2.86%
2,505	2,568	2.51%
12,403	12,768	2.94%
9,175	9,436	2.84%
	16,690 44,575 24,083 2,505 12,403	16,690 22,135 44,575 59,898 24,083 24,771 2,505 2,568 12,403 12,768

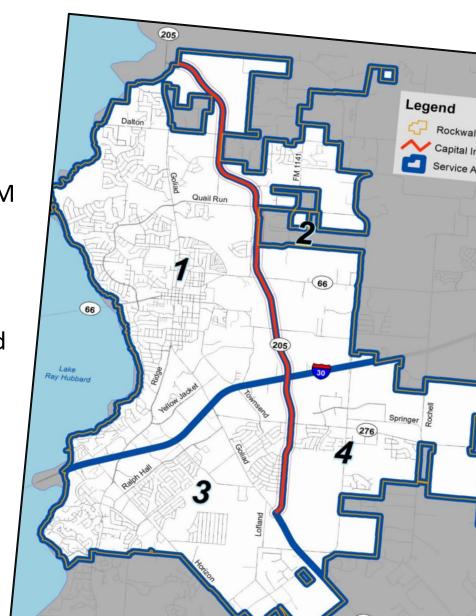
TABLE 2: SUMMARY OF TEN-YEAR GROWTH (WATER/WASTE WATER SERVICE AREA)

	2019	2029	Increase
Households	18,390	26,609	44.69%
Population	49,616	73,228	47.59%
Total Employment	24,726	25,735	4.08%
Basic	2,505	2,568	2.51%
Service	12,938	13,527	4.55%
Retail	9,283	9,640	3.85%



Impact Fee CIP

- 1 project: John King Boulevard
 - CIP Cost; \$82.9M
 - CIP Credit @ 50% \$41.5M
 - Cost Attributable to growth: \$26.6M
- Capacity Provided by CIP
 - 11,398 VM net capacity
 - 10-year demand: 39,904
 - 100% capacity projected to be used by forecasted growth



Next Steps

Technical

Policy

- Existing Conditions Analysis
- ✓ Service Area Structure
- ✓ Service Unit Equivalency
- √ 10-Year

 Projections
- ✓ Preliminary IFCIP
- Cost per Service
 Unit Calc.

Administrative

- Ordinance Consideration & Update
- Administrative Tools

CIAC Schedule

Impact Fee Basics and Draft LUA

May 28

Land Use Assumptions, CIP, Cost per Service Unit and Benchmarking

July 23

Impact Fee and Collection Rate

ept 10

Discuss Recommendation to Council



