

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 11, 2019**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. Approval of Minutes for the May 14, 2019 Planning and Zoning Commission meeting.
2. **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.
3. **P2019-024 (Korey)**  
Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

**APPOINTMENTS**

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

**PUBLIC HEARING ITEMS**

5. **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.
6. **Z2019-013 (Ryan)**  
Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier 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.

**ACTION ITEMS**

7. **SP2019-014 (Korey) [*Postponed to the June 25, 2019 Planning and Zoning Commission Meeting*]**  
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.

**8. 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.

**9. 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.

**10. 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.

**DISCUSSION ITEMS**

**11. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ P2019-020: Lot 2, Block A, RISD Elementary School Addition [*Approved*]
- ✓ P2019-021: Lots 1-3, Block A, Town Place Marriott Addition [*Approved*]
- ✓ P2019-022: Lot 5, Block A, Harbor Village Addition [*Approved*]
- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*2<sup>nd</sup> Reading*) [*Approved*]

**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 7<sup>th</sup> day of June 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**June 11, 2019**  
**5:00 PM**

**CALL TO ORDER**

**ACTION ITEMS**

**1. 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.

**2. SP2019-016 (David)**

Discuss and consider a request by Dub Doupbrate of Doupbrate 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.

**3. 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 7<sup>th</sup> day of June 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 14, 2019**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun and Annie Fishman. Absent from the meeting were Commissioners Mark Moeller and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Corey 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 April 9, 2019 Planning and Zoning Commission meeting.

2. 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.

3. SP2019-010

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an amended site plan for 42 townhomes on a 4.08-acre tract of land identified as Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the *Residential Subdistrict* of the Harbor and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

**Commissioner Chodun made a motion to approve the consent agenda. Commissioner Womble seconded the vote which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.**

III. PUBLIC HEARING ITEMS

4. 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, provided a brief explanation of the request. The applicant, is requesting a Specific Use Permit to allow a restaurant, without a drive-through or drive-in that is less than 2,000 square feet within Planned Development District 50. More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use. Currently situated on the subject property is a 1,916 square foot single family home, which according to the Historic Resource Survey, that was performed by the City of Rockwall in 2017, was constructed circa 1915, and is identified as a Medium Contributing Property, a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance. According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 for Residential Office District land uses since August 5, 2002.**



Mr. Gonzales further noted that Bonafide Betties Pie Company is currently located at 103 S. San Jacinto Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location is located with Planned Development District 50 with the Residential Office District, which is the underlying zoning designation for Planned Development District 50, requires a Specific Use Permit for a restaurant with additional restrictions that stipulate the restaurant be less than 2,000 square feet and not have a drive-through or a drive-in. The proposed restaurant is a limited service restaurant, and parking for the facility will be calculated at one parking space per 250 square feet of area. This means the restaurant would require eight parking spaces. Based on size of the site and the area taken up by the existing single-family home, the applicant is only able to incorporate a total of seven parking spaces on-site. Staff has included an operational condition allowing the reduced number of parking spaces. Staff has also included operational conditions requiring the installation of a minimum six foot tall, board-on-board, wood fence to be constructed along the western property boundary, and that the second floor be used only for storage purposes and these have been included as conditions of approval in the SUP ordinance. The intent of the Residential-Office District is to allow for the conversion of older residential homes into low-intensity professional office and/or retail businesses. This creates a transition from the adjacent residential neighborhoods to more intense land uses or higher intensity thoroughfares. In addition, conversion of this home would extend the economic life of the structure. The use as a limited service restaurant is consistent with other properties in the district. A limited service restaurant tends to operate in a similar way to a low-intensity retail establishment in that it usually involves customers that are picking up food or baked goods, and does not typically involve a dine-in experience. Included in the attached packet is a concept plan, floor plan, and a draft ordinance containing regulations for the proposed land use. Based on staff's review, the applicant's request does appear to be consistent with the intent of the district; however, the approval of a Specific Use Permit is a discretionary decision for the City Council.

Mr. Gonzales went on to share that on May 2, 2019, staff mailed 34 notices to property owners and residents within 500-feet of the subject property. Staff did not send a neighborhood notification as there are no Home Owners Associations or neighborhood groups participating in the Neighborhood Notification Program within 1,500-feet of the subject property. Staff received one notice and two emails in favor of the applicant's request.

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

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

Chris Lam  
6884 Woodhill  
Sachse, TX

Mr. Lam came forward and indicated they will follow staff recommendations and he was available for questions.

Commissioner Womble asked if the SUP would expire if it changed to a different use. Mr. Gonzales shared that if the land use were to change the Specific Use Permit would not be available to that particular use it is only for the limited use restaurant.

Commissioner Fishman asked what the second floor would be used for. Mr. Lam stated that would be used for storage.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve Z2019-009 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

126 5. Z2019-010

127 Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the  
128 approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit* and *barn or agricultural*  
129 *accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-  
130 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned  
131 Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.  
132

133 Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the  
134 request. Currently, there is a single-family home on the subject property and the applicant is  
135 requesting approval of a Specific Use Permit to allow a guest quarters/secondary living unit and  
136 barn or agricultural building in conjunction with this structure. The structure will be 4,950 square  
137 feet in total size, with 576 square feet being dedicated to the guest quarters/secondary living unit.  
138 The proposed building will be situated behind the main structure, have four roll-up garage doors,  
139 and be clad with metal on the exterior. The proposed building will primarily serve as storage for  
140 vehicles/equipment and contain a small bathroom with a shower. The subject property is  
141 addressed as 777 & 839 Cornelius Road and is zoned Agricultural District. It was annexed on  
142 January 4, 2010 by Ordinance No. 10-01. On January 7, 2019, the City Council directed staff to  
143 amend the Land Use Standards contained the Unified Development Code to incorporate the ability  
144 to request a Specific Use Permit for guest quarters/secondary living units not meeting the  
145 requirements stipulated in the Unified Development Code. In conjunction with this direction, the  
146 City Council also directed staff to create a new land use for barns and/or agricultural accessory  
147 buildings. This text amendment was approved on March 4, 2019 by Ordinance No. 19-12. Based  
148 on the approval of the text amendment, the applicant submitted a request for a Specific Use Permit  
149 for a guest quarters/secondary living unit and barn or agricultural accessory building.  
150

151 Mr. Brooks further noted that according to the Unified Development Code, a guest  
152 quarters/secondary living unit is allowed as an accessory use in an Agricultural District. The  
153 Unified Development Code also stipulates that such a structure shall not exceed 30% of the main  
154 structure and shall not be sold or conveyed separately without meeting the requirements of the  
155 zoning district and subdivision ordinance. The Unified Development Code also provides the  
156 ability for a guest quarters/secondary living unit not meeting those requirements to request a  
157 Specific Use Permit. In this case, the proposed guest quarters is ancillary to the primary structure;  
158 however, since the proposed guest quarters/secondary living unit will be approximately 576  
159 square feet, it will exceed 30% of the main structure and will require a Specific Use Permit.  
160 According to the UDC a barn or agricultural accessory building is permitted by Specific Use Permit  
161 in an Agricultural District. The UDC requires that the structure be between 2,000 and 4,999 square  
162 feet in total size, and be located behind the front façade of the primary structure. In addition, the  
163 code allows the structure to be constructed utilizing metal and or other materials, and specifically  
164 exempts these structures from the masonry requirements. In this case, the proposed barn or  
165 agricultural accessory building will be approximately 4,950 square feet, located behind the front  
166 façade of the main structure, and will be clad with metal. Additionally in order to have a barn in an  
167 Agricultural property the minimum lot size is 10 acres. The applicant initially did submit an exhibit  
168 showing the lot divided however it left a remainder tract in the back half which is not accessible  
169 therefore staff has requested an exhibit showing how the property can be subdivided by meeting  
170 the requirements of the UDC. Staff has not received that however that is a condition of approval.  
171 When analyzing the applicant's request and with the exception of the guest quarters exceeding  
172 the maximum allowable size the proposed accessory building is generally in conformance with  
173 the requirements of the Unified Development Code.  
174

175 Mr. Brooks went on to state that on May 1, 2019, staff mailed 16 notices to property owners and  
176 residents within 500-feet of the subject property and there are no Homeowner's Associations  
177 /Neighborhood Associations within 1,500-feet of the subject property participating in the  
178 Neighborhood Notification Program. Staff received four notices in favor of the request.  
179

180 Mr. Brooks advised the Commission the applicant was present and available for questions as well  
181 as staff.  
182

183 Chairman Lyons opened up the public hearing and asked the applicant to come forward.  
184

185 Dwany Cain  
186 305 Stonebridge Drive  
187 Rockwall, TX

188 Mr. Cain came forward and provided additional details pertaining to the request and indicated he  
189 was available for questions.  
190

191 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one  
192 indicating such Chairman Lyons closed the public hearing and brought the item back to the  
193 Commission for discussion or action.  
194

195 Commissioner Welch made a motion to approve Z2019-010 with staff recommendations.  
196 Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioners  
197 Moeller and Logan absent.  
198  
199

200 6. Z2019-011

201 Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of  
202 an amendment to Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a  
203 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block  
204 A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned  
205 Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within  
206 the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge  
207 Road [FM-740] and White Road, and take any action necessary.  
208

209 Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the  
210 request. The applicant is requesting to amend the development standards contained in Planned  
211 Development District 47 Ordinance No. 99-17. Specifically, the applicant is requesting three (3)  
212 changes to the ordinance. 1) The minimum masonry requirement be 60% with all lap-siding  
213 being a cementitious fiber material (e.g. HardiBoard or HardiPlank); 2) The maximum lot coverage  
214 be 55%, and 3) Front-facing garages be allowed provided they are set back a minimum of 20-feet  
215 from the front façade of the structure. Currently, Planned Development District 47 is comprised  
216 of two (2) areas. Area 1 the Whisper Rock Subdivision is undeveloped and contains 28 single-  
217 family residential lots on a 9.477-acre tract of land. Area 2 is currently occupied by First Christian  
218 Church. The applicant is requesting changes to the development standards for Area 1.  
219 Specifically, the applicant would like to reduce the minimum masonry requirement to 60% from  
220 80%, change the maximum lot coverage from 45% to 55%, and change the garage standards to  
221 allow front facing garages provided the garages are setback a minimum of 20-feet from the front  
222 of the structure. Currently, the development standards for Planned Development District 47  
223 require all garages to be in a J-Swing or Traditional Swing format with no garage doors facing the  
224 street. According to the Unified Development Code in single-family districts, garages must be  
225 located at least 20-feet behind the front building façade for front-entry garages. In this case, the  
226 applicant's request conforms to the requirements of the Unified Development Code for garages,  
227 and changing the Planned Development District ordinance does not appear to negatively impact  
228 the subject property or surrounding properties. With regard to the masonry and lot coverage  
229 requirements, the applicant is requesting to minimally reduce these standards; however, the  
230 Planning and Zoning Commission have approved similar requests in previous cases, and if  
231 approved it would not negatively impact surrounding or adjacent properties.  
232

233 Mr. Brooks went on to state that on May 1, 2019, staff mailed 123 notices to property owners and  
234 residents within 500-feet of the subject property and notified Spyglass Phases 2 & 3, the Rainbow  
235 Lakes, Chandler's Landing, and Foxchase Homeowner's Associations, which are the only  
236 HOA's/Neighborhood Associations within 1,500-feet of the subject property and participating in  
237 the Neighborhood Notification Program. Staff received two notices in favor, one in opposition, and  
238 one notice in favor with the exception of the front-facing garages.  
239

240 Mr. Brooks advised the Commission that the applicant was present and available for questions as  
241 well as staff.  
242

243 Chairman Lyons opened up the public hearing and asked the applicant to come forward.  
244

245 Matt Atkins  
246 Engineering Concepts  
247 201 Winco Circle  
248 Wylie, TX  
249

Mr. Atkins came forward and indicated he was representing the applicant Scott Lewis. He provided additional details pertaining to the request. He indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-011 with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

#### IV. ACTION ITEMS

##### 7. 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 pertaining to the request. The applicant is requesting 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 (i.e. south elevation). 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. The UDC goes on to say that 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. Staff should point out that 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. On April 30, 2019, the Architectural Review Board reviewed the amended building elevations and sightline studies provided by the applicant and recommended approval of the amended building elevations.

Mr. Gonzales advised the Commission that 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, Suite 105  
Richardson, TX

Mr. McCullah came forward and provided a brief explanation of the request. The request is for 22 silos that will be 60 feet in height and will be adding a coating to the silos to match the existing building. They recently added new landscaping along Discovery Blvd. Their goal is to blend them in and not it as an eyesore. Mr. McCullah indicated he was available for questions.

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

Commissioner Chodun shared that although the height is of some concern, with it being in the Technology Park he generally expressed being in favor of the request.

312 Commissioner Womble generally expressed not being in favor of the request.  
313

314 Commissioner Chodun made a motion to approve SP2019-012 with staff recommendations.  
315 Chairman Lyons seconded the motion which passed by a vote of 4-1 with Commissioner Womble  
316 dissenting and Commissioners Logan and Moeller absent.  
317

318  
319 V. DISCUSSION ITEMS  
320

321 8. Director's Report of post Council meeting outcomes of Planning & Zoning cases.  
322

- 323 ✓ P2019-018: Replat for Park Place, Phase III Addition [*Approved*]  
324 ✓ P2019-019: Final Plat for Lot 11, Block A, SH-205 Business Park Addition [*Approved*]  
325 ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (*2<sup>nd</sup> Reading*)  
326 [*Approved*]  
327 ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (*2<sup>nd</sup> Reading*) [*Approved*]  
328 ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (*2<sup>nd</sup>*  
329 *Reading*) [*Approved*]  
330

331  
332 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced  
333 case at the City Council meeting.  
334

335  
336 VI. ADJOURNMENT  
337

338 Chairman Lyons adjourned the meeting at 6:42 p.m.  
339  
340  
341

342 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF  
343 ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.  
344

345  
346 \_\_\_\_\_  
347 Johnny Lyons, Chairman  
348

349 Attest:  
350

351 \_\_\_\_\_  
352 Laura Morales, Planning Coordinator  
353  
354



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** 06/11/2019

**APPLICANT:** Bill Bauman; *Bauman Consultants*

**CASE NUMBER:** SP2019-013; *Site Plan for Freestanding Commercial Antenna*

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### **SUMMARY**

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.

### **BACKGROUND**

The subject property is a 0.0826-acre portion of a larger 7.64-acre tract of land known as Yellow Jacket Park, which contains three (3) baseball fields with 80 public parking spaces. The property is owned by the City of Rockwall. The proposed *Freestanding Commercial Antenna* will be located at the southwest corner of Yellow Jacket Park. The property was annexed on August 15, 1960 by *Ordinance No. 60-02*. According to the City's historic zoning maps, the subject property has been zoned General Retail (GR) District since at least January 3, 1972. According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *freestanding commercial antenna* is a permitted use by a Specific Use Permit (SUP) within a General Retail (GR) District. The City Council approved a SUP to allow for the freestanding commercial antenna [Case No. Z2018-045] land use for the subject property on December 3, 2018.

### **PURPOSE**

On May 10, 2019, the applicant -- Bill Bauman of Bauman Consultants -- submitted an application requesting approval of a site plan for the purpose of constructing a 150-foot tall *freestanding commercial antenna*. An antenna (*i.e. T-Mobile*) and lighting rod will be affixed to the top of the monopole, which will extend the overall height to 160-feet.

### **ADJACENT LAND USES AND ACCESS**

The subject property is situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane. The proposed *freestanding commercial antenna* is located at the southwest corner of Yellow Jacket Park on property owned by the City of Rockwall. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property are multi-family residential developments known as Sonoma Court, Canyon Ridge, and Pebble Brook Apartment Complexes. These properties are zoned Multi-Family 14 (MF-14) District, with Canyon Ridge being zoned Planned Development District 39 (PD-39) for Multi-Family (MF-14) District land uses.

- South: Directly south of the subject property is the Rockwall Ford Car Dealership, Best Western Hotel, and Rockwall Honda, which are located along E. IH-30. These properties are zoned Commercial (C) District and are located within the IH-30 Overlay (IH-30 OV) District.
- East: Directly east of the subject property is the Hobby Lobby shopping center, which includes uses such as restaurants, nail salons, and other retail businesses. This shopping center is zoned General Retail (GR) District.
- West: Directly west of the subject property is the Rockwall Ford Dealership and Liberty Heights congregate care facility. Rockwall Ford is zoned Commercial (C) District, and Liberty Heights is zoned General Retail (GR) District.

### **CHARACTERISTICS OF REQUEST**

The proposed monopole will incorporate an additional three (3) antennas -- *for different carriers* -- in the future. The antennas will have ground-mounted equipment that will be enclosed within a metal cabinet. The proposed monopole, metal cabinets, and any accessory equipment will be enclosed in a 50-foot by 50-foot compound that will be secured by an eight (8) foot high wrought iron fence, and screened by 18, Nellie R. Stevens Holly trees that will be planted on eight (8) to ten (10) foot centers. Operational conditions have been established in the SUP Ordinance [*i.e. Ordinance No. 18-49*] for a maximum overall height of 160-feet, the addition of three (3) antennas in the future, providing for separate cabinets/buildings for each antenna [*maximum of four (4)*], and for the construction of 30 additional public parking spaces. Prior to constructing the proposed *freestanding commercial antenna*, the applicant has stated that the additional 30 public parking spaces will be constructed along the western property line of the park. This will increase the total number of public parking spaces in the park from 80 parking spaces to 110 parking spaces. The site is subject to the requirements and land uses stipulated for the General Retail (GR) District as stated by the Unified Development Code (UDC).

### **CONFORMANCE WITH THE CITY'S CODES**

With the exception of the items listed in the *Project Plan Review*, and the *Recommendation* section of this case memo, the submitted site plan and landscape plan conform to the technical requirements contained within *SUP Ordinance No. S-198* and the Unified Development Code (UDC) for properties zoned General Retail (GR) District.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the Scenic District which is...“significantly developed and has residential land uses that range from medium to high density...this district has a large percentage (~26.58%) of public and quasi-public land uses, which include Rockwall High School, Yellow Jacket Park, Heritage Christian Academy and Our Lady of the Lake Catholic Church..” (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, and where there is potentially a negative impact on the adjacent properties, “screening and buffering should be utilized to mitigate these conflicts and impacts.” The applicant is providing 18, Nellie R Stevens holly trees and an eight (8) foot tall wrought iron fence to screen the ground mounted equipment from the adjacent properties. The Comprehensive Plan goes on to state that “(a)ll non-residential developments should screen residential land uses from...other undesirable externalities” Based on the applicant’s landscape plan, they are in compliance with the policy. (*Ch. 9; 06.03*)

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

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 4 to 0 with Board Members Meyrat and Johnson absent, and one (1) vacancy.

### **CONDITIONS OF APPROVAL**

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance [i.e. *Ordinance No. 18-49*];
- (3) Submittal and approval of a site plan and building permit shall be required prior to the installation of the communications tower/monopole and/or any of its components.
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



6/7/2019

## City of Rockwall

### Project Plan Review History



Revision 1 comments highlighted. Please address.

**Project Number** SP2019-013  
**Project Name** Freestanding Commercial Antenna  
**Type** SITE PLAN  
**Subtype**  
**Status** Staff Review

**Owner** CITY, OF ROCKWALL  
**Applicant** BAUMAN CONSULTANTS FOR ECO-SITE

**Applied** 5/13/2019 LM  
**Approved**  
**Closed**  
**Expired**  
**Status**

**Site Address** 991 W YELLOW JACKET LN  
**City, State Zip** ROCKWALL, TX 75087

**Zoning**

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	11		11	0065-0000-0011-00-OR	

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	Sarah Hager	5/13/2019	5/20/2019	5/24/2019	11	COMMENTS	(5/24/2019 11:07 AM SH) - How is water getting to the site for irrigation? - Impact fees will apply for any new taps. - Show/label detention area or add in a note. - Easements to be 20' wide minimum.
ENGINEERING	Sarah Hager	6/7/2019	6/7/2019	6/7/2019		COMMENTS	(6/7/2019 11:25 AM SH) - Must submit a Site Plan showing the approximate location of the detention pond. Also, must include the approximate water line connection for the irrigation. - Impact fees will apply for any new water taps. - Minimum easement width is 20'. this must be labeled on the site plan. - All other other sheets will not be reviewed until the engineering review process.
FIRE	Ariana Hargrove	5/13/2019	5/20/2019	5/23/2019	10	APPROVED	
GIS	Lance Singleton	5/13/2019	5/20/2019	5/22/2019	9	APPROVED	See comment
(5/22/2019 12:09 PM LS) Address will be: 991 W YELLOW JACKET LN, ROCKWALL, TX 75087							
Parks Department	Andy Hesser	5/23/2019	5/30/2019	6/6/2019	14	COMMENTS	See comments

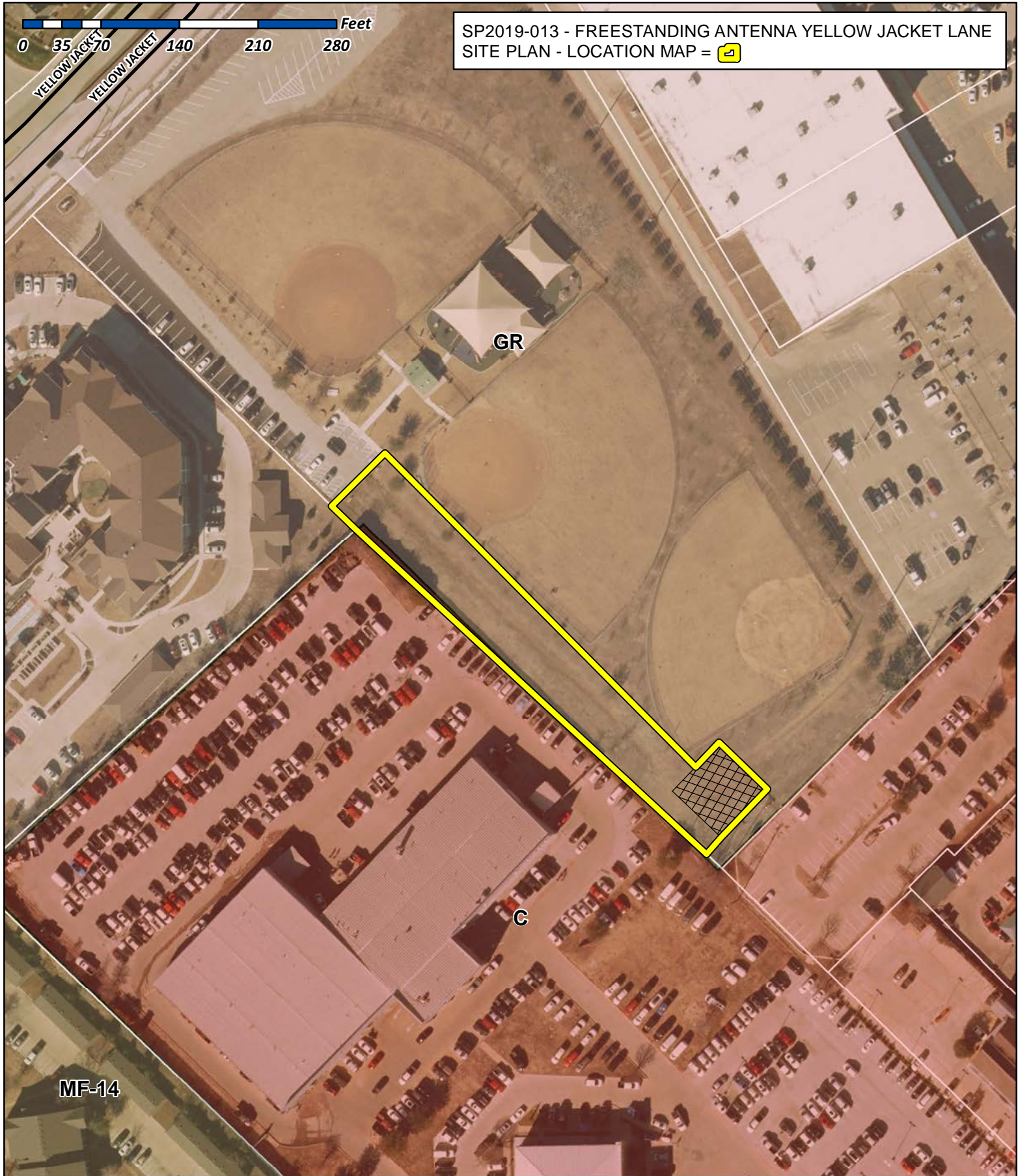
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(6/6/2019 2:19 PM DG) Per Andy						
applicant to coordinate sprinkler connections with the Parks And Recreations Department before beginning work The City's system is on a booster pump not static pressure line and may not work with their plans in the field						
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
<p>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.</p> <p>PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):</p> <p>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:</p> <p>** Planning Department General Comments &amp; Requirements to address/acknowledge:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. Submittal and approval of a Civil Engineering Plans and a Building Permit are required</li> <li>3. Label all revised site plan documents with "Case No. SP2019-013" at the lower right corner of each plan.</li> <li>4. Parking lot to be constructed prior to the installation of the communications tower per the SUP Ordinance</li> </ol> <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> <li>1. Provide adjacent property owner information on site plan</li> <li>2. Delineate and label 24-ft firelane easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for site).</li> <li>3. Use a lighter scale line drawings to better depict site plan elements (i.e. lines are too heavy) on overall site plan.</li> <li>4. Provide more detail on site plan (i.e. parking area measurements, easement lines, landscape buffers, etc.).</li> <li>5. Remove label on site plan indicating the removal of existing trees. No trees are to be removed without first obtaining a permit through the Parks and Recreation Department.</li> <li>6. Provide an enlarged site plan for the parking lot area to be constructed</li> </ol> <p>Landscape Plan:</p> <ol style="list-style-type: none"> <li>1. Indicate wrought iron fence as a minimum 8-ft in height.</li> <li>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.</li> </ol> <p>Photometric Plan:</p> <ol style="list-style-type: none"> <li>1. Will there be any exterior lighting added to this site? If so, provide cut sheets for all exterior lighting fixtures</li> </ol> <p>Building Elevations:</p> <ol style="list-style-type: none"> <li>1. Provide elevations/drawings/cutsheets of the cabinets being used to house the equipment.</li> </ol> <p>** 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.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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] **						
PLANNING	David Gonzales	6/6/2019	6/13/2019	6/6/2019	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING AND ZONING 2nd ROUND COMMENTS (06.06.2019):						
The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide two large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff. The revised copies are not to include civil plans or building plans.						
** Planning Department General Comments & conditions of approval forwarded to the Planning and Zoning Commission:						
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 after approval of the site plan. A Building Permit may be submitted after approval of the civil plans						
** 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 a label for the "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for site).						
2. Any tree removal from this site requires express written permission from the Parks and Recreation Department						
3. A one (1) sheet site plan with all layers indicating the necessary elements (i.e. easements, buffers, parking dimensions, detention, etc.) for review will need to be provided, rather than on individual sheets. This provides a rough depiction of the site. See check list on the planning and zoning webpage.						
Other Plans Submitted:						
1. The additional plans submitted (i.e. civil plan, building plans, etc.) that do not pertain to the site plan submittal requirements were not reviewed and are not considered approved as a part of this submittal (refer to submittal check list for each phase of the development cycle). Civil plan and building plan submittal occur after the initial site plan application has been approved. Civil plans may be submitted at your convenience after receiving a conditional approval of the site plan. Building Plans are submitted after receiving approval of the civil plans from the Engineering Department						
** 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						
Planning - Consent Agenda: 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] **						





SP2019-013 - FREESTANDING ANTENNA YELLOW JACKET LANE  
SITE PLAN - LOCATION MAP = 



## City of Rockwall

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





IMPORTANT SITE NOTES:

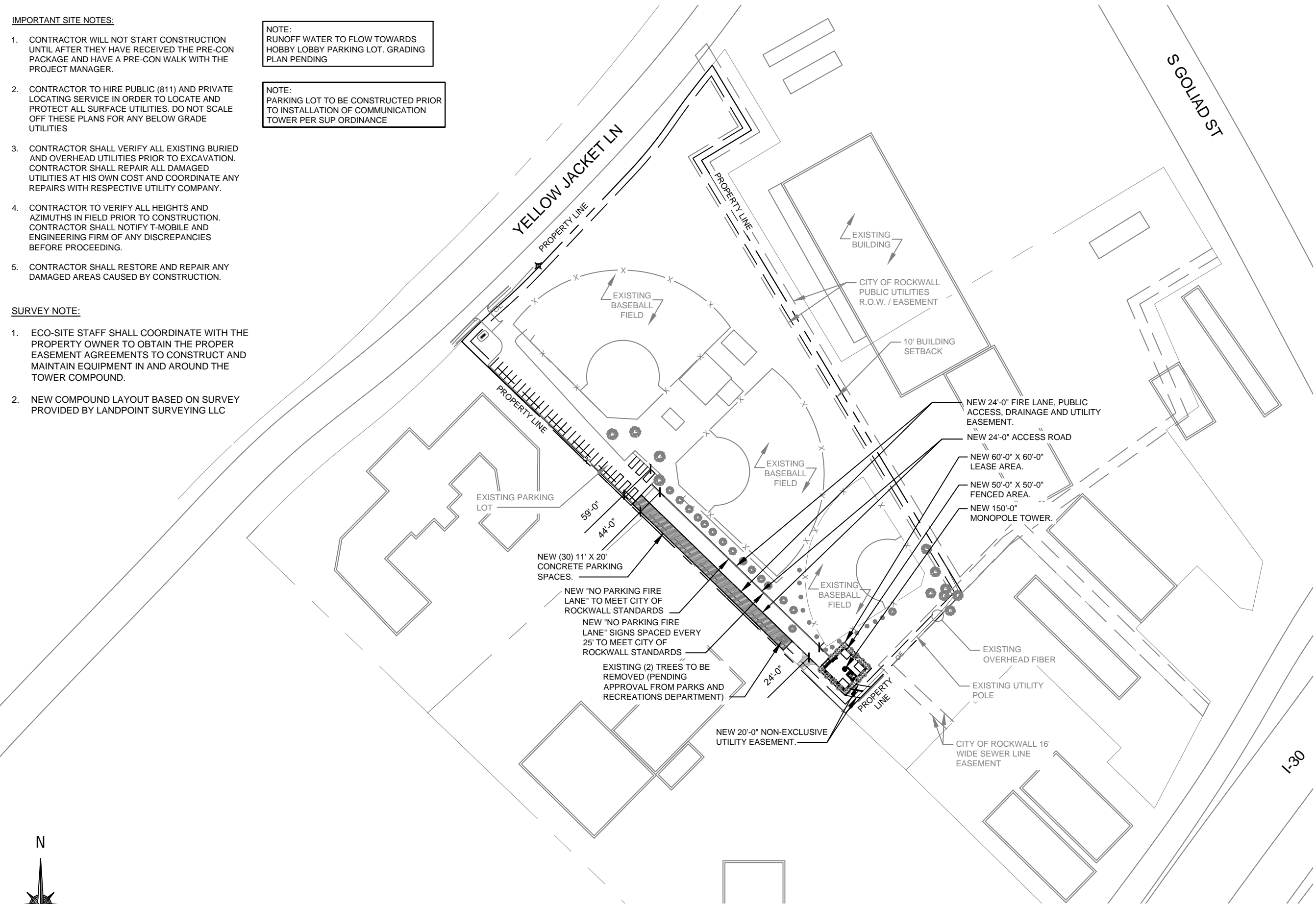
1. CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
2. CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

SURVEY NOTE:

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDPOINT SURVEYING LLC

NOTE:  
RUNOFF WATER TO FLOW TOWARDS  
HOBBY LOBBY PARKING LOT. GRADING  
PLAN PENDING

NOTE:  
PARKING LOT TO BE CONSTRUCTED PRIOR  
TO INSTALLATION OF COMMUNICATION  
TOWER PER SUP ORDINANCE



OVERALL SITE PLAN

SCALE: 1" = 150'-0"

1

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

TX-0274 / YELLOWJACKET PARK

T-MOBILE: DA02390A

991 W YELLOW JACKET LN  
ROCKWALL, TX 75087

CASE NO. SP2019-013

WT GROUP

Engineering with Precision, Pace and Passion.

5580 Peterson Lane, Suite 250  
Durham, NC 27717-2143-0744  
durham@wtgroup.com

Jeffery S. Gutowsky, P.E., F.T.P.E., F.A.S.T.E.  
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WT Group

Engineering · Design · Consulting



JEFFERY S. GUTOWSKY  
PROFESSIONAL ENGINEER  
STATE OF TEXAS LICENSE # PE106604  
EXPIRES: 06/30/19 SIGNED: 05/31/19

REVISIONS

REV.	ISSUED FOR	DATE	BY
△	90% CD's	02/04/19	BA
△	ISSUED FOR FINAL	04/11/19	DAZ
△	REVISED FINAL	04/15/19	DAZ
△	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

AQUATIC \ DESIGN & PROGRAM MANAGEMENT  
CIVIL \ TELECOMMUNICATION \ MECHANICAL  
PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: AG

DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

C-1.0

OVERALL SITE  
PLAN

GENERAL NOTES:

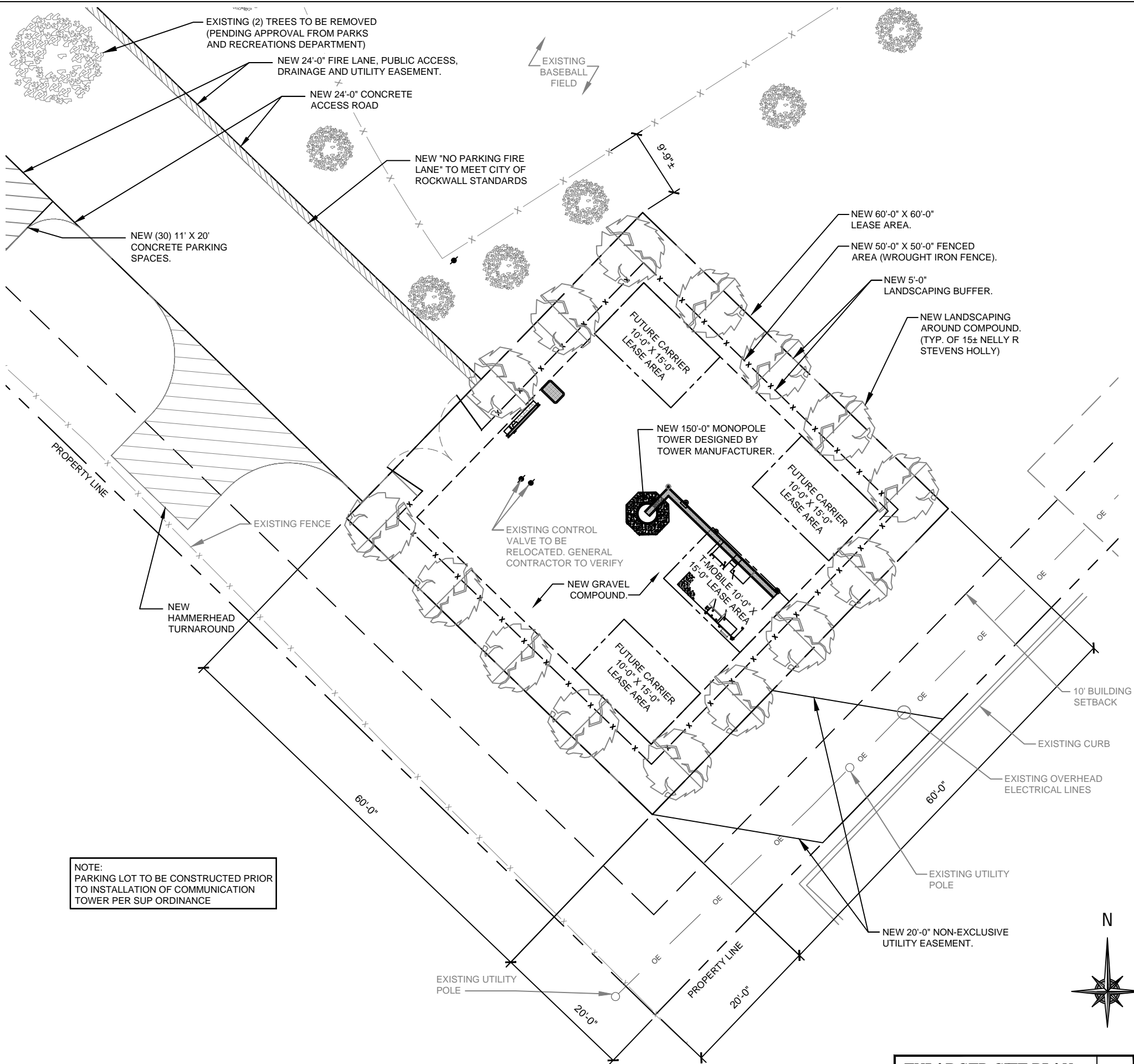
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE NEW TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CAISSONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWINGS BY OTHERS. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 NUMBER OF HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (713)-432-0365. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

SURVEY NOTE:

1. ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. NEW COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY LANDPOINT SURVEYING.

COAX NOTE:

1. ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.



ENLARGED SITE PLAN

SCALE: 1" = 15'-0"

1

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

TX-0274 / YELLOWJACKET PARK

T-MOBILE: DA02390A

991 W YELLOW JACKET LN  
ROCKWALL, TX 75087



JEFFERY S. GUTOWSKY  
PROFESSIONAL ENGINEER  
STATE OF TEXAS LICENSE # PE106604  
EXPIRES: 06/30/19 SIGNED: 05/31/19

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	90% CD's	02/04/19	BA
2	ISSUED FOR FINAL	04/11/19	DAZ
3	REVISED FINAL	04/15/19	DAZ
4	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

AQUATIC \ DESIGN & PROGRAM MANAGEMENT  
CIVIL \ TELECOMMUNICATION \ MECHANICAL  
PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: AG

DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

C-2.0

ENLARGED SITE  
PLAN

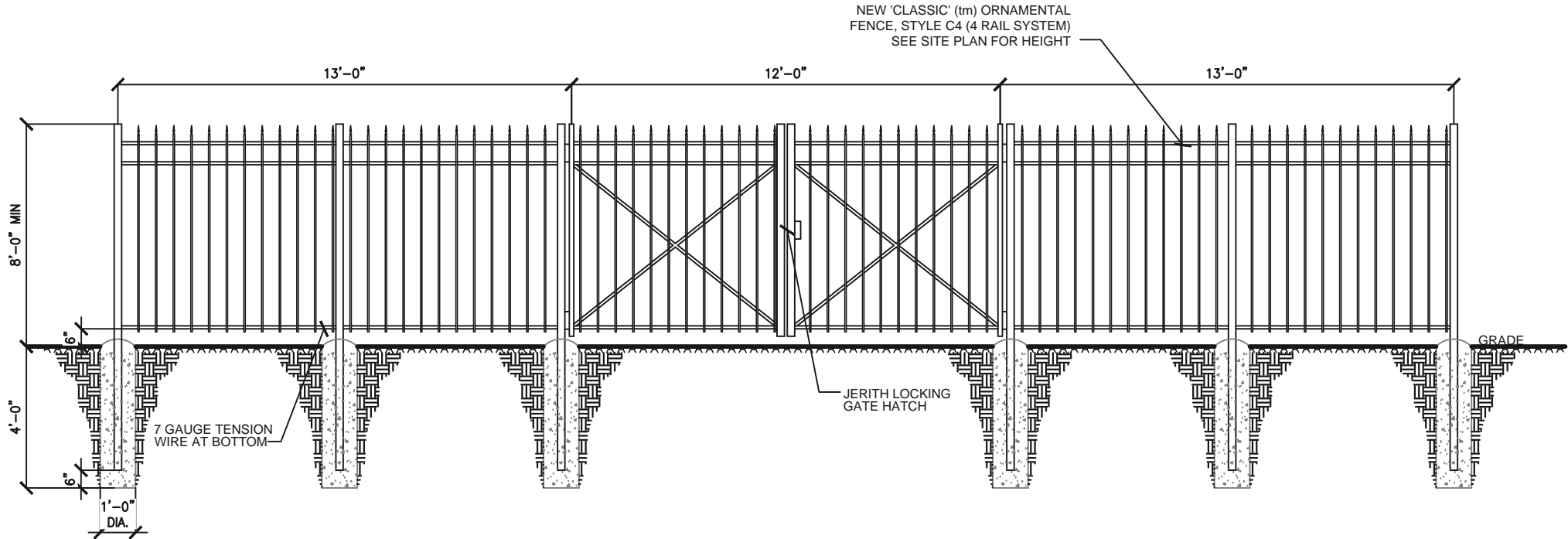




FENCE NOTES

- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
- WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
- ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
- CORNERS AND GATEPOSTS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
- PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
- THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
- CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
- CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

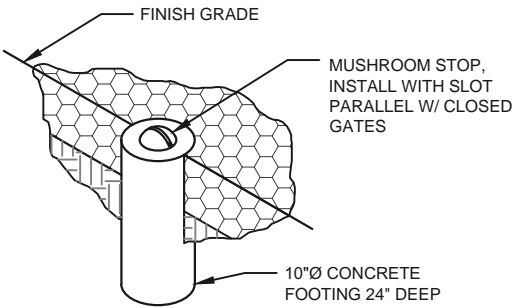
NOTE:  
FENCE DETAIL SPECIFICATIONS PER ECO-SITE STANDARDS. GENERAL CONTRACTOR TO CONFIRM SPECIFICATIONS WITH CONSTRUCTION MANAGEMENT AND LOCAL JURISDICTION PRIOR TO INSTALLATION.



WROUGHT IRON FENCE AND GATE ELEVATION

SCALE: NONE

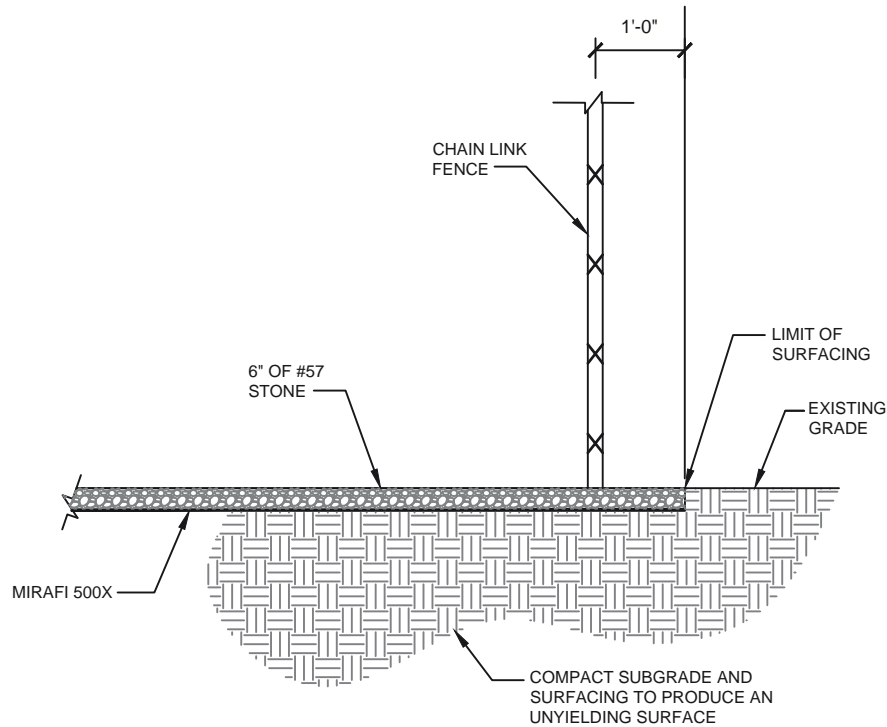
1



MUSHROOM STOP

SCALE: NONE

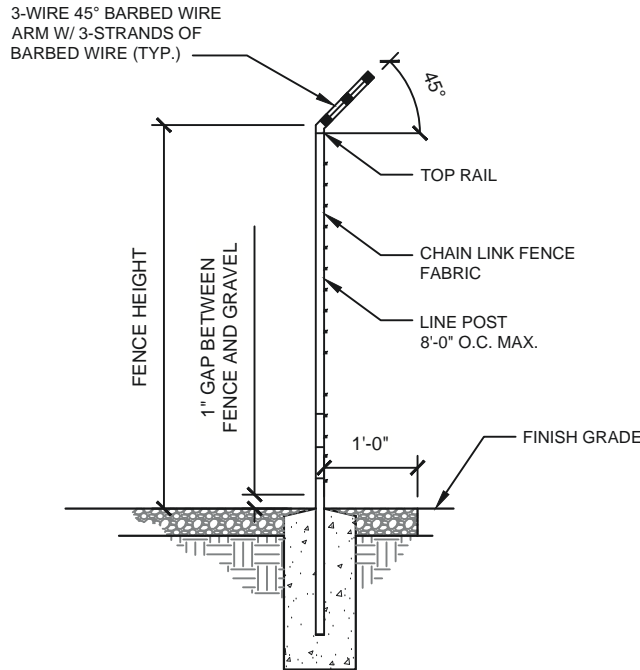
2



SITE COMPOUND SURFACE DETAIL

SCALE: NONE

3



SECTION AT FENCE

SCALE: NONE

4

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

TX-0274 / YELLOWJACKET PARK

T-MOBILE: DA02390A

991 W YELLOW JACKET LN  
ROCKWALL, TX 75087

CASE NO. SP2019-013

WT GROUP

Engineering with Precision, Pace and Passion.

5580 Peterson Lane, Suite 250  
Durham, NC 27717-2143-384-0744  
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Engineering · Design · Consulting



JEFFERY S. GUTOWSKY  
PROFESSIONAL ENGINEER  
STATE OF TEXAS LICENSE # PE106604  
EXPIRES: 06/30/19 SIGNED: 05/31/19

REVISIONS

REV.	ISSUED FOR	DATE	BY
1	90% CD's	02/04/19	BA
2	ISSUED FOR FINAL	04/11/19	DAZ
3	REVISED FINAL	04/15/19	DAZ
4	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

AQUATIC \ DESIGN & PROGRAM MANAGEMENT  
CIVIL \ TELECOMMUNICATION \ MECHANICAL  
PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: AG

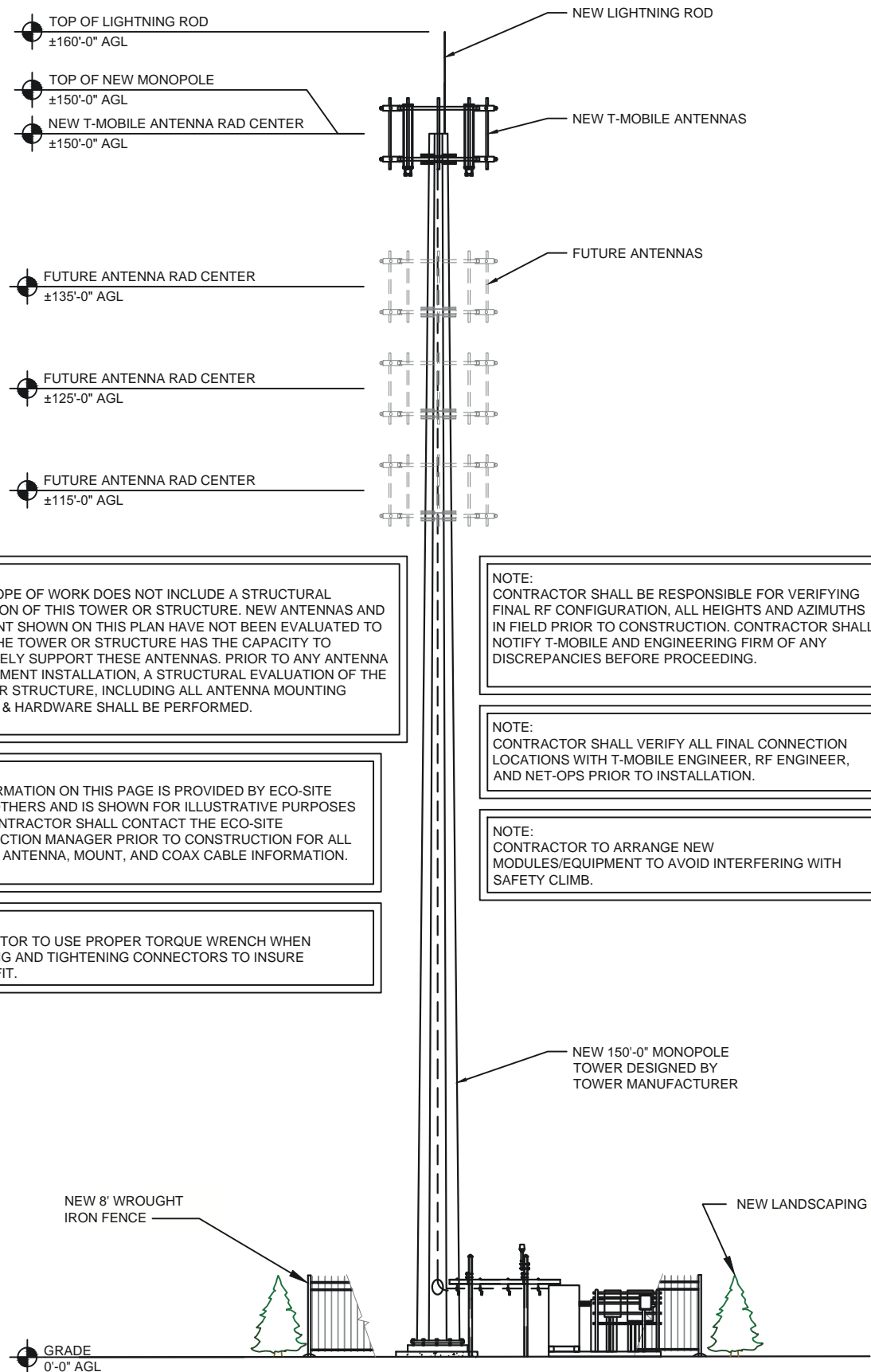
DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

C-3

FENCE, GATE, &  
COMPOUND DETAILS



NOTE:  
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:  
ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

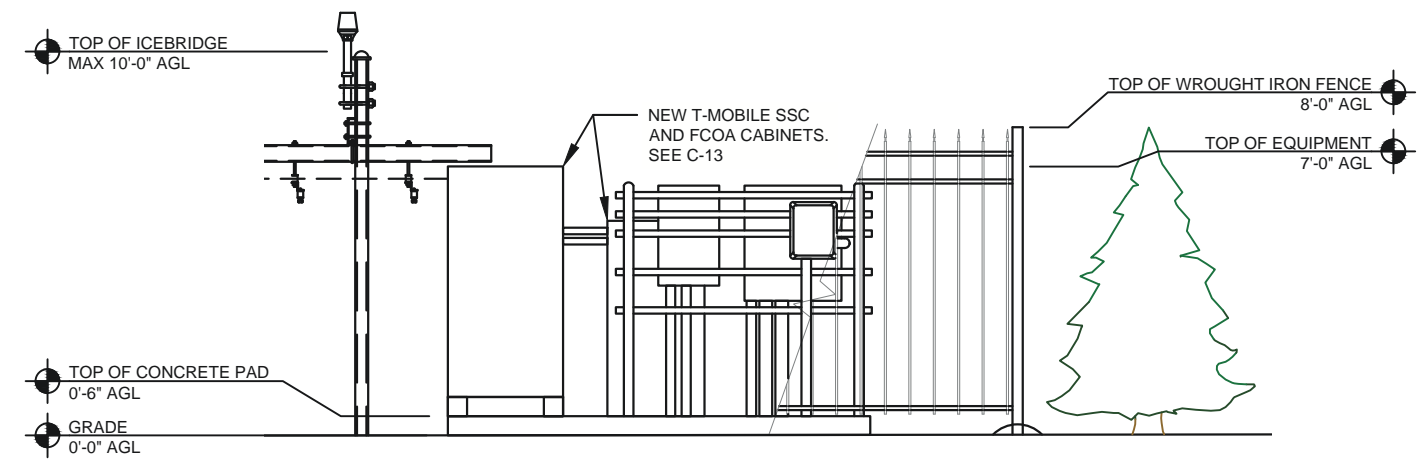
NOTE:  
CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.

NOTE:  
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION, ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

NOTE:  
CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.

NOTE:  
CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

**TOWER ELEVATION**  
SCALE: 1" = 30'-0"  
1



**EQUIPMENT ELEVATION**  
SCALE: 1"=5'-0"  
2

CASE NO. SP2019-013

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

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T-MOBILE: DA02390A

991 W YELLOW JACKET LN  
ROCKWALL, TX 75087

STATE OF TEXAS

JEFF S. GUTOWSKY

106604

LICENSED PROFESSIONAL ENGINEER

JEFFERY S. GUTOWSKY  
PROFESSIONAL ENGINEER  
STATE OF TEXAS LICENSE # PE106604  
EXPIRES: 06/30/19    SIGNED: 05/31/19

REVISIONS

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△	90% CD's	02/04/19	BA
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△	REVISED FINAL	04/15/19	DAZ
△	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

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PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL

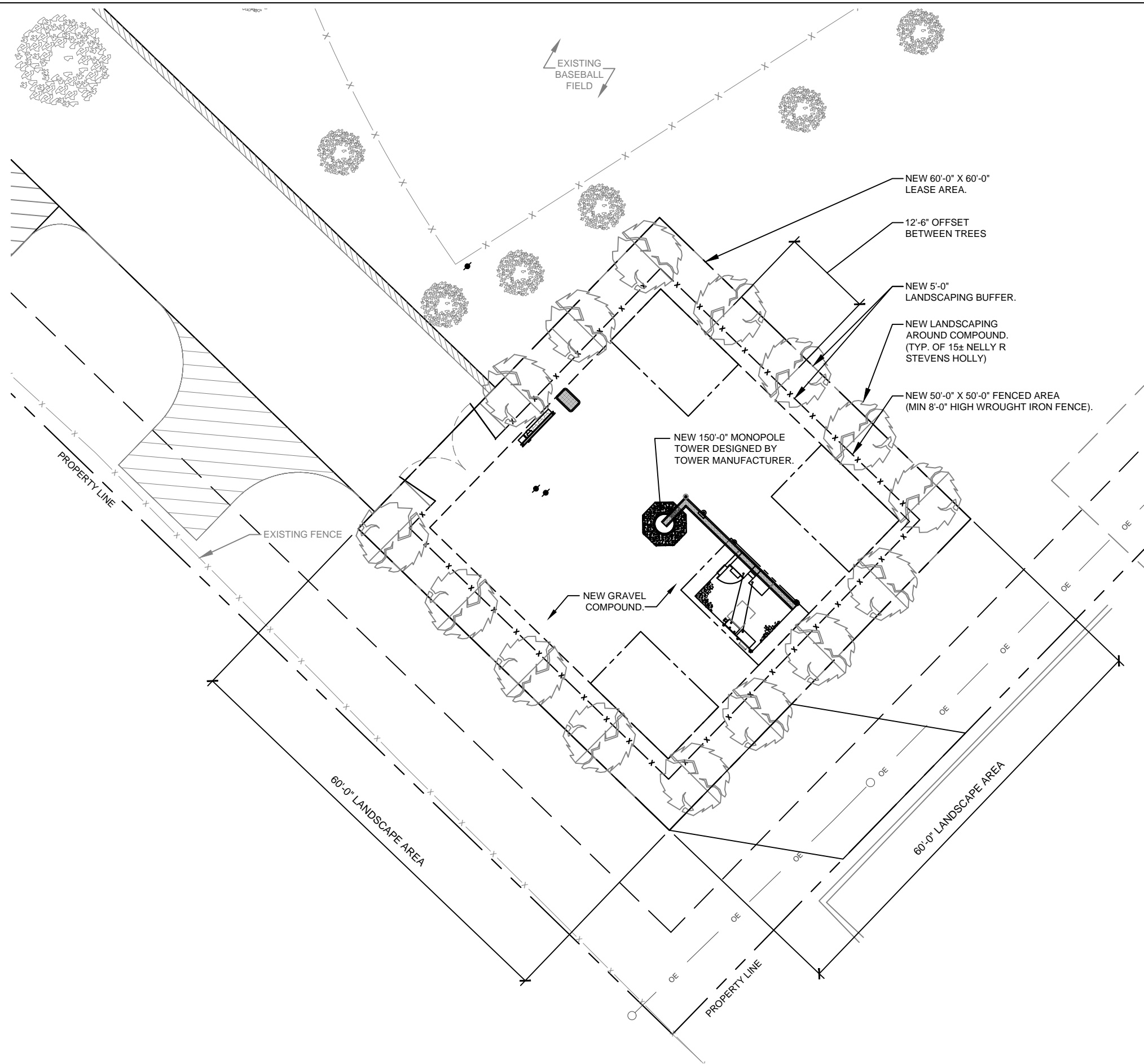
CHECK: AG

DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

**C-8**  
ELEVATIONS



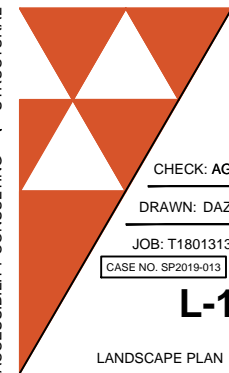
# LANDSCAPE PLAN

SCALE: 1" = 15'-0"

1



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CIVIL \ TELECOMMUNICATION \ MECHANICAL  
PLUMBING \ ELECTRICAL \ LAND SURVEYING  
ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: AG

DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

L-1

LANDSCAPE PLAN



JEFFERY S. GUTOWSKY  
PROFESSIONAL ENGINEER  
STATE OF TEXAS LICENSE # PE106604  
EXPIRES: 06/30/19 SIGNED: 05/31/19

## REVISIONS

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PLOT SCALE: 1:1 @ 11" x 17"

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

TX-0274 / YELLOWJACKET PARK

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CASE NO. SP2019-013



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 UTILITIES.
- 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 THE TIME OF INSTALLATION.
- 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 GRADE.
- 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 PLANTING MIX.
- 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 THE SITE.
- 2. ALL PAVEMENTS AND WALKS MUST BE SWEEPED AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVE ALL MUD OR DIRT.

LANDSCAPE NOTES

SCALE: NONE

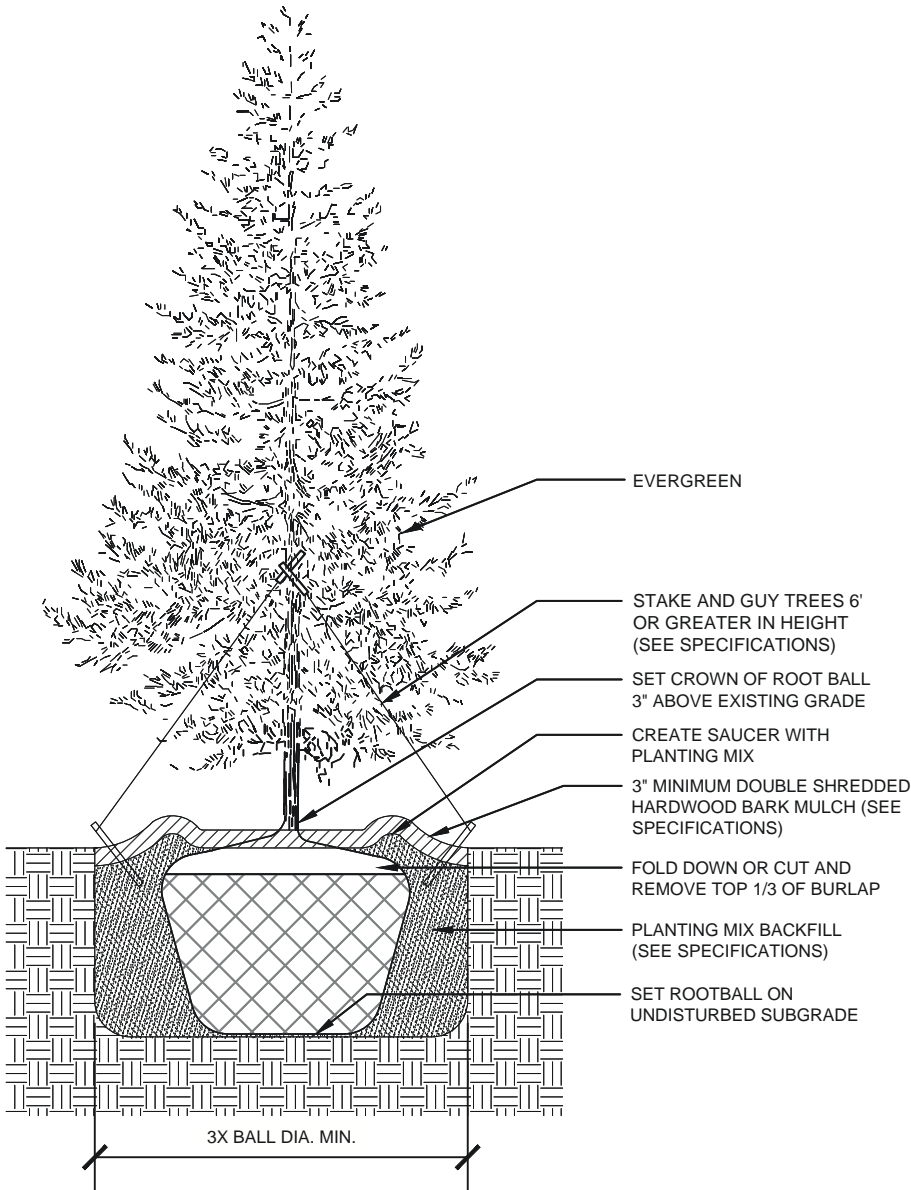
1

LANDSCAPE CHART

QTY.	COMMON NAME	HT. AT INSTALL	SPACING	ROOTBALL	OVERALL PROJECTED WIDTH
15	NELLY R. STEVENS HOLLY	MIN OF 4'-0"	12'-6" O.C. MIN	B/B	20'-0"

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

NOTE:  
LANDLORD RESPONSIBLE FOR MAINTAINING AND WATERING ALL LANDSCAPE AFTER INSTALLATION



LANDSCAPE DETAIL

SCALE: NONE

2

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

CASE NO. SP2019-013

WT GROUP

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△	REVISED FINAL	5/31/19	DAZ

PLOT SCALE: 1:1 @ 11" x 17"

AQUATIC \ DESIGN & PROGRAM MANAGEMENT  
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PLUMBING \ ELECTRICAL \ LAND SURVEYING  
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CHECK: AG

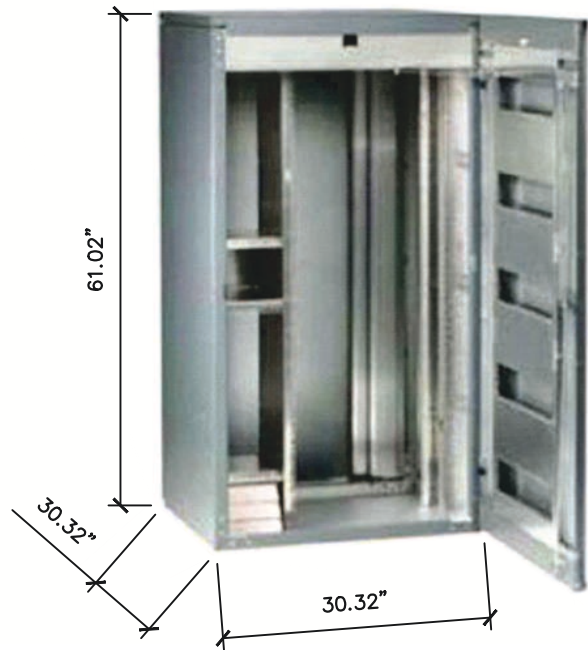
DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

L-2

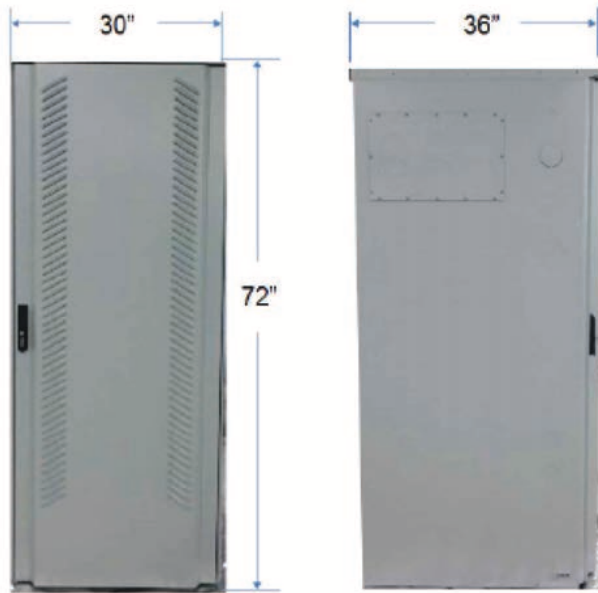
LANDSCAPE  
DETAIL/NOTES



### FCOA CABINET DETAIL

SCALE: NONE

1



### LARGE DELTA SSC 400A CABINET DETAIL

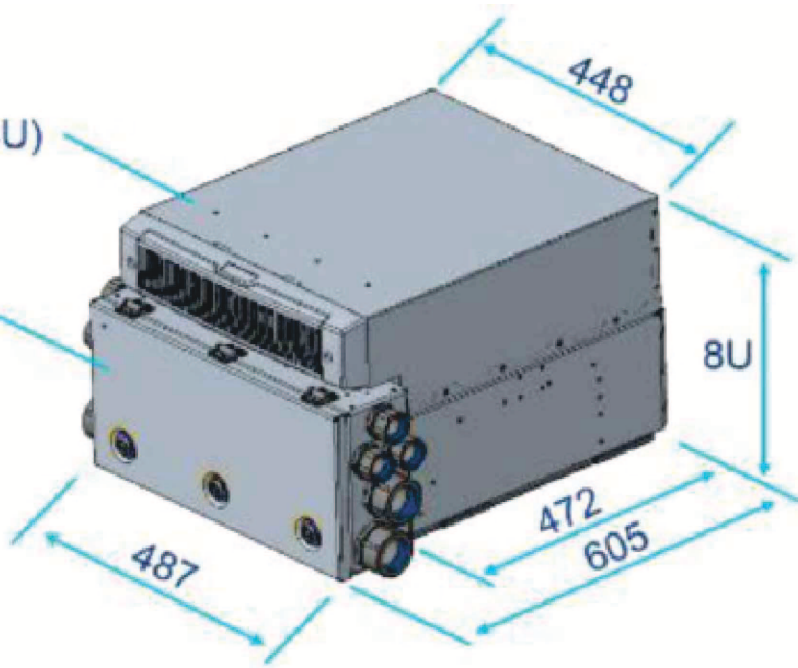
SCALE: NONE

(H) 72" X (W) 30" X (D) 36" -- 485 lbs EMPTY

2

Height	8U (354 mm)
Width (front cover)	487mm
Width (cabinet)	448mm (fits into 19 inch rack) 487mm (without conduit plugs or fittings)
Depth	Total 605mm (472mm from rack mounting surface)
Weights	23 kg AMOB enclosure 3 kg ASIA (Core Module) 2 kg ABIA (Expansion Module) 32 kg ½ Capacity (1 Core + 3 Expansion) 41 kg Full Capacity (2 Core + 6 Expansion)
Ingress Protection	IP55
Operating Temperature	-40°C up to +55°C (without solar radiation)
Installation Temperature	-20°C - +55°C
Airflow Direction	Back to front airflow direction supported for Horizontal(FCOA, 19" rack, Flexi stack ) Front to back airflow direction supported for Vertical(wall and pole mounting case)
Clearances for cooling	40 mm Minimum on the back and front side
Cold start	~2h from -40°C to -5°C *Optional 2 <sup>nd</sup> heater can be added to meet NAM requirement, cold start from -40°C to -5°C in 1 hour instead of 2 hours
Nominal supply voltage	-40.5 ... -57 V DC
Input voltage range	Extended Service Voltage Range supported -36Vdc .. -60Vdc Floating
Volume	104.5L
Mass capacity	Support Max 18Kg inside
Power consumption	Typical max ~265W (all fans at highest speed) Cold start ~600W (heater On 55W + fans at low speed)
Conduit cable entry	2x1.5" + 3x 1" on each left and right side

HEX Assembly(~4U)  
PDU and Heater(~1U)  
ASIA+ABIA(3U)



### AIRSCALE SUBRACK OUTDOOR AMOB

SCALE: NONE

3

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

TX-0274 / YELLOW JACKET PARK

T-MOBILE: DA02390A

991 W YELLOW JACKET LN  
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#### REVISIONS

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PLOT SCALE: 1:1 @ 11" x 17"

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CIVIL \ TELECOMMUNICATION \ MECHANICAL  
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ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: AG

DRAWN: DAZ

JOB: T1801313

CASE NO. SP2019-013

C-13

EQUIPMENT  
SPECIFICATIONS

CASE NO. SP2019-013

WT GROUP

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# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** June 11, 2019  
**APPLICANT:** Charles Corbett  
**CASE NUMBER:** P2019-024; *Lots 17 & 18, Block B, Lago Vista Addition*

---

### **SUMMARY**

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single-family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

### **PLAT INFORMATION**

- ☒ The applicant is requesting approval of a vacating plat for the purpose of vacating one (1) lot (*i.e. Lot 19, Block B*) to re-establish two (2) lots (*i.e. Lots 17 & 18, Block B*) in order to sell the two (2) lots.
- ☒ On July 6, 1982, the City Council approved *Ordinance No. 82-32*, which established the development standards for Planned Development District 18 (PD-18). The ordinance was amended in 1985 [*Ordinance No. 85-23*], and amended in 1994 [*Ordinance No. 94-18*]. On April 14, 1994, the City Council approved a final plat [*Case No. PZ-94-52*], which established the Lago Vista Subdivision.
- ☒ On November 28, 2005, an administrative replat was approved to combine two (2) lots (*i.e. Lots 17 & 18, Block*) into one (1) lot (*i.e. Lot 19, Block B*).
- ☒ 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.

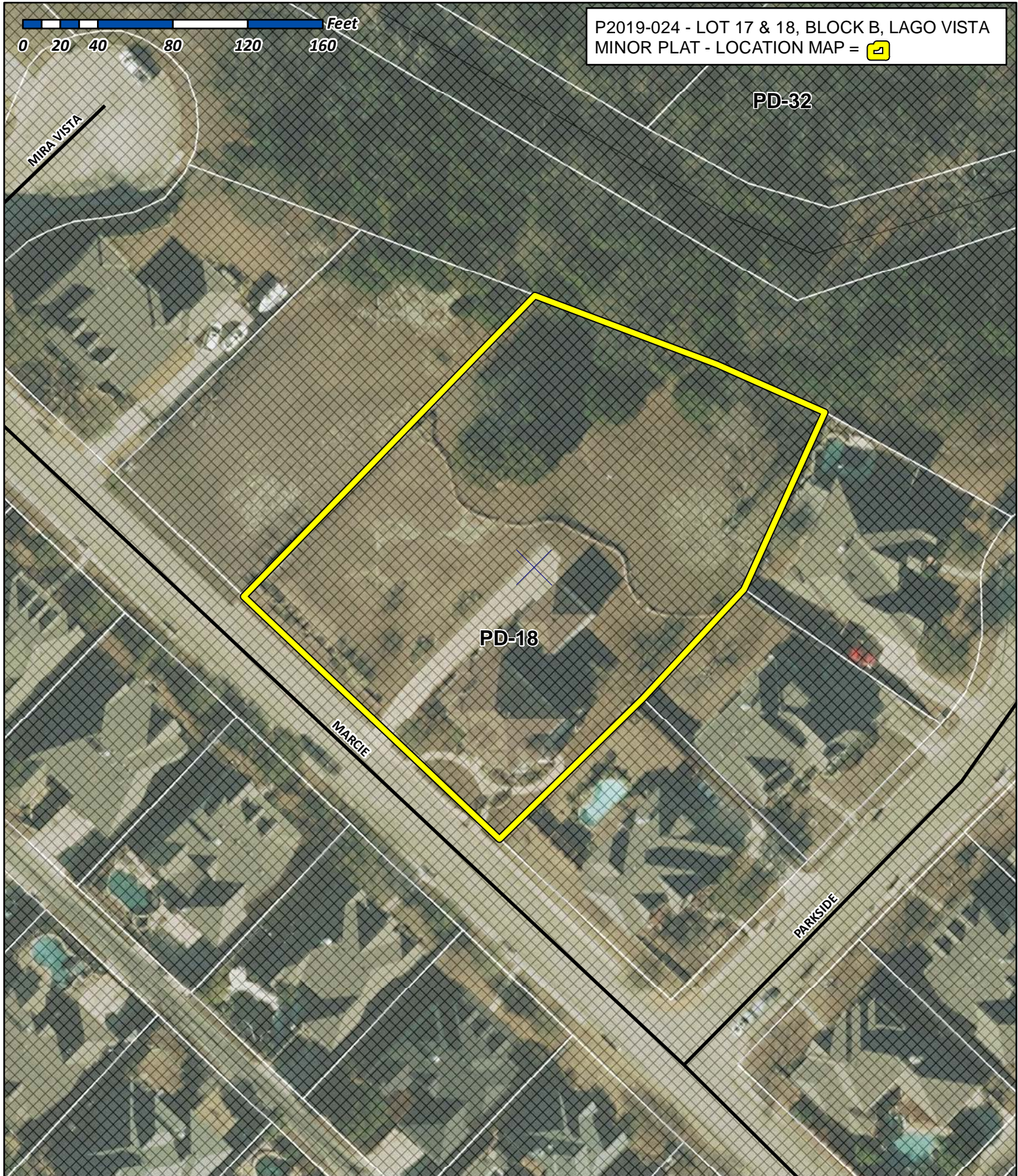
### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the vacating plat for *Lots 17 & 18, Block B, Lago Vista 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.





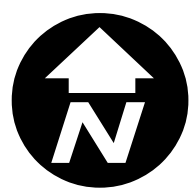
P2019-024 - LOT 17 & 18, BLOCK B, LAGO VISTA  
MINOR PLAT - LOCATION MAP =



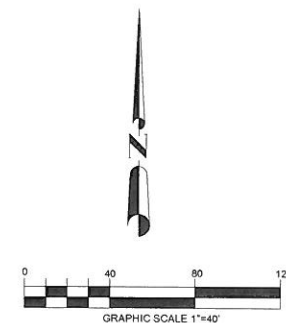
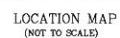
## City of Rockwall

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

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AN ADDITION TO THE CITY OF ROCKWALL  
EDWARD TEAL SURVEY, A-207  
ROCKWALL COUNTY, TEXAS

CHARLES CORBETT  
2835 MARCIE LANE  
ROCKWALL, TX 75032  
469-951-6748

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE [tracy@hdfetty.com](mailto:tracy@hdfetty.com)

**SYMBOL LEGEND**

TV TELEVISION CIRCUIT	GAS GAS METER	TEL PHONE METER	PH PHONE OVERHEAD	PO POWER POLE
ELEC ELECTRIC METER	WATER WATER METER	LI LIGHT POLE	U/3" INP BANK USED FOR CUTTERS	
POWER	LOADING LINE	AS AS UNIT	N/C NOT TO	
	Boundary Line			

SURVEY DATE JANUARY 2014  
SCALE 1" = 20' FILE # 2014  
CLIENT DUBOSE

## NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030, dated  
SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year  
flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CANS "RPLS 5034."
- 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE SYSTEMS ON SITE.
- 5) THE PURPOSE OF THIS PLAT IS TO VACATE, THE REPLAT AND RETURN THE LOTS TO THE  
ORIGINAL PLAT BEING LOTS 17 AND 18, BLOCK B, LAGO VISTA PER CAB, C. SLIDE 226, M.R.R.C.T.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** June 11, 2019  
**APPLICANT:** Ryan Joyce; Michael Joyce Properties  
**CASE NUMBER:** Z2019-012; *Zoning Change (AG to PD)*

---

### **SUMMARY**

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 Stodgess Road [FM-3549] north of the intersection of Stodgess Road [FM-3549] and Cornelius Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 2008 [*Ordinance No. 08-66*], is located on the west side of Stodgess Road [FM-3549] north of the intersection of Stodgess Road [FM-3549] and Cornelius Road, and is zoned Agricultural (AG) District.

### **PURPOSE**

The applicant is requesting a change in zoning 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, which is currently vacant.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located on the west side of Stodgess Road [FM-3549] north of the intersection of Stodgess Road [FM-3549] and Cornelius Road. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this there are several single-family homes that are zoned Single-Family Estate 4 (SFE-4.0), Single-Family Estate 1.5 (SFE-1.5), and Single-Family 1 (SF-1) District.

**South:** Directly south of the subject property there are several single family home that are outside of the city limits of the City of Rockwall. Beyond this is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

**East:** Directly east of the subject property is Stodgess Road [FM-3549], which is identified as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

West: Directly west of the subject property, there are several single-family homes that are zoned Agricultural (AG) District followed by the city limits of the City of Rockwall. Beyond this there is a large tract of land that is zoned Agricultural (AG) District followed by FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

## **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses. The concept plan shows that the 61.45-acre property will consist of 39 single-family lots that will broken-down into two (2) lot types (*i.e. 120' x 200' & 130' x 400'*). Specifically, the development will include 17 lots that will be a minimum of 120' x 200' and 22 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 SF (*i.e. one [1] acre*) to 65,340 SF (*i.e. one and one half [1½]-acres*). The proposed minimum size of each dwelling unit (*i.e. air conditioned space*) will be 2,500 SF. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding (*e.g. HardiBoard or Hardy Plan*) and stucco (*i.e. three [3] part stucco or a comparable product -- to be determined be staff*) being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both *traditional swing* (*i.e. j-swing*), side entry, and flat front entry (*i.e. setback behind the width of the double car garage that is access from the traditional swing configuration*) garage configurations. All garage doors will incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be determined by staff*). The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery -- *or a combination thereof* -- and trees and a five (5) foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space.

The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Single-Family 1 (SF-1) District unless specifically called out in the Planned Development District ordinance. A summary of the proposed development standards for each lot type is as follows:

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>
<i>Minimum Lot Width <sup>(1)</sup></i>	120'	130'
<i>Minimum Lot Depth</i>	200'	400'
<i>Minimum Lot Area</i>	43,560 SF	65,340 SF
<i>Minimum Front Yard Setback <sup>(2) &amp; (5)</sup></i>	70'	70'
<i>Minimum Side Yard Setback</i>	25'	25'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup></i>	30'	30'
<i>Minimum Length of Driveway Pavement</i>	70'	70'
<i>Maximum Height <sup>(3)</sup></i>	38'	38'
<i>Minimum Rear Yard Setback <sup>(4)</sup></i>	50'	50'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,500 SF	2,500 SF
<i>Maximum Lot Coverage</i>	20%	20%
<i>Permitted Encroachment in Required Setbacks<sup>(5)</sup></i>	Allowed	Allowed

### General Notes:

- <sup>1.</sup> The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2.</sup> The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3.</sup> The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4.</sup> As measured from the rear yard property line.
- <sup>5.</sup> 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 a 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.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and proposed density, the following infrastructure will be required to be constructed to provide adequate public services to the subject property:

Water. The Master Water Plan indicates that the subject property is located within Water Service Area 780 (*i.e. not serviced by the City of Rockwall*); however, there is some dispute as to whether the City of Rockwall or Mt. Zion Water Supply has the right to serve this property. As a result, the applicant will be required to contact Mt. Zion Supply Corporation in order to determine if the property can be serviced.

Wastewater. The Master Wastewater Plan indicates that there is no wastewater infrastructure in the vicinity. There are no immediate plans for the City to install infrastructure in the area. As a result, the applicant must get approval from the City Council in order to utilize septic systems to serve the development.

Stormwater. Detention on the site may be required if the existing culvert under Clem Road does not have the necessary capacity to accommodate the increased runoff. A unit hydrograph method will need to be used in calculating detention for more than 20-acre.

Roadways. According to the Master Thoroughfare Plan, Clem Road is indicated as a *Minor Collector*, which requires a 60-foot right-of-way with a 41-foot *back to back street*. The applicant is required to construct 21-feet of right-of-way the entire length of the property along Clem Road. FM-3549 is indicated as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*), which requires a 120-foot right-of-way. The applicant must dedicate 60-feet from the centerline of FM-3549 for the future expansion of this roadway.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

## **CONFORMANCE WITH THE CITY'S CODES**

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

- ☑ The Engineering Department's *Standards of Design and Construction Manual* stipulates that, "(A)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete ..."; however, the code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." (*Section 2.11; Page 14*)
- ☑ The Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street." (*Sec. 4.1; Art. VI; UDC*)
- ☑ According to Section 1.2, *Nature of PD Districts and Minimum Standards*, of Article X, *Planned Development Regulations*, of the UDC, "... (u)nless otherwise provided by the PD Ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space."

In this case, the applicant is proposing to allow traditional swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will be setback either [1] behind the width of a double garage that is accessed from a traditional swing or [2] flush with the front façade of the home for the standard flat-front entry garages. As a compensatory measure for not meeting the required 20-foot setback stipulated by the Unified Development Code (UDC) for flat-front entry garages, the applicant is requiring that all garage doors incorporate upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors or a similar alternative*). With regard to the open space requirement, the applicant has stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional neighborhoods that incorporate opaque fencing and 20% open space. Staff has incorporated these requirements into the draft ordinance and by approving this case, the City Council would be waiving these requirements.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Northeast Residential District* and is designated for *Low Density Residential (LDR)* land uses. The *Northeast Residential District* is characterized by its low-density subdivisions and rural/estate style lots. This district has several large vacant tracts of land that are suitable for low-density residential development, and it is anticipated that this district will be a future growth center for the City. The *Low Density Residential (LDR)* land use category consists of residential subdivisions that are two (2) units per gross acre or less. Primary land uses in this district are suburban, estate, and rural developments. In this case, the development is an estate style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance to intent of the *Northeast Residential District* and the *Low Density Residential (LDR)* land use designation.

In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. *80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability.” The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the City Council chooses to approve this case -- since this case is proposing zoning in conformance to the *Land Use Plan* -- the ratio will remain the same. A more detailed view of the current and proposed land use ratios has been included in the attached packet. With all this being said, zoning requests are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On May 24, 2019, staff mailed 13 notices to property owners and occupants within 500-feet of the subject property and located within the City Limits. There are no Homeowner’s Associations (HOA’s) or neighborhood groups within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a change in zoning from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;

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

# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	Z2019-012	<b>Owner</b>	ROBERSON, COREY WAYNE	<b>Applied</b>	5/17/2019	LM
<b>Project Name</b>	961 Clem Road (AG to SF-1)	<b>Applicant</b>	MICHAEL JOYCE PROPERTIES	<b>Approved</b>		
<b>Type</b>	ZONING			<b>Closed</b>		
<b>Subtype</b>	REZONE			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	
961 CLEM RD	ROCKWALL, TX 75087	<b>Zoning</b>

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	8		8	0072-0000-0008-00-OR	

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 (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 not 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.	Sarah Hager	5/17/2019	5/24/2019	5/24/2019	7	APPROVED	Comments
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



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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.						
I.7 The projected City Council meeting dates are June 17, 2019 and July 1, 2019. A representative is required to attend all meetings.						



- 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/ Stodghill is to be 120' ROW, must dedicate 60' from the centerline.
- Wetlands / WOTUS study for the pond to be removed.
- May need detention if the culvert under Clem does not 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

62.455 ACRES  
40 LOTS  
1.0 ACRE MINIMUM

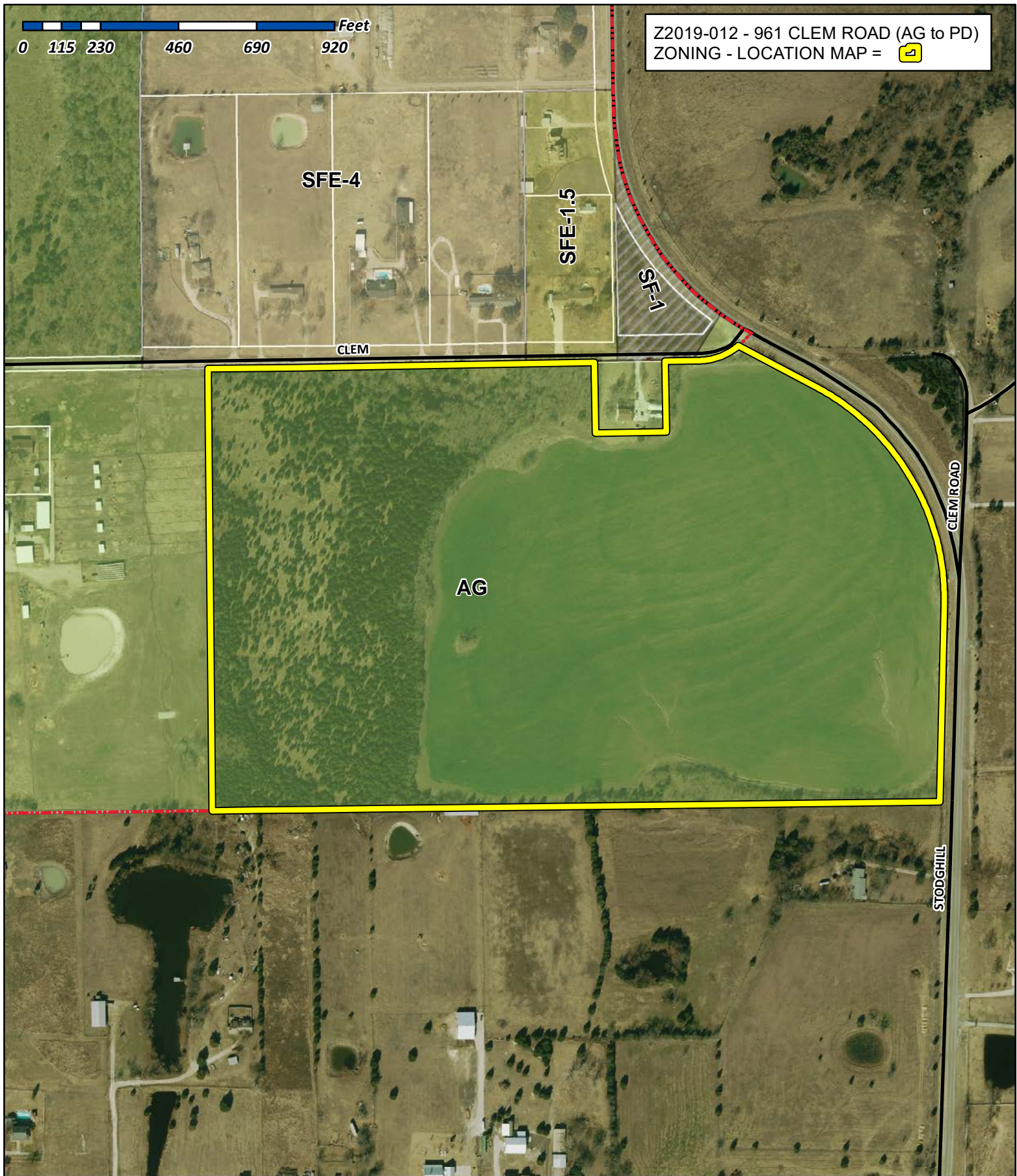


February 28, 2019

SHEET NO. 1 OF 1

PROJECT #00000

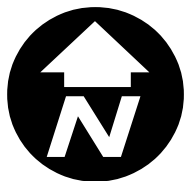




## City of Rockwall

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

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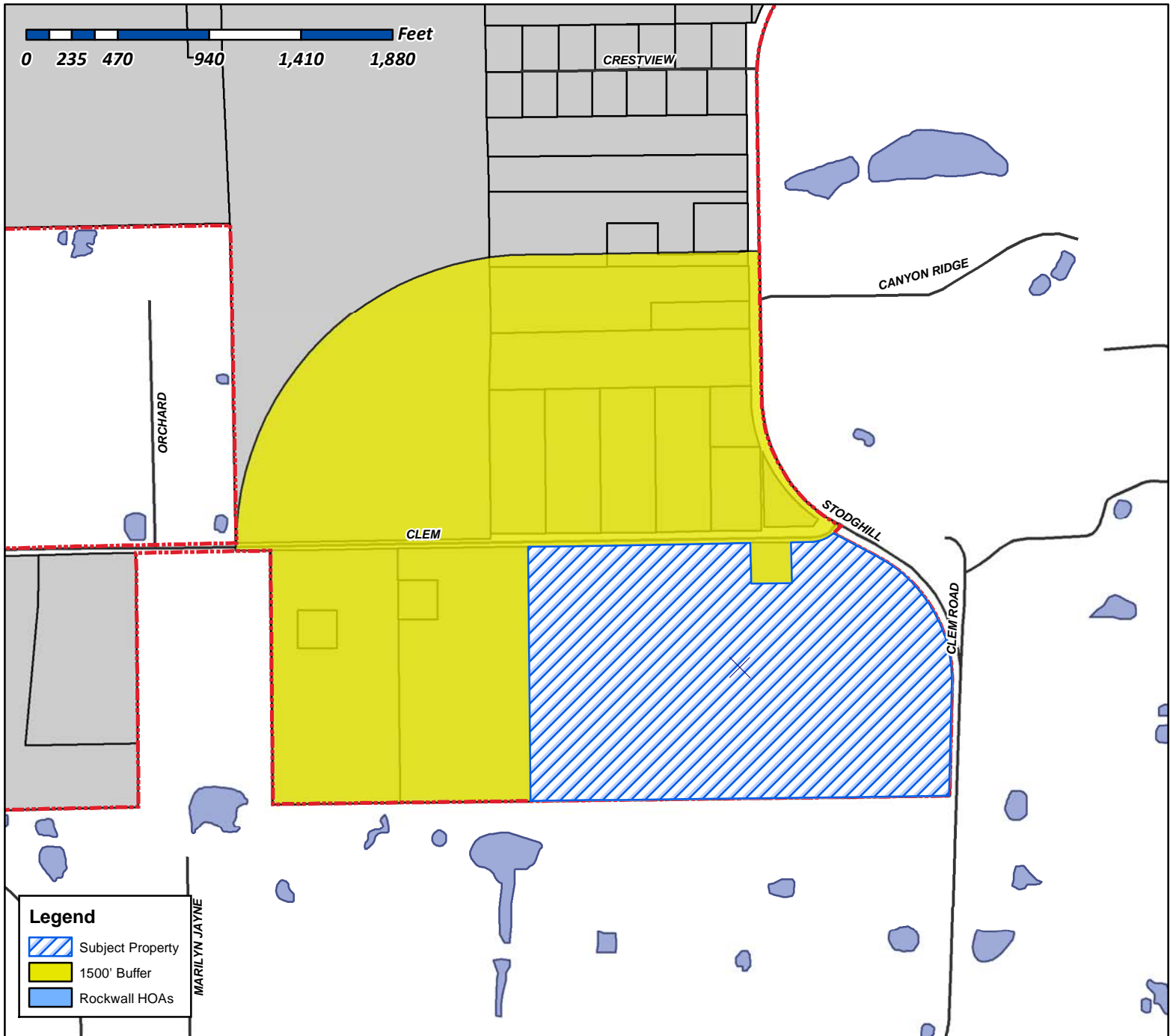




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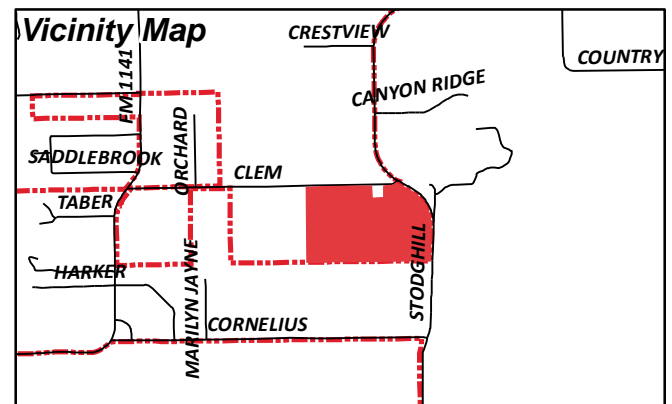
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**Case Number:** Z2019-012  
**Case Name:** Zoning Change (AG to PD)  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 961 Clem Road

**Date Created:** 5/21/2019

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



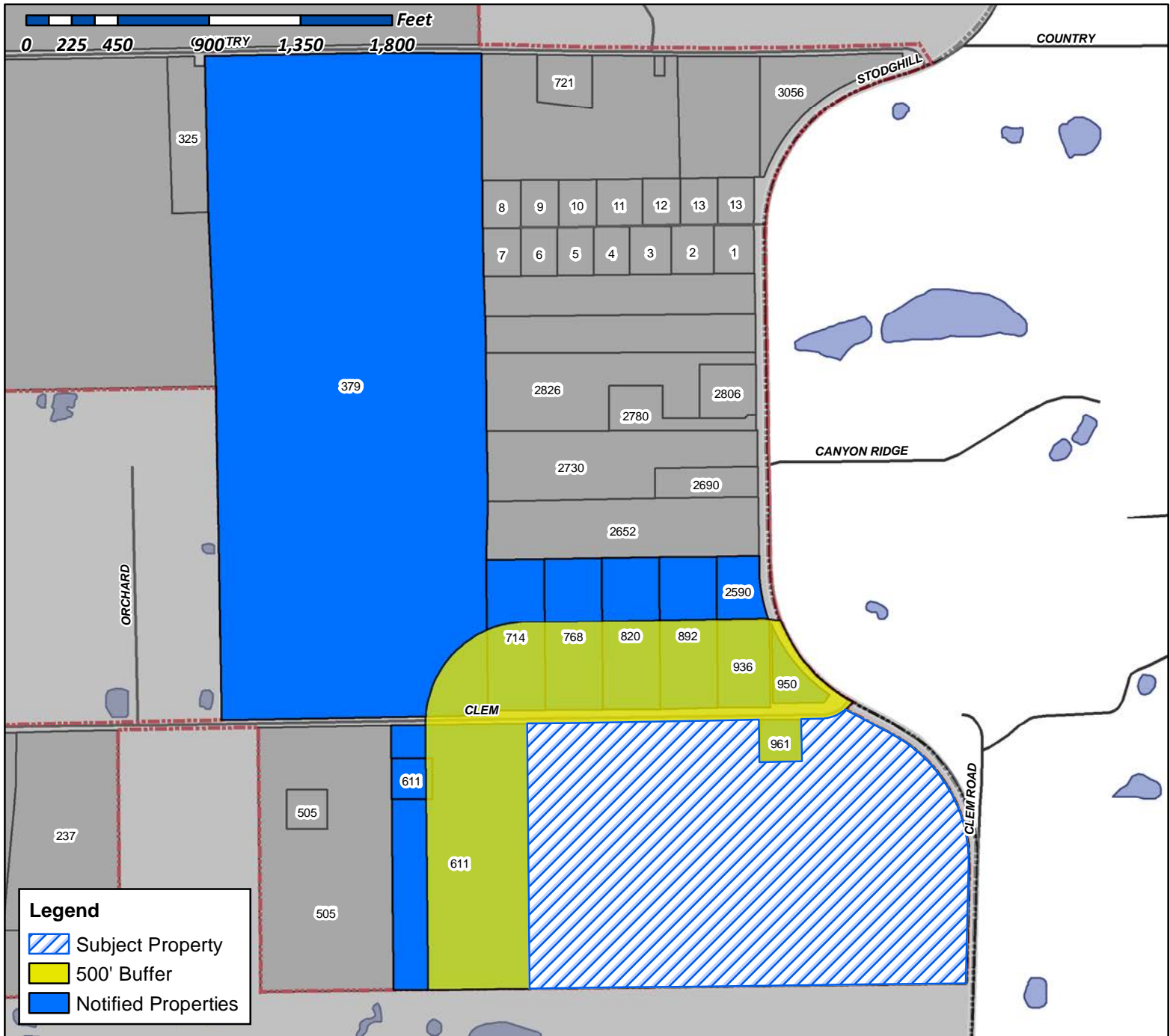




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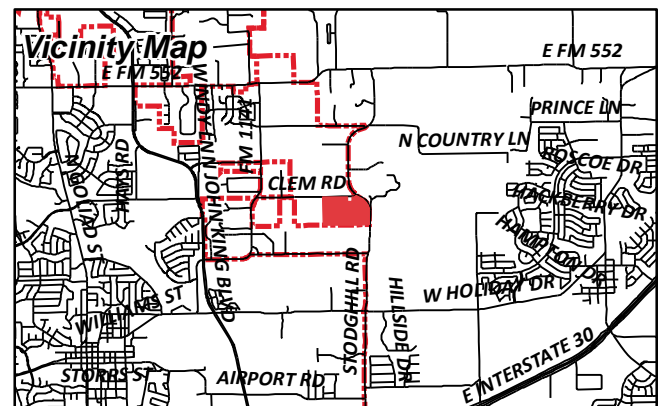
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**For Questions on this Case Call** (972) 771-7745



TURNHAM DAVID & LORI  
1485 MADISON DR  
ROCKWALL, TX 75032

MCCALLUM CRAIG WILLIAM  
1983 N STODGHILL RD  
ROCKWALL, TX 75087

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

UNISON INVESTMENT  
23545 CRENSHAW BLVD STE 201  
TORRANCE, CA 90505

BURNETT LEE K  
2590 FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
379 N COUNTRY LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
611 CLEM RD  
ROCKWALL, TX 75032

CANAVAN JOHN P & RITA  
714 CLEM RD  
ROCKWALL, TX 75087

BELL SALLY REDDICK  
768 CLEM RD  
ROCKWALL, TX 75087

SHLENSKY HOWARD J & DARLA A  
820 CLEM RD  
ROCKWALL, TX 75087

MOREAU ROBERT G JR & SHERRY L  
892 CLEM ROAD  
ROCKWALL, TX 75087

BENNETT JILL M  
936 CLEM RD  
ROCKWALL, TX 75087

MARTIN DANIEL AND LAURA  
961 CLEM RD  
ROCKWALL, TX 75087



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-012: 961 Clem Road (AG to SF-1)**

*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.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks**  
**Rockwall Planning and Zoning Dept.**  
**385 S. Goliad Street**  
**Rockwall, TX 75087**

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

Your comments must be received by **6/17/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

— . . . PLEASE RETURN THE BELOW FORM — . . .

**Case No. Z2019-012: 961 Clem Road (AG to SF-1)**

Please place a check mark on the appropriate line below:

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

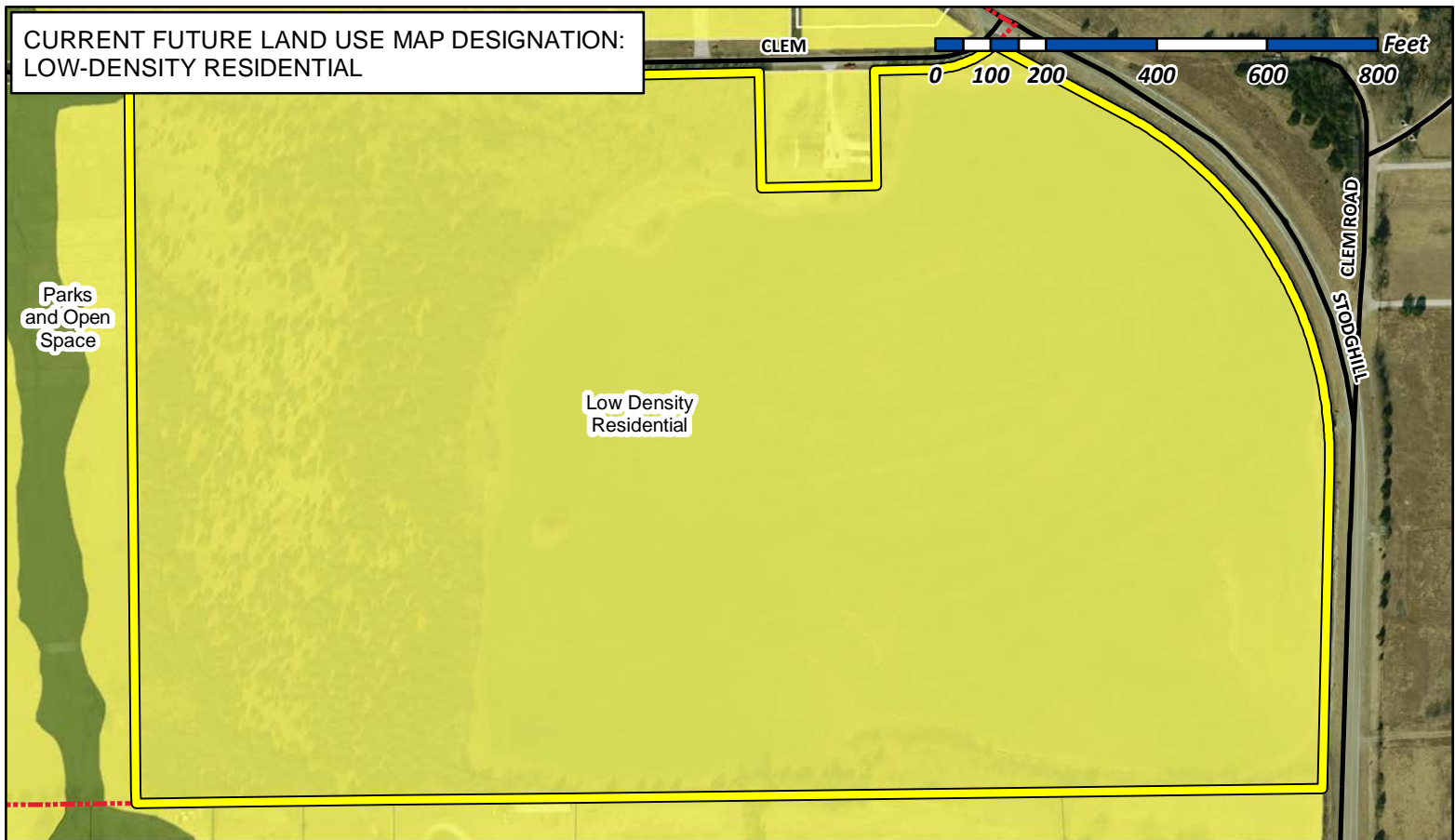
Name:

Address:

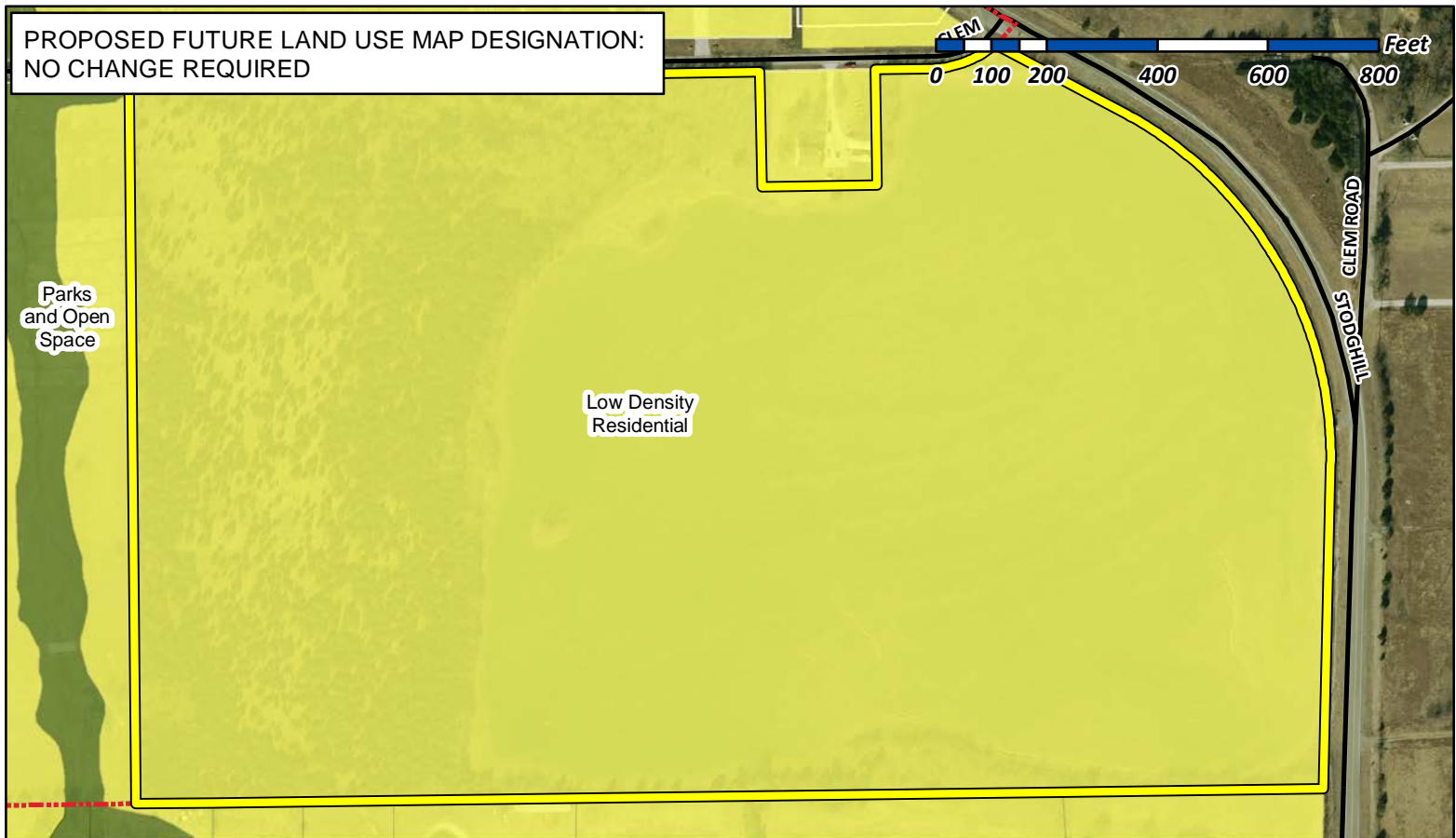
**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must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

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

CURRENT FUTURE LAND USE MAP DESIGNATION:  
LOW-DENSITY RESIDENTIAL



PROPOSED FUTURE LAND USE MAP DESIGNATION:  
NO CHANGE REQUIRED



## City of Rockwall

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# 11 NORTHEAST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

## LAND USE PALETTES

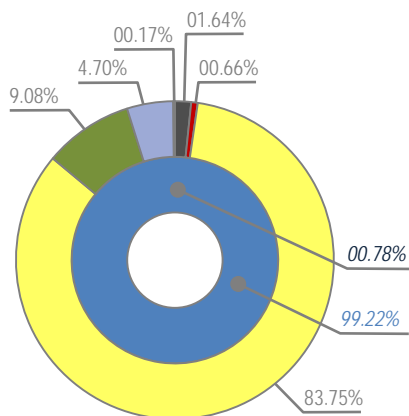
- Current Land Use
- Future Land Use

- ★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

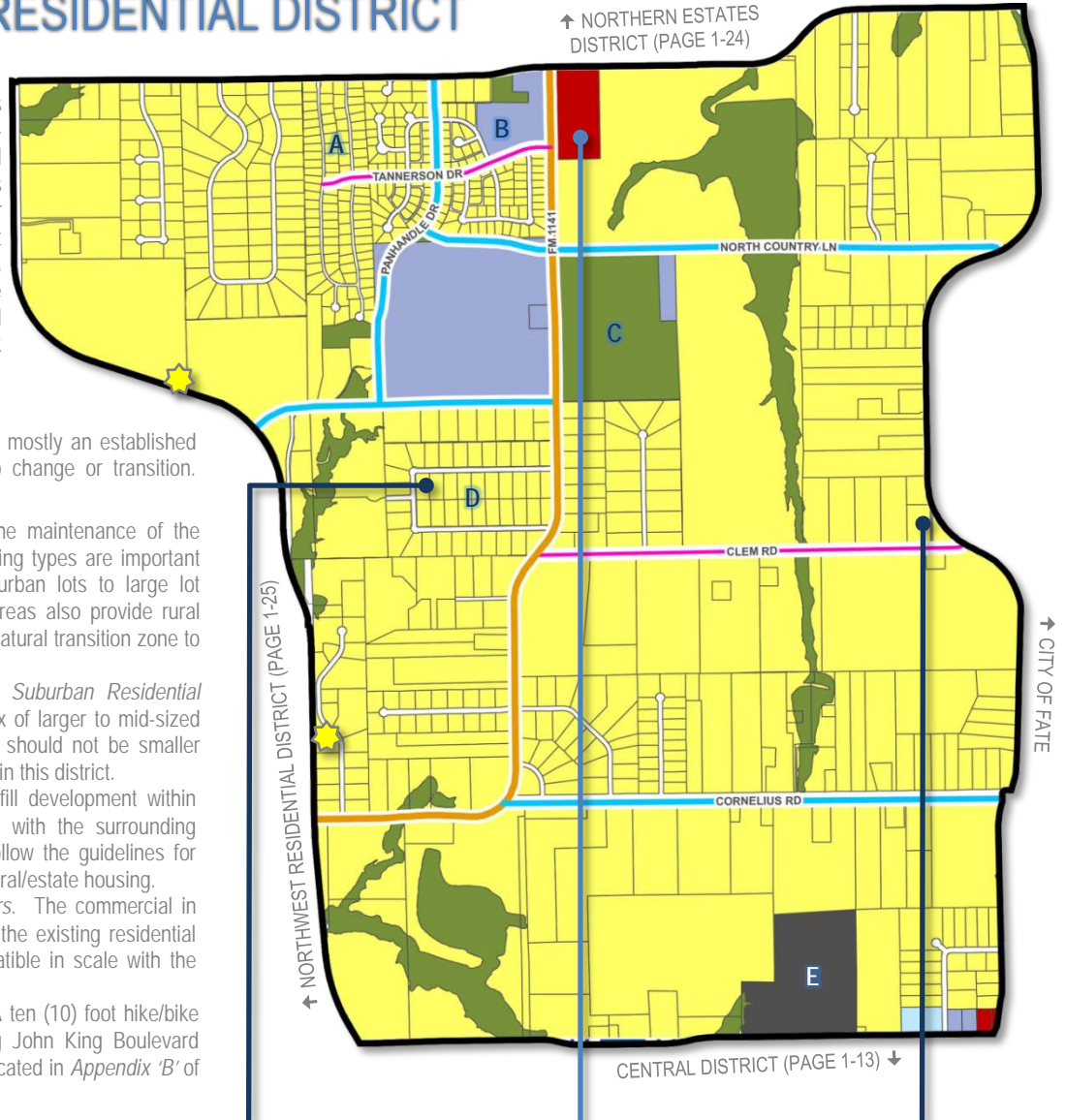
BUILD OUT  
 1,964  
 5,794

% OF ROCKWALL  
 3.13%  
 0.99%  
 3.10%

CURRENT  
 625  
 18  
 1,844



MINOR COLLECTOR	0.78%
M4U	99.22%
M4D	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	13.02-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,646.83-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES



2 Current Suburban Residential



4 Future Neighborhood/Convenience Center



1 Current Rural Residential

# FISCAL IMPACT ANALYSIS TOOL

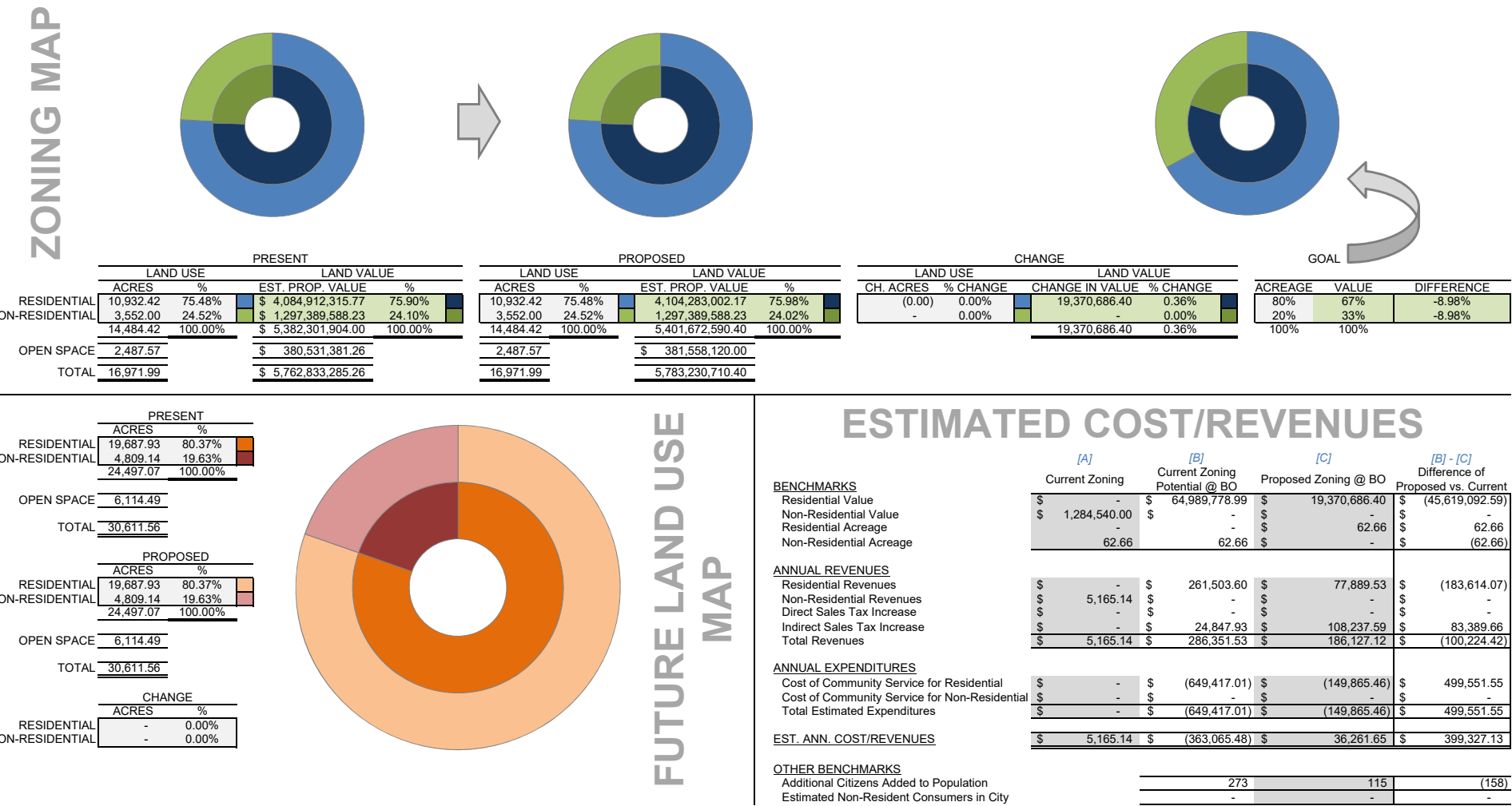
**ASSUMPTIONS:** (1) All values are based on the Appraised Value and not the Market Value; (2) All Agricultural (AG) District land is assumed to be residential under Current Zoning and zoned in accordance to the Future Land Use Map under Current Zoning at Build Out.

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

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

**CASE NO.:** Z2019-012

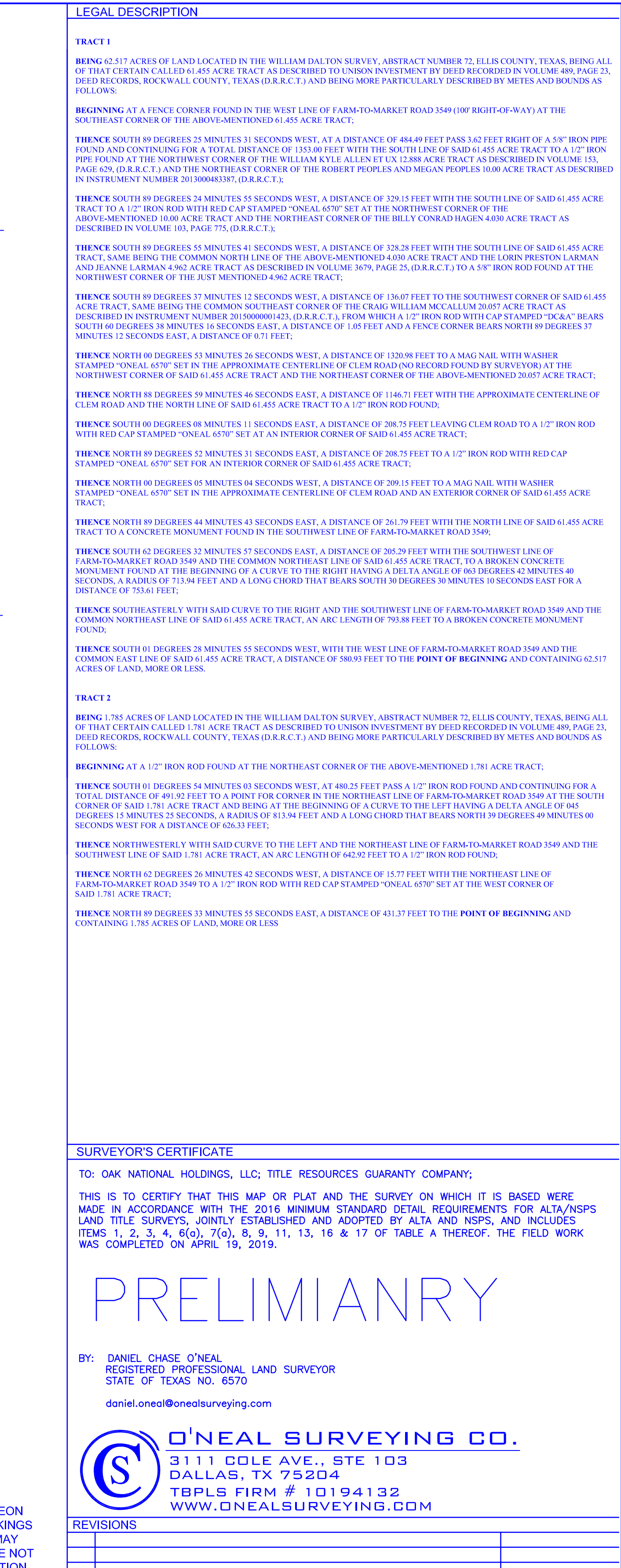
**CASE NAME:** Zoning Change (AG to PD) for Northgate Estates



ESTIMATED COST/REVENUES

	[A]	[B]	[C]	[B] - [C]
	Current Zoning	Current Zoning Potential @ BO	Proposed Zoning @ BO	Difference of Proposed vs. Current
BENCHMARKS				
Residential Value	\$ -	\$ 64,989,778.99	\$ 19,370,686.40	\$ (45,619,092.59)
Non-Residential Value	\$ 1,284,540.00	\$ -	\$ -	\$ -
Residential Acreage	-	-	62.66	\$ 62.66
Non-Residential Acreage	62.66	62.66	-	\$ (62.66)
ANNUAL REVENUES				
Residential Revenues	\$ -	\$ 261,503.60	\$ 77,889.53	\$ (183,614.07)
Non-Residential Revenues	\$ 5,165.14	\$ -	\$ -	\$ -
Direct Sales Tax Increase	\$ -	\$ -	\$ -	\$ -
Indirect Sales Tax Increase	\$ -	\$ 24,847.93	\$ 108,237.59	\$ 83,389.66
Total Revenues	\$ 5,165.14	\$ 286,351.53	\$ 186,127.12	\$ (100,224.42)
ANNUAL EXPENDITURES				
Cost of Community Service for Residential	\$ -	\$ (649,417.01)	\$ (149,865.46)	\$ 499,551.55
Cost of Community Service for Non-Residential	\$ -	\$ -	\$ -	\$ -
Total Estimated Expenditures	\$ -	\$ (649,417.01)	\$ (149,865.46)	\$ 499,551.55
EST. ANN. COST/REVENUES	\$ 5,165.14	\$ (363,065.48)	\$ 36,261.65	\$ 399,327.13
OTHER BENCHMARKS				
Additional Citizens Added to Population	273	115	(158)	
Estimated Non-Resident Consumers in City	-	-	-	



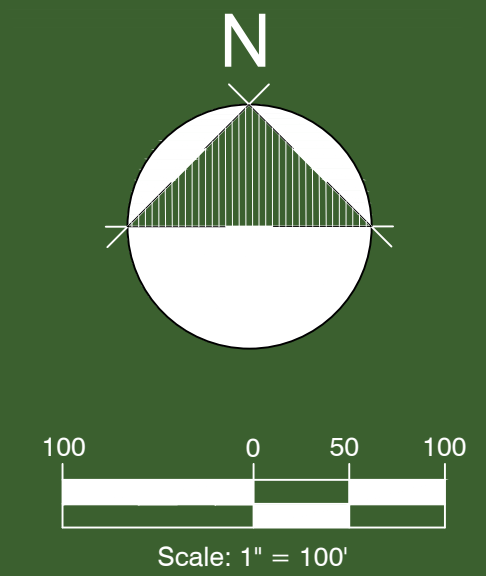


<div>PROJECT OWNERS</div> <div>com</div>	<div>ALTA/NSPS LAND TITLE SURVEY</div> <div>SHOWING</div> <div>A PORTION OF THE</div> <div>WILLIAM DALTON SURVEY, ABSTRACT NO. 72</div> <div>ROCKWALL COUNTY, TEXAS</div>	
	<div>PREPARED FOR:</div> <div>MICHAEL JOYCE PROPERTIES</div>	<div>PROJECT NO. 19081.00</div> <div>DRAWN BY: DCO</div> <div>CHECKED BY: DCO</div> <div>SCALE: 1"=100'</div> <div>DATE:</div> <div>JUNE 5, 2019</div> <div>SHEET NO.</div> <div>1 of 1</div>





62.455 ACRES  
40 LOTS  
1.0 ACRE MINIMUM



# CONCEPT PLAN F NORTH GATE ROCKWALL, TEXAS

Engineer:  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
CIVIL ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES  
FIRM REGISTRATION #F001145  
201 WEST 94TH STREET, SUITE 100, FORT WORTH, TEXAS 76114  
817.334.1800



SITE LEGEND

MAIN ENTRY MONUMENTATION

MINOR ENTRY MONUMENTATION

6'-0" HT. ORNAMENTAL METAL FENCE W/ 6'-6" HT. STONE COLUMN SPACED 45' O.C. MAXIMUM PROVIDE 1-3" CALIPER TREE/50 LF OF ROAD FRONTAGE

The diagram is a detailed site plan for the Northgate Concept Plan. It shows a large rectangular area divided into numerous lots, numbered 1 through 23. The lots are arranged in a grid-like fashion, with some variations in size and shape. Key streets include CLEM ROAD at the top, STREET A on the left, STREET B in the center, and STREET C on the right. N. STODGHILL ROAD runs along the top right and right side of the plan. Two main entry points are marked with large purple circles: one at the top left near STREET A and CLEM ROAD, and another at the bottom right near STREET C and N. STODGHILL ROAD. A minor entry point is marked with a green circle at the top left near STREET A and CLEM ROAD. The plan also shows various boundary lines, including dashed and dotted lines, and specific annotations for monumentation and fencing. For example, '6'-0" HT. ORNAMENTAL METAL FENCE WITH 6'-6" HT. STONE COLUMN SPACED 45' O.C.' is noted along the right boundary near N. STODGHILL ROAD. 'C.A.1' and 'C.A.2' labels are also present near the right boundary. The overall layout suggests a planned development with clear access points and defined property boundaries.

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas

NORTH

100

50

0

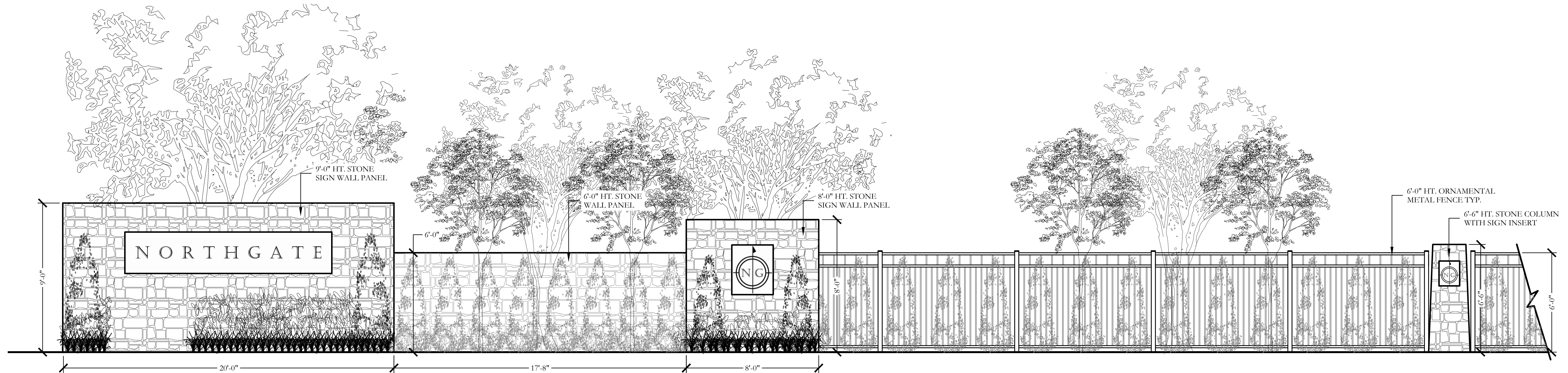
100

Scale: 1" = 100'-0"

CODY JOHNSON

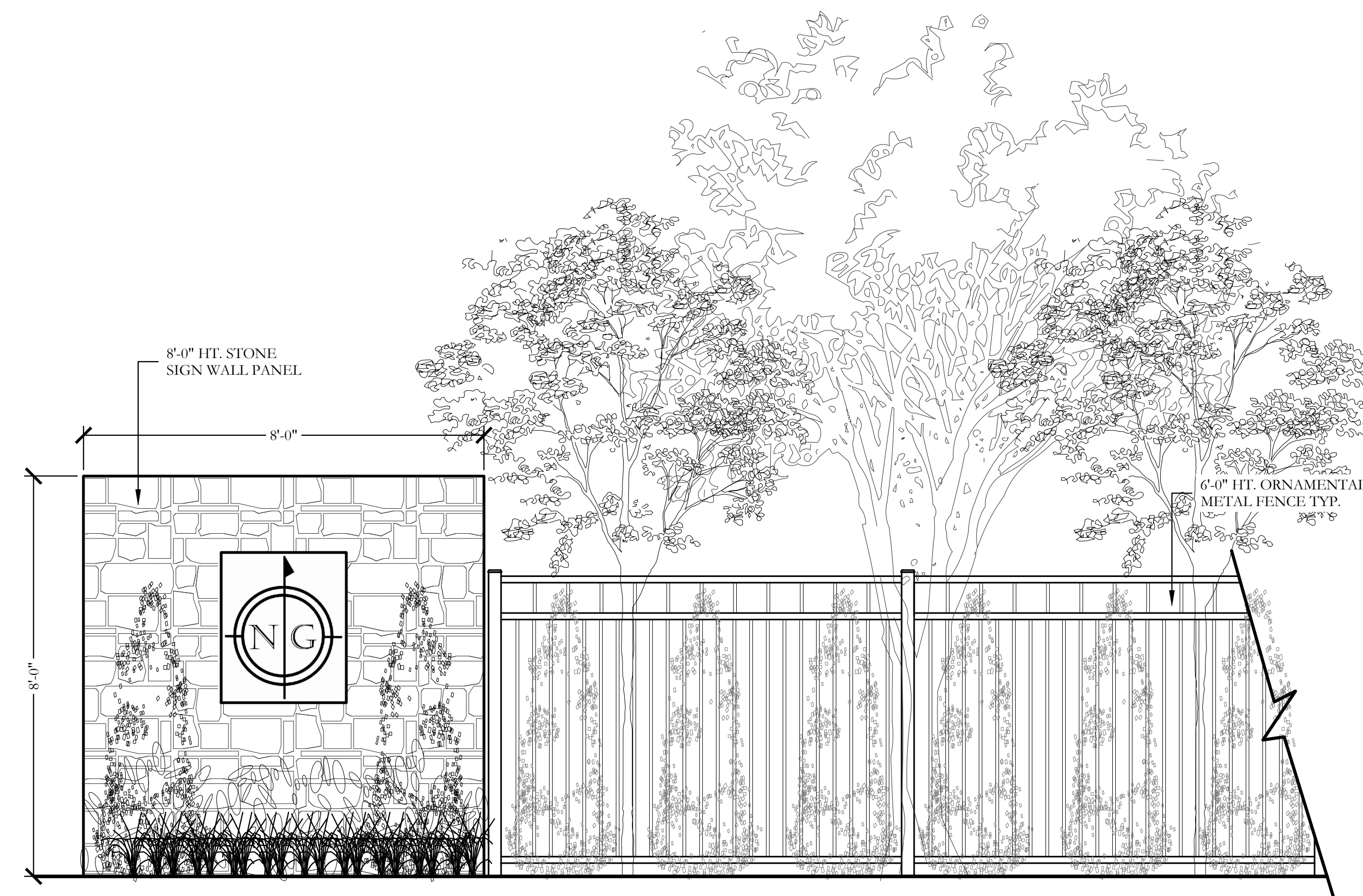
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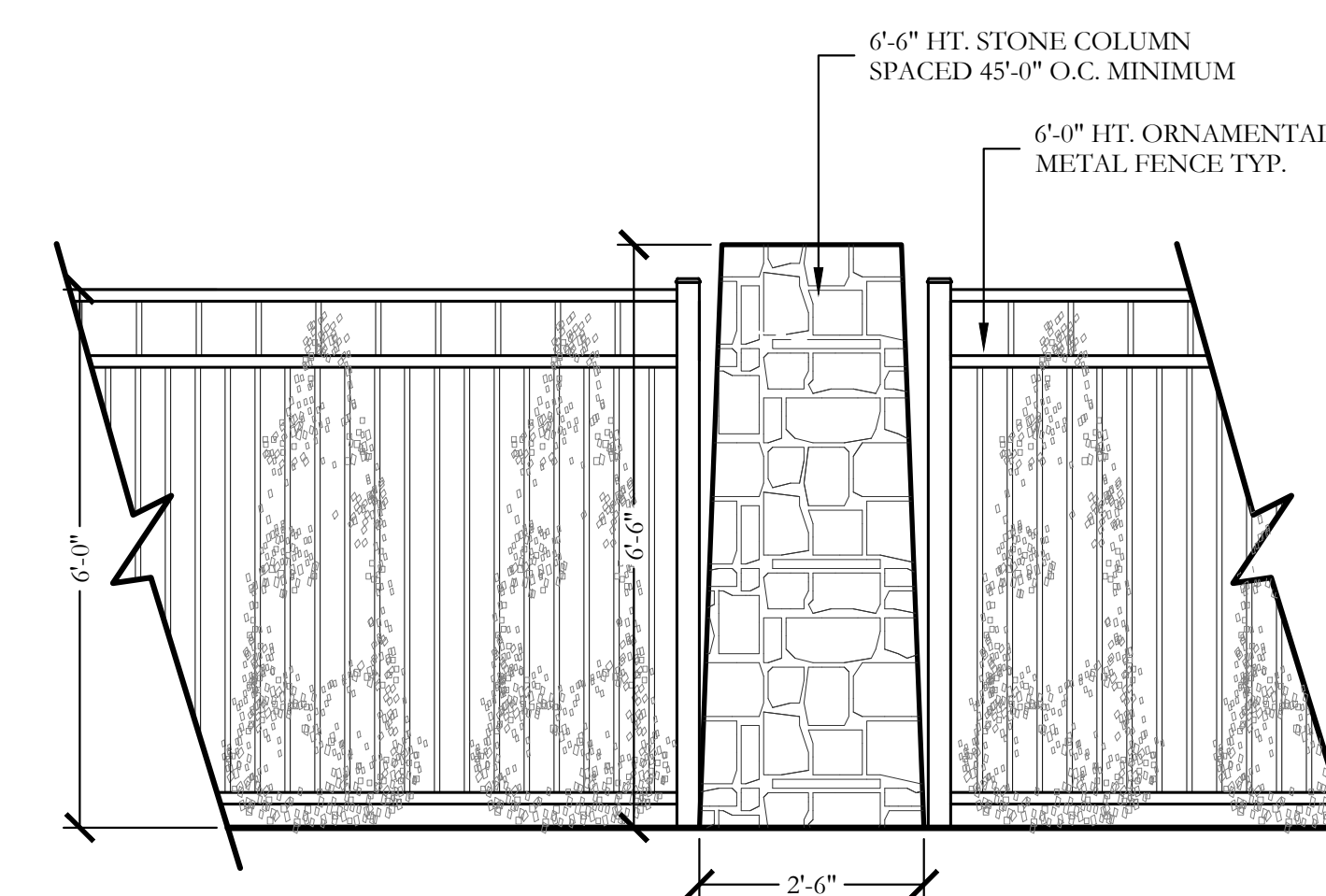
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 62.45-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of 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 62.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a



condition of approval of the amended zoning classification for the *Subject Property*;

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

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* An *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF JULY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 17, 2019

2<sup>nd</sup> Reading: July 1, 2019

**Exhibit 'A':**  
**Legal Description**

**BEING** 62.517 acres of land located in the WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, Ellis County, Texas, being all of that certain called 61.455 acre tract as described to Unison Investment by deed recorded in volume 489, page 23, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a fence corner found in the west line of Farm-to-Market Road 3549 (100' right-of-way) at the southeast corner of the above-mentioned 61.455 acre tract;

**THENCE** South 89 degrees 25 minutes 31 seconds West, at a distance of 484.49 feet pass 3.62 feet right of a 5/8" iron pipe found and continuing for a total distance of 1353.00 feet with the south line of said 61.455 acre tract to a 1/2" iron pipe found at the northwest corner of the William Kyle Allen et ux 12.888 acre tract as described in Volume 153, Page 629, (D.R.R.C.T.) and the northeast corner of the Robert Peoples and Megan Peoples 10.00 acre tract as described in Instrument Number 2013000483387, (D.R.R.C.T.);

**THENCE** South 89 degrees 24 minutes 55 seconds West, a distance of 329.15 feet with the south line of said 61.455 acre tract to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at the northwest corner of the above-mentioned 10.00 acre tract and the northeast corner of the Billy Conrad Hagen 4.030 acre tract as described in Volume 103, Page 775, (D.R.R.C.T.);

**THENCE** South 89 degrees 55 minutes 41 seconds West, a distance of 328.28 feet with the south line of said 61.455 acre tract, same being the common north line of the above-mentioned 4.030 acre tract and the Lorin Preston Larman and Jeanne Larman 4.962 acre tract as described in Volume 3679, Page 25, (D.R.R.C.T.) to a 5/8" iron rod found at the northwest corner of the just mentioned 4.962 acre tract;

**THENCE** South 89 degrees 37 minutes 12 seconds West, a distance of 136.07 feet to the southwest corner of said 61.455 acre tract, same being the common southeast corner of the Craig William McCallum 20.057 acre tract as described in Instrument Number 20150000001423, (D.R.R.C.T.), from which a 1/2" iron rod with cap stamped "DC&A" bears South 60 degrees 38 minutes 16 seconds East, a distance of 1.05 feet and a fence corner bears North 89 degrees 37 minutes 12 seconds East, a distance of 0.71 feet;

**THENCE** North 00 degrees 53 minutes 26 seconds West, a distance of 1320.98 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road (no record found by surveyor) at the northwest corner of said 61.455 acre tract and the northeast corner of the above-mentioned 20.057 acre tract;

**THENCE** North 88 degrees 59 minutes 46 seconds East, a distance of 1146.71 feet with the approximate centerline of Clem Road and the north line of said 61.455 acre tract to a 1/2" iron rod found;

**THENCE** South 00 degrees 08 minutes 11 seconds East, a distance of 208.75 feet leaving Clem Road to a 1/2" iron rod with red cap stamped "ONEAL 6570" set at an interior corner of said 61.455 acre tract;

**THENCE** North 89 degrees 52 minutes 31 seconds East, a distance of 208.75 feet to a 1/2" iron rod with red cap stamped "ONEAL 6570" set for an interior corner of said 61.455 acre tract;

**THENCE** North 00 degrees 05 minutes 04 seconds West, a distance of 209.15 feet to a mag nail with washer stamped "ONEAL 6570" set in the approximate centerline of Clem Road and an



**Exhibit 'A':**  
*Legal Description*

exterior corner of said 61.455 acre tract;

**THENCE** North 89 degrees 44 minutes 43 seconds East, a distance of 261.79 feet with the north line of said 61.455 acre tract to a concrete monument found in the southwest line of Farm-To-Market Road 3549;

**THENCE** South 62 degrees 32 minutes 57 seconds East, a distance of 205.29 feet with the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, to a broken concrete monument found at the beginning of a curve to the right having a delta angle of 063 degrees 42 minutes 40 seconds, a radius of 713.94 feet and a long chord that bears South 30 degrees 30 minutes 10 seconds East for a distance of 753.61 feet;

**THENCE** southeasterly with said curve to the right and the southwest line of Farm-To-Market Road 3549 and the common northeast line of said 61.455 acre tract, an arc length of 793.88 feet to a broken concrete monument found;

**THENCE** south 01 degrees 28 minutes 55 seconds west, with the west line of Farm-To-Market Road 3549 and the common east line of said 61.455 acre tract, a distance of 580.93 feet to the **POINT OF BEGINNING** and containing 62.517 acres of land, more or less.

**Exhibit 'B':**  
*Survey*



CONCEPT PLAN F  
 NORTH GATE  
 ROCKWALL, TEXAS

ENGINEERING CONCEPTS  
 ENGINEERS

February 28, 2019  
 SHEET NO. 1 OF 1  
 PROJECT #00000

12 0 12  
 1" = 120'  
 N



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

**Density and Development Standards.**

1. **Permitted Uses.** Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 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 *Exhibit 'C'* and stated in *Table 1*, which is as follows:

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	120' x 200'	43,560 SF	17	43.6%
B	130' x 400'	65,340 SF	22	56.4%
<i>Maximum Permitted Units:</i>			39	100.00%

3. **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article V, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 0.75 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 are as follows:

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ▶	A	B
<i>Minimum Lot Width</i> <sup>(1)</sup>	120'	130'
<i>Minimum Lot Depth</i>	200'	400'
<i>Minimum Lot Area</i>	43,560 SF	65,340 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (5)</sup>	70'	70'
<i>Minimum Side Yard Setback</i>	25'	25'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	30'	30'
<i>Minimum Length of Driveway Pavement</i>	70'	70'
<i>Maximum Height</i> <sup>(3)</sup>	38'	38'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	50'	50'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,500 SF	2,500 SF
<i>Maximum Lot Coverage</i>	20%	20%
<i>Permitted Encroachment in Required Setbacks</i> <sup>(5)</sup>	Allowed	Allowed

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: As measured from the rear yard property line.
- <sup>5</sup>: 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 a 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.

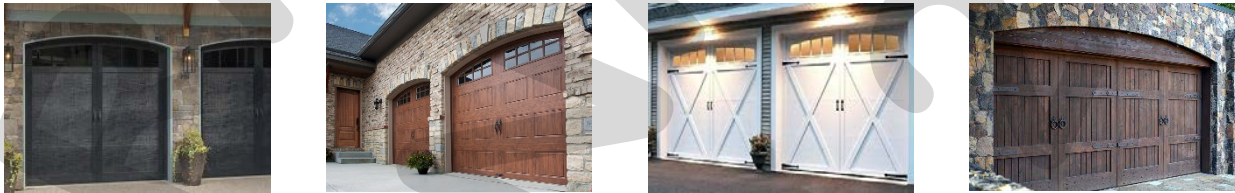


**Exhibit 'D':**  
**Density and Development Standards**

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement.
- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation.** Garages shall be oriented in a *traditional swing* (or *j-swing*), side entry, or in a flat-front entry configuration (i.e. *even with the front façade of the primary structure*). Garages utilizing a *traditional swing* (or *j-swing*) are permitted to have a single garage door facing the street that is behind the width of the double car garage that is accessed from a *traditional swing* configuration. All garage doors shall be required to have upgraded finishes (e.g. *divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff*) [examples of acceptable garage configurations are depicted in Figure 1].

**Figure 1:** Example Garage Doors



5. **Anti-Monotony Restrictions.** The development shall adhere to the *Anti-Monotony Matrix* depicted in Table 3 below (for spacing requirements see Figures 2 & 3 below).

**Table 3 : Anti-Monotony Matrix**

Lot Type	Minimum Lot Size	Elevation Features
A	120' x 200'	(1), (2), (3)
B	130' x 400'	(1), (2), (3)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

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

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

Figure 2: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 3: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



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

- (a) **Wrought Iron/Tubular Steel.** All Lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the

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

front building line of any structure shall be required to be pipe-rail or similar. No chain link or wooden fencing shall be allowed.

- (b) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of the subdivision, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences shall not exceed six (6) feet in height. All perimeter fencing of the development shall incorporate masonry columns at 45-feet off center spacing.

**7. *Landscape and Hardscape Standards.***

- (1) *Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.

- (2) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

- (a) *Landscape Buffer and Sidewalks (FM-3549)*. A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (*outside of and beyond any required right-of-way dedication*), 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 trees 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.

- (b) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum 20-foot landscape buffer shall be provided

- (3) *Street Trees*. Prior to 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 7.1 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.

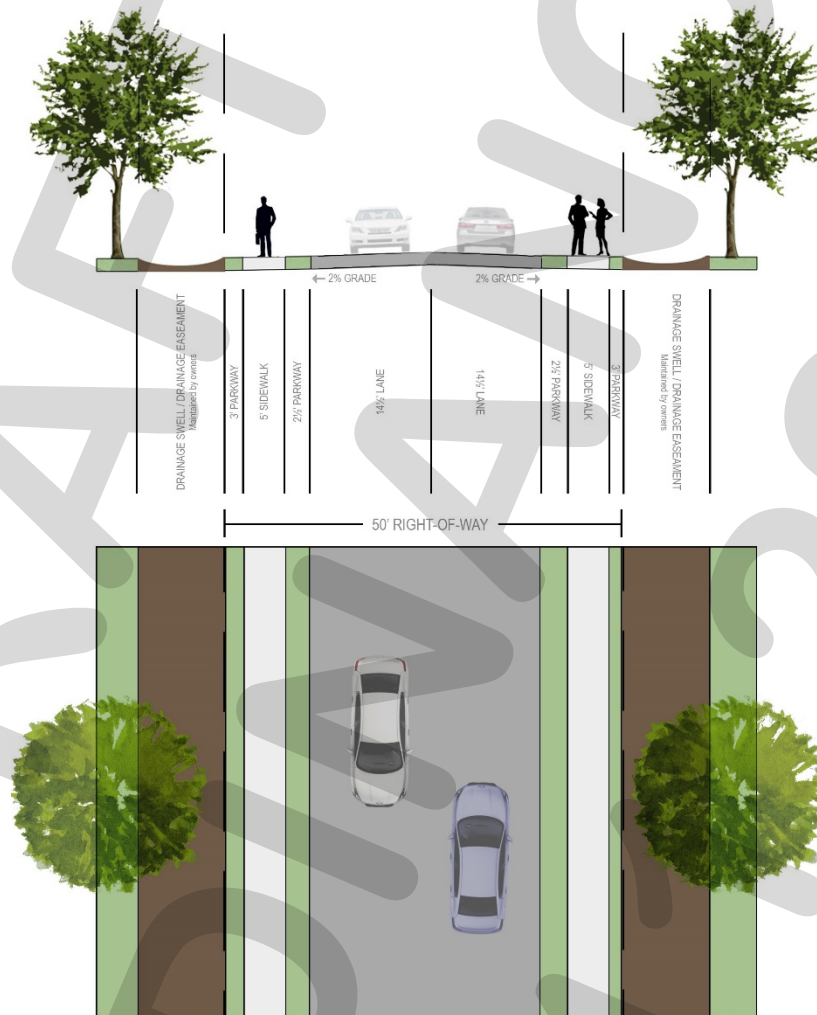
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

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

(5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

8. *Streets*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to the City's street standards as shown below in *Figure 3*.

**Figure 3: Rural-Local Roadway Cross-section**



9. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
10. *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of three (3) feet inside the right-of-way line and be five (5) feet in overall width.
11. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be

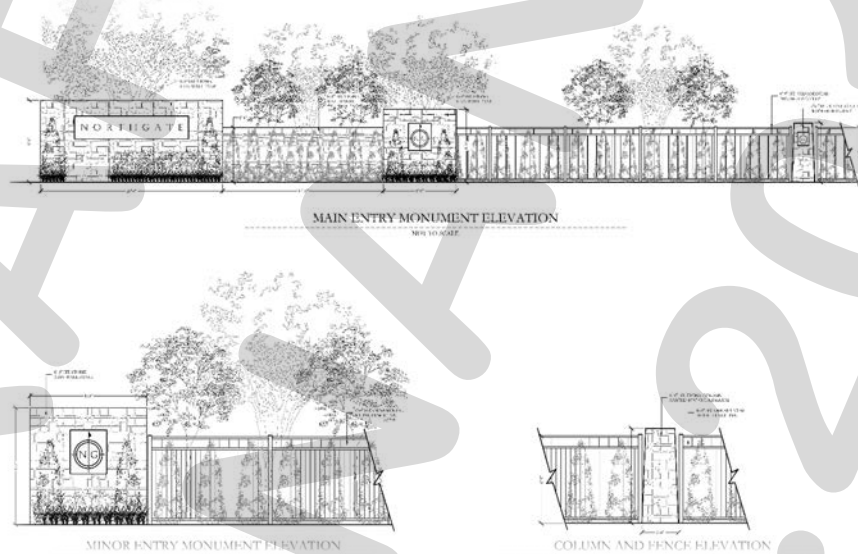


**Exhibit 'D':**  
**Density and Development Standards**

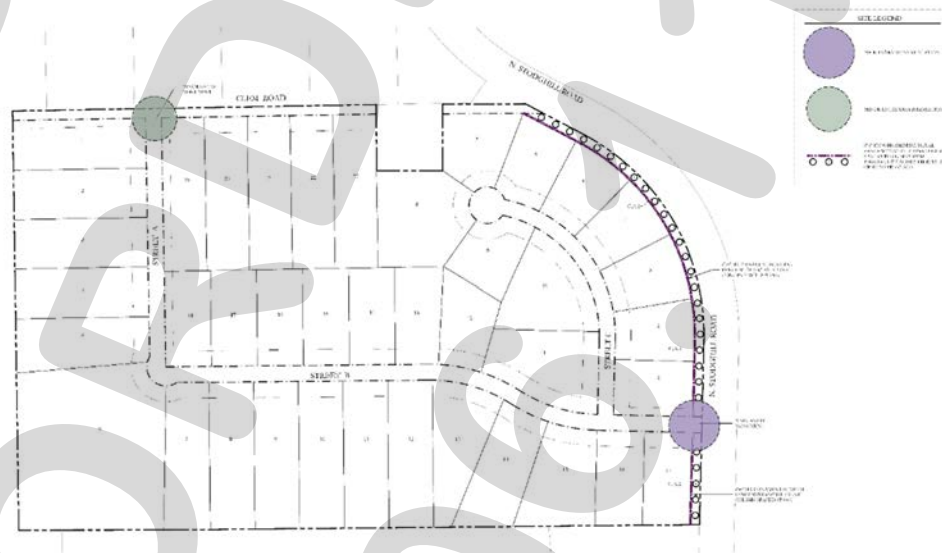
considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

12. **Neighborhood Signage and Enhancements.** Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure 5 below). Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4. The final design of these areas shall be provided on the PD Site Plan.

**Figure 4: Neighborhood Signage**



**Figure 5: Neighborhood Signage/Enhanced Landscaping Areas**



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

13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), irrigation, landscaping, screening fences and neighborhood signage associated with this development.
14. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
- (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. *licensed engineer, sanitarian, and etcetera*).
  - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
  - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
15. *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** June 11, 2019  
**APPLICANT:** Jimmy Strohmeyer, *Strohmeyer Architects, Inc.*  
**CASE NUMBER:** Z2019-013; *Amended PD Development Plan for PD-32*

---

### **SUMMARY**

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.

### **BACKGROUND**

On September 20, 2010, the City Council passed *Ordinance No. 10-21 [Planned Development District 32 (PD-32)]*, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as *PD-32* or the *Harbor District*. Within the approved concept plan, *PD-32* was divided into ten (10) subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan for a 2.893-acre tract of land located in the *Hillside Subdistrict*. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of *Ordinance No. 10-21*. With the approval of *Ordinance No. 14-51*, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as apart of the City Council's approval. On May 1, 2017, the City Council adopted *Ordinance No. 17-22*, which amended *Ordinance No. 10-21* to update various exhibits in the ordinance; however, no changes were made to the requirements of the *Hillside Subdistrict* or for the subject property.

### **PURPOSE**

On May 15, 2019, the applicant -- Jimmy Strohmeyer of Strohmeyer Architects, Inc. -- submitted an application requesting to amend *Ordinance No. 14-51* to change the *PD Concept Plan* approved for the subject property. According to *Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32 (PD-32)]*, the purpose of a PD Development Plan is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development. *Ordinance No. 17-22* goes on to state that the *Hillside Subdistrict*, in which the subject property is located, is intended "... to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District." In this case, the applicants proposed development meets this intent of the *Hillside Subdistrict*; however, the submitted *PD Concept Plan* will require waivers to the building placement and parking requirements stipulated in *Ordinance No. 17-22*.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 0.293-acre tract of land zoned Planned Development District 32 (PD-32), which is located within the *Hillside Subdistrict*. Currently situated on this property is a ~3,743 SF multi-tenant office building. Beyond this are the frontage roads and main lanes of IH-30.
- South: Directly south of the subject property is Harbor Heights Drive, which is classified as a *Street Type 'D'* according to Planned Development District 32 (PD-32) [Ordinance No. 17-22]. Beyond this is a 6.1978-acre tract of land owned by the City of Rockwall, and which currently has a parking lot that serves the greater *Harbor District*. This property is zoned Planned Development District 32 (PD-32) and is located within the *Hillside Mixed-Use Subdistrict*.
- East: Directly east of the subject property is Sunset Ridge Drive, which is identified as a *Street Type 'B'* and *'E'* according to Planned Development District 32 (PD-32) [Ordinance No. 17-22]. East of this roadway is a seven (7) story office building (*i.e. Trend Tower*), which is situated on a 2.0617-acre parcel of land that is located within the *Summit Office Subdistrict*.
- West: Directly east of the subject property is a restaurant (*i.e. Culpepper Steakhouse*), which is situated on a 1.40-acre parcel of land that is located within the *Hillside Subdistrict*. Beyond this is Shoreline Trail, which is identified as a *Street Type 'A'* according to Planned Development District 32 (PD-32) [Ordinance No. 17-22]. Beyond this is a restaurant (*i.e. the Oar House*), which is situated on a 0.65-acre parcel of land that is located within the *Freeway Frontage Subdistrict*.

All property within these areas are zoned Planned Development District 32 (PD-32) and are subject to the requirements of *Ordinance No. 17-22*.

## **CHARACTERISTICS OF THE REQUEST AND STAFF ANALYSIS**

The concept plan for the *Hillside Subdistrict* contained in *Ordinance No. 17-22* calls for existing slopes between 8-12% with the incorporation of two (2) pedestrian opportunities extending perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive -- *which is intended to serve as the "...primary connector to the existing Harbor Development and is a primary street frontage for retail, residential and mix use development within [the] adjacent subdistricts..."* -- is designated as a *Street Type 'D'*, and was constructed by the City with slopes of 10.3% with one (1) pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in accordance to the concept plan. Additionally, the original concept plan contained in *Ordinance No. 17-22* depicted smaller pad sites that stepped down to adjust for the slope of the street, which allowed for storefronts and patios to be *at or closer to grade*. The PD Concept Plan approved with *Ordinance No. 14-51* incorporated larger pad sites, which made it more difficult to step the buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use of retaining walls, ranging in size from seven (7) to nine (9) feet adjacent to Harbor Heights Drive. A major consideration in allowing the retaining walls was the incorporation of building elevations showing how the retaining walls would be incorporated into the development. In this case, the amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but continues to incorporate larger pad sites that may require retaining walls. Since the applicant has not submitted building elevations with the revised PD Development Plan, staff has included a condition of approval allowing retaining walls -- *not to exceed seven (7) feet in height* -- that will require discretionary approval by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).



In addition, the submitted PD Concept Plan shows that the continuous row of buildings adjacent to Harbor Heights Drive, approved with *Ordinance No. 14-51*, will be broken up to incorporate a park/central green space. The removed building square footage will be increased and relocated adjacent to Sunset Ridge Drive. While this does deviate from the concept plan approved with *Ordinance No. 17-22*, it does not appear to have a negative impact on the adjacent properties, the *Hillside Subdistrict* as a whole, or the greater Harbor District.

### **CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)**

According to *Ordinance No. 17-22*, “(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [PD-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict.” Based on the applicant’s submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

#### **(1) *Building Placement.***

- (a) *Building Form.* According to *Exhibit ‘E-2’* of *Ordinance No. 17-22*, a minimum of 85% of the block face along Harbor Heights Drive must be defined by a building façade. In this case the applicant is showing that only 63% of the block face along Harbor Heights Drive is defined by a building façade. As a compensatory measure staff has suggested to the applicant that the incorporation of a seat wall adjacent to the park/central green space would help off-set the requested waiver. The applicant has agreed to incorporate this design element in accordance with the design guidelines contained in *Resolution No. 10-40*.
- (b) *Setbacks.* According to *Exhibit ‘E-2’* of *Ordinance No. 17-22*, the minimum building setback from the right-of-way line adjacent to IH-30 is 250-feet. The submitted PD Concept Plan shows that the buildings adjacent to Sunset Ridge Drive will be situated within this setback. Staff should note that the existing restaurant (*i.e. Culpepper Steakhouse*) and adjacent office building located at Shoreline Trail and the IH-30 frontage road is currently are both within this setback, and that this waiver would not set a precedence within the *Hillside Subdistrict*.

#### **(2) *Parking.***

- (a) *Surface Parking Setbacks.* According to *Exhibit ‘E-2’* of *Ordinance No. 17-22*, the minimum parking setback from the IH-30 frontage road right-of-way line is 20-feet. The submitted PD Concept Plan shows that one (1) parking space will be located approximately 15-feet from the right-of-way line. Staff should point out that both the existing restaurant (*i.e. Culpepper Steakhouse*) and the adjacent office building have parking that does not conform to this requirement. In addition, staff has examined this waiver request and determined that is should not pose a negative impact on the remainder of the Hillside Subdistrict. As a compensatory measure, staff has included a condition of approval that the applicant incorporate additional landscape screening in this area.

With regard to granting waivers, *Ordinance No. 17-22* states that “... (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission ... [and] In order to approve a waiver, the City Council must find that the waiver:

- (1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
- (2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
- (3) Will not prevent the implementation of the intent of this PD District.”

In this case, the proposed project does appear to meet the general intent of the *Hillside Subdistrict*, which according to *Ordinance No. 17-22* is "...to provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District". Staff should also point out, that the applicant and staff have proposed several compensatory measures that may help to off-set the requested waivers; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **INFRASTRUCTURE**

There are no infrastructure requirements associated with the proposed PD Development Plan beyond the standard requirements stipulated by the Municipal Code of Ordinances, the Unified Development Code (UDC), and the Engineering Department's *Standards of Design and Construction* manual.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

By virtue of being in Planned Development District 32 (PD-32) and generally conforming to *Ordinance No. 17-22*, the proposed PD Development Plan conforms to the majority of the district strategies intended for properties in the *Harbor District* of the *Land Use Plan* as stipulated by the OURHometown Vision 2040 Comprehensive Plan. Looking at the specific goals and policies identified for *Mix-Use Developments* contained in Chapter 1, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, the proposed PD Development Plan conforms to all the policies with the exception of *Policy #4* of *Goal # 1*, which states that developments should, "(r)educe barriers (e.g. walls, parking lots, solid landscaping, fences, etc.) between land uses to encourage pedestrian connectivity." In this case, retaining walls may be necessary to accommodate larger pad sites. As a result, staff will work with the applicant through the site planning process to try and reduce the impact of these walls on the pedestrian frontage.

Staff should also point out that the incorporation of the park/central green space -- *while not conforming to the building form requirements* -- does conform to the goals and policies contained in Chapter 3, *Parks, Open Space, and Trails*, of the OURHometown Vision 2040 Comprehensive Plan. Specifically, this section states that staff should, "(e)ncourage the creation of small, private greens and common areas in new neighborhoods, commercial shopping centers, and industrial developments for the purpose of enhancing the character, desirability and quality of social interaction in the city." The programming and layout of the proposed park/central green space will require a recommendation from the Parks & Recreation Board as part of site plan approval. This has been added as a condition of approval of this case memo.

## **NOTIFICATIONS**

On May 24, 2019, staff mailed 25 notices to property owners and residents within 500 feet of the *Hillside Subdistrict*. Staff also emailed notices to the Lakeside Village and Lago Vista Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

## **CONDITIONS OF APPROVAL**

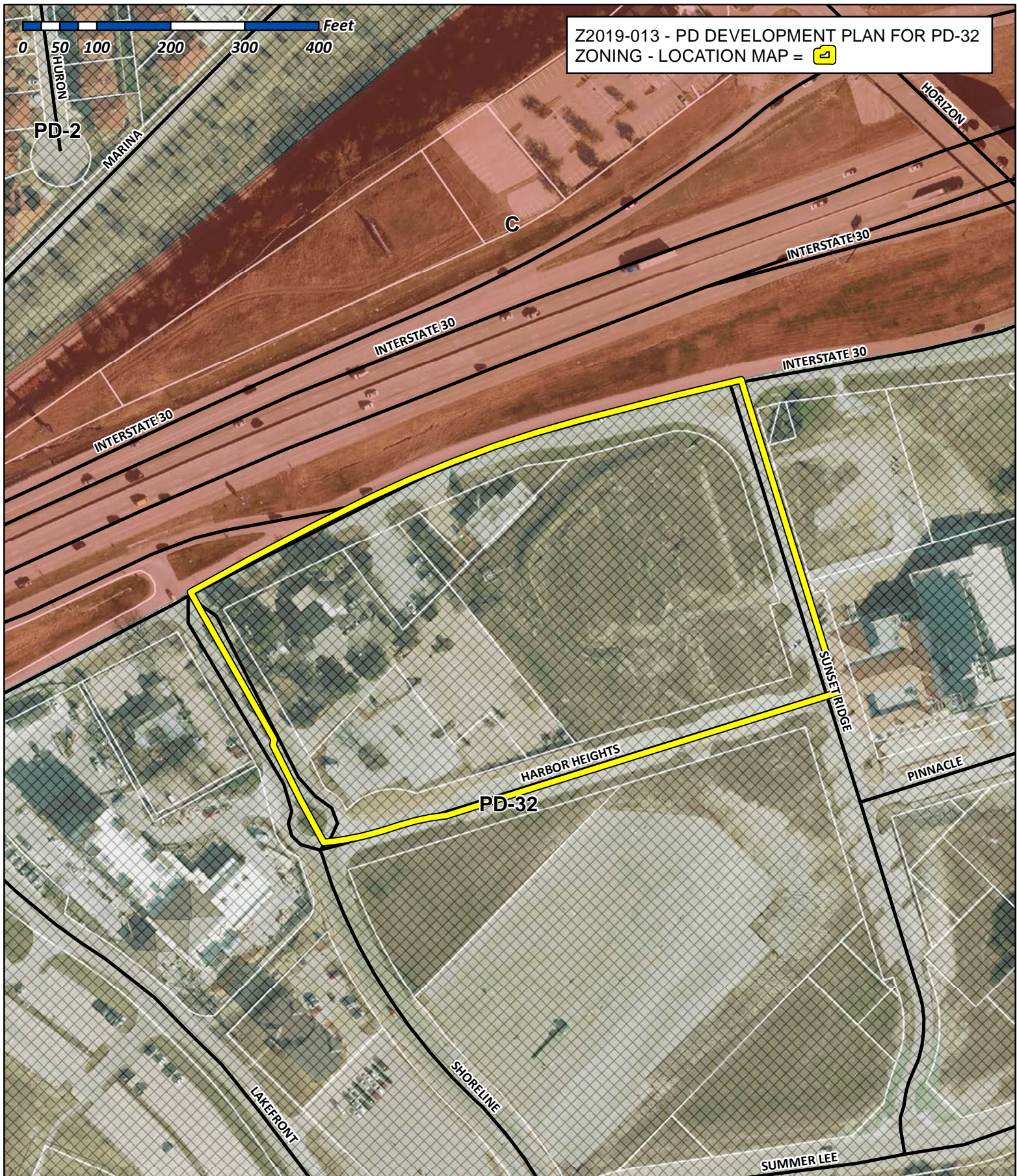
If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend *Ordinance No. 14-51* by approving the proposed PD Development Plan and requested waivers, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the PD Development Plan ordinance and which are summarized as follows:

- (a) Development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the attached PD Development Plan ordinance;
  - (b) 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'* of the attached PD Development Plan ordinance. The pedestrian access easements/pedestrian ways shall be consistent with the design guidelines contained in *Resolution No. 10-40*;
  - (c) All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted;
  - (d) 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*];
  - (e) 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;
  - (f) 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*;
  - (g) Prior to the issuance of a building permit the applicant shall submit and seek approval for a replat that indicates all necessary easements; and,
  - (h) 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.
- (2) An Open Space/Master Plan for the park/central green space shall be submitted at the time of site plan, and will require a recommendation from the Parks & Recreation Board concerning its conformance to *Resolution No. 10-40* as part of the approval process;
  - (3) Screening, in the form of trees and bushes, should be incorporated adjacent to the parking areas -- *specifically adjacent to the parking space that is situated approximately 15-feet from the IH-30 frontage road and for which a waiver is request* -- to reduce the visibility of these areas;
  - (4) A maximum of a seven (7) foot retaining wall will be permitted adjacent to Harbor Heights Drive; however, every effort should be made to reduce or remove retaining walls adjacent to pedestrian frontages. All retaining walls adjacent to pedestrian frontages will be reviewed at the time of site plan and the Planning and Zoning Commission will retain discretion with regard to proposed retaining walls between three (3) and seven (7) feet in height pending a recommendation from the Architectural Review Board (ARB);
  - (5) A seat wall shall be incorporated into the design of the proposed park/central green space adjacent to Harbor Heights Drive. The seat wall shall be designed in accordance with the design guidelines contained in *Resolution No. 10-40*;
  - (6) Pedestrian landscaping elements should be incorporated into the landscape plan submitted with the site plan. Specifically, irrigated pots should be incorporated adjacent to the seat wall along Harbor Heights Drive and throughout the development in accordance with the design guidelines contained in *Resolution No. 10-40*; and,

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

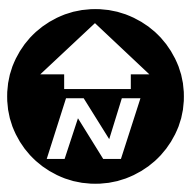




## City of Rockwall

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

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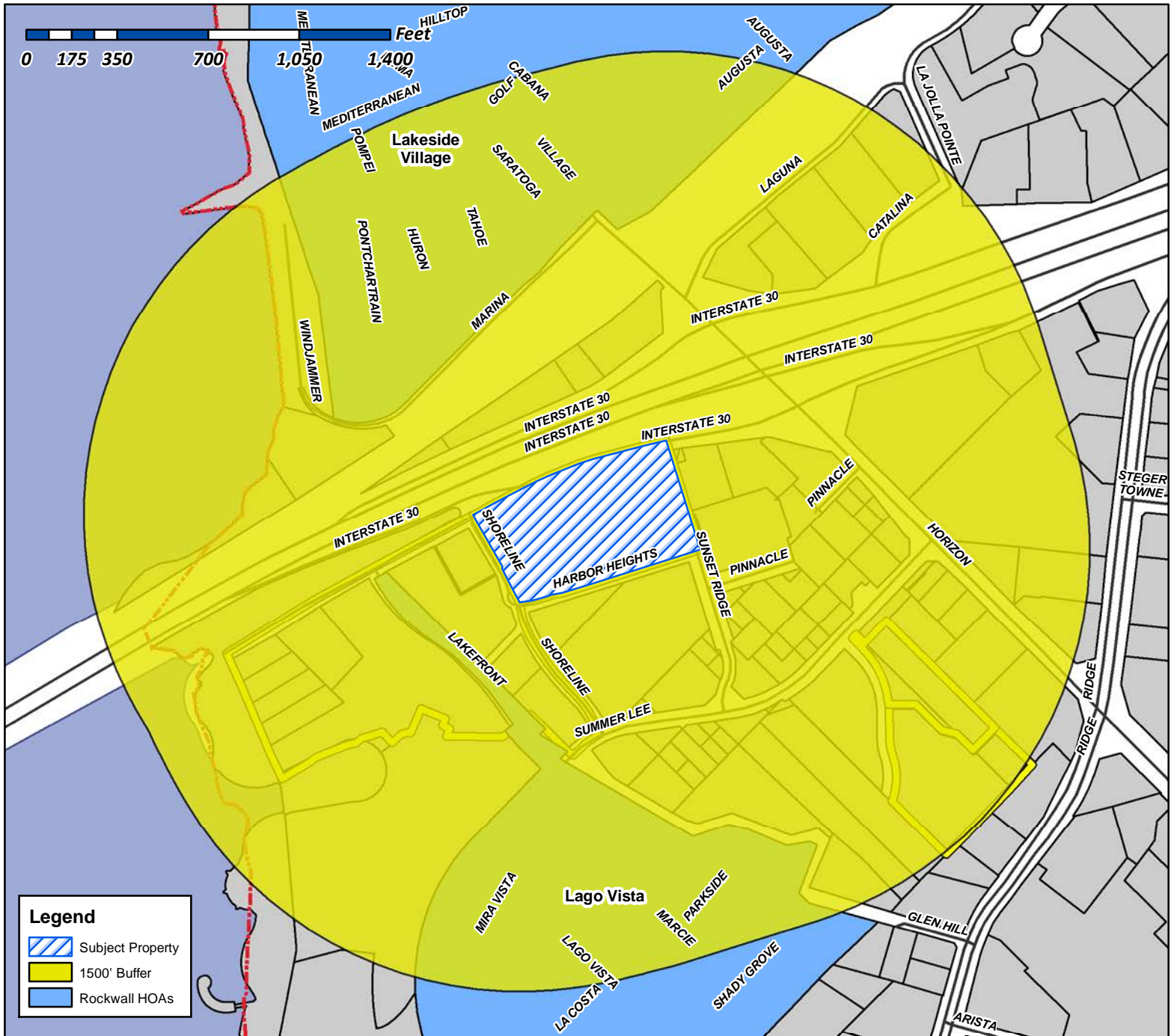




# City of Rockwall

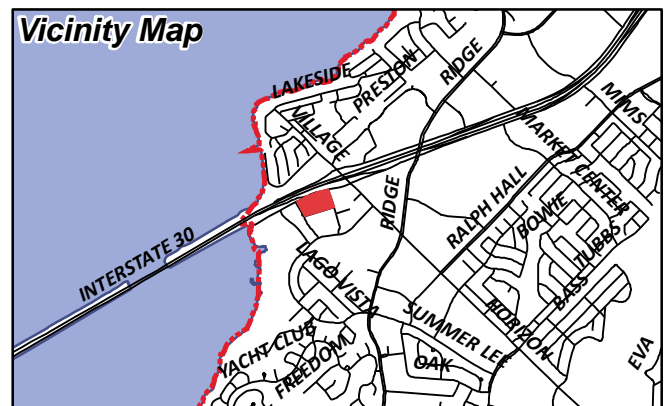
Planning & Zoning Department  
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**Case Number:** Z2019-013  
**Case Name:** PD Development Plan for PD-32  
**Case Type:** Zoning  
**Zoning:** PD-32  
**Case Address:** Sunset Ridge Dr

**Date Created:** 5/21/2019  
**For Questions on this Case Call** (972) 771-7745



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, May 24, 2019 9:34:21 AM  
**Attachments:** [Z2019-013 HOA Map.pdf](#)  
[PUBLIC NOTICE.PDF](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will be published in the Rockwall Herald Banner **May 24, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

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

**Z2019-013- 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.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

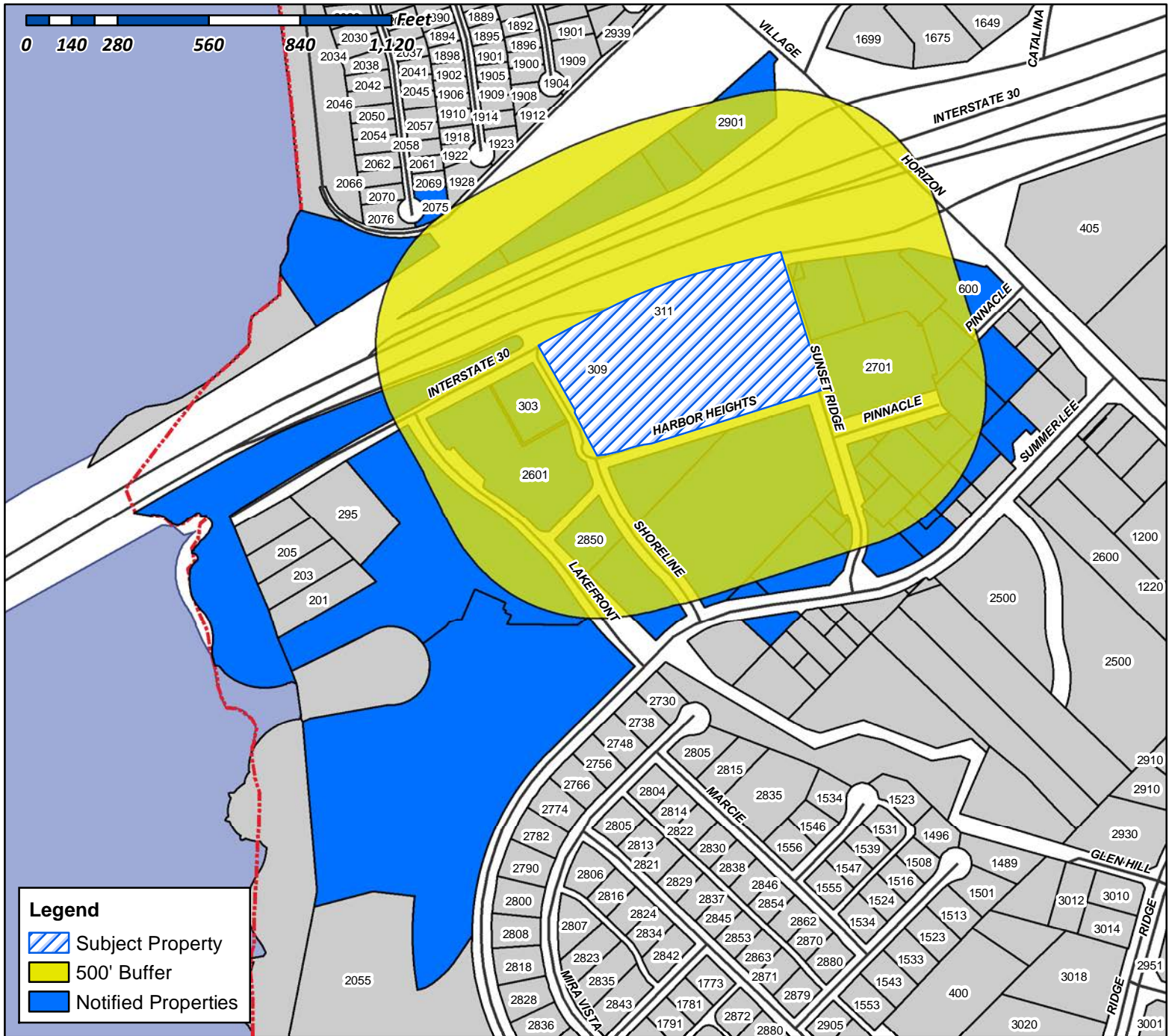




# City of Rockwall

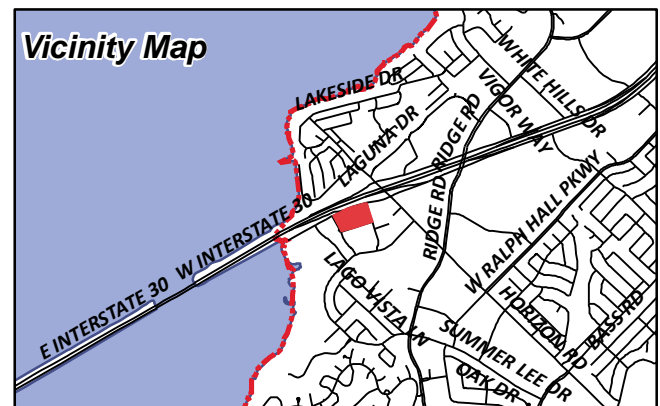
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**Case Number:** Z2019-013  
**Case Name:** PD Development Plan for PD-32  
**Case Type:** Zoning  
**Zoning:** PD-32  
**Case Address:** Sunset Ridge Dr

**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 OLDHAM 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 I30  
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



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2019-013: PD Development Plan for PD-32**

*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.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/11/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/17/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **6/17/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

— . . . PLEASE RETURN THE BELOW FORM — . . .

**Case No. Z2019-013: PD Development Plan for PD-32**

Please place a check mark on the appropriate line below:

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


Name:

Address:

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

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

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;
- 7) 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;

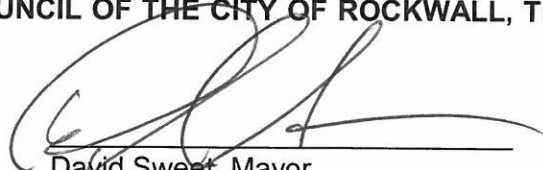
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this



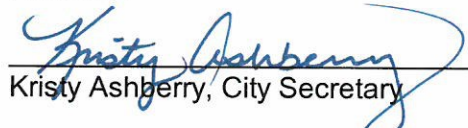
ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards 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;

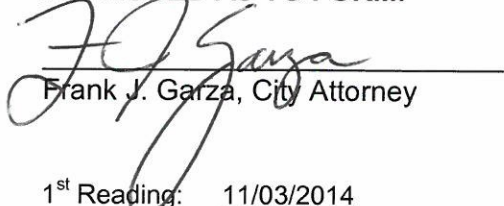
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>TH</sup> DAY OF NOVEMBER, 2014.**

  
David Sweet, Mayor

**ATTEST:**

  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

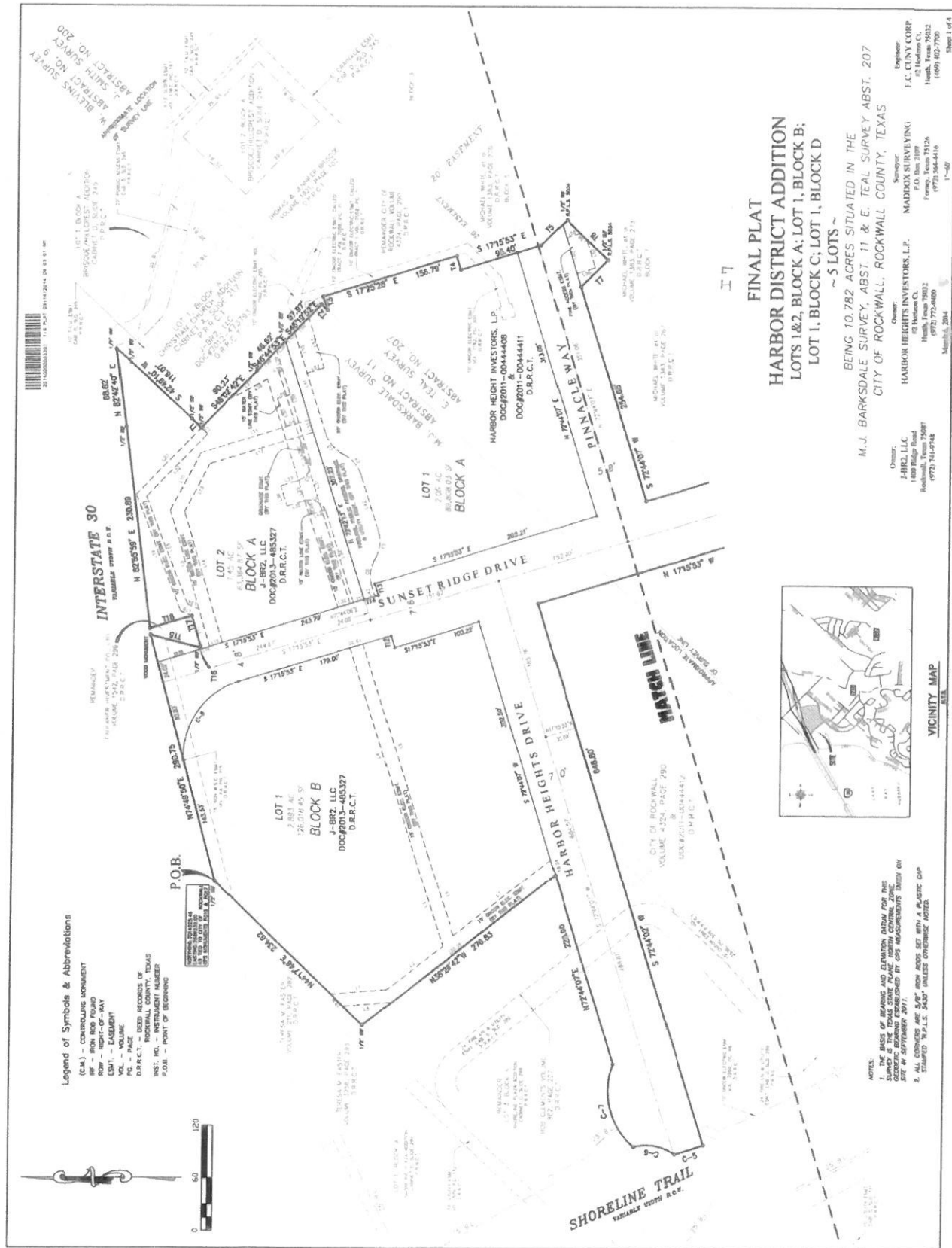
  
Frank J. Garza, City Attorney



1<sup>st</sup> Reading: 11/03/2014

2<sup>nd</sup> Reading: 11/17/2014

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



**Exhibit 'B':**  
*PD Development Plan*

[illegible]



# Exhibit 'C': Building Elevations



**STROHMEYER**  
ARCHITECTS INC.

Consultants

CIVIL

STRUCTURAL

MEP

FOOD SERVICE

LANDSCAPING

ELEVATIONS

**NOT FOR  
CONSTRUCTION**

**OWNER**  
JHR2, LLC  
1400 RIDGE ROAD  
ROCKWALL, TEXAS  
75087

**HARBOR HEIGHTS  
RESTAURANT &  
RETAIL PADS 1-5  
ROCKWALL, TEXAS**

Project Number: 091302  
Drawing Date: 02/20/14  
Drawn By: JHR  
Checked By: JHR  
Scale: AS SHOWN  
ACAD File: HARBOR-20214-CR206.dwg  
© 2014 Strohmeier Architects, Inc.

Revisions

Sheet Title

**A-201**

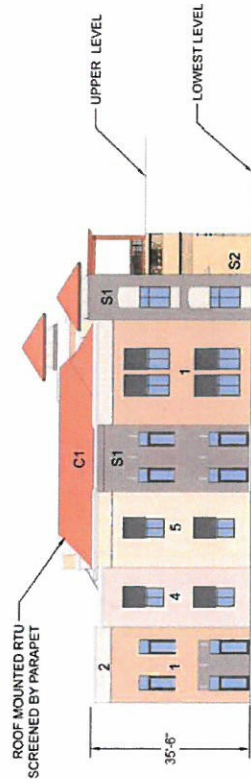
## MATERIAL SCHEDULE

- PLASTER COLOR 1 -
- PLASTER COLOR 2 -
- PLASTER COLOR 3 -
- PLASTER COLOR 4 -
- PLASTER COLOR 5 -

BUILDING STONE (S1) - CORONADO ITALIAN VILLA  
STONE - PORTABELLA TO MATCH TREND TOWER.

RETAINING WALL - (S2) - AUSTIN STONE

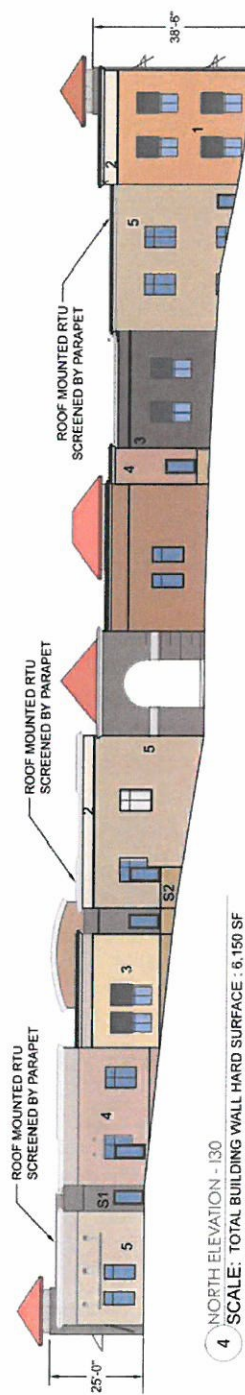
CLAY TILE ROOFING (C1) - MATCH TREND TOWER



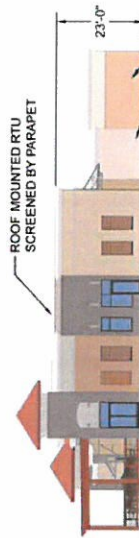
**3 WEST ELEVATION**  
TOTAL BUILDING WALL HARD SURFACE : 3,616 SF  
TOTAL PLASTER : 2,857 SF = 79%  
TOTAL BUILDING STONE : 759 SF = 21%  
**SCALE:**



**2 SOUTH ELEVATION - HARBOR HEIGHTS DRIVE**  
TOTAL BUILDING WALL HARD SURFACE : 6,350 SF  
TOTAL PLASTER : 4,594 SF = 72.18%  
TOTAL BUILDING STONE : 1,756 SF = 27.82%  
**SCALE:**



**4 NORTH ELEVATION - 130**  
TOTAL BUILDING WALL HARD SURFACE : 6,150 SF  
TOTAL PLASTER : 4,911 SF = 79.85%  
TOTAL BUILDING STONE : 1,239 SF = 20.15%  
**SCALE:**



**1 EAST ELEVATION**  
TOTAL BUILDING WALL HARD SURFACE : 1,426 SF  
TOTAL PLASTER : 1,096 SF = 76.86%  
TOTAL BUILDING STONE : 330 SF = 23.14%  
**SCALE:**

**APPLICANT:**  
HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5  
JHR2, LLC  
1400 RIDGE ROAD  
ROCKWALL, TEXAS 75087

**OWNER:**  
JHR2, LLC  
1400 RIDGE ROAD  
ROCKWALL, TEXAS 75087

**PROJECT:**  
HARBOR HEIGHTS RESTAURANT & RETAIL PADS 1-5

**CASE NUMBER:**  
Z2014-031



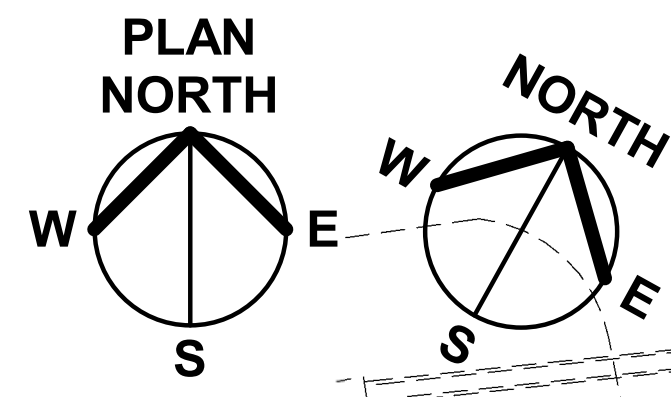
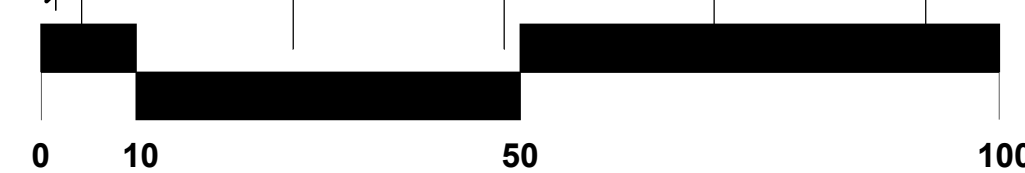
E:\MY DOCUMENTS\HRR SCHEME 1.prcaddock.rvt

6/3/2019 12:22:52 PM

1

# DEVELOPMENT CONCEPT PLAN

1" = 20'-0"



TERESA M.  
VOLUME 211,  
D.R.R.C.

PLAZA ADDITION  
D, SLIDE 28  
R.C.T.

P.O.

LOT  
2.893 AC  
26,018.45  
BLOCK

DOC #2013  
D.R.R.C.

BLOCK B  
3 ACRES

VIPLEX  
700 SF

PARK

ENTRANCE  
68' - 11 3/8"  
RETAIL  
FF = 516.00'  
4,000 SF

ENTRANCE  
BANK  
FF = 526.00'  
2,500 SF

2 STORY  
FF = 531.00'  
15,200 SF

63% FRONTAGE PROVIDED

IRRIGATED POTS WITH LANDSCAPING  
ADJ. TO BUILDINGS - TYP. AT HARBOR  
HEIGHTS DR.

Interstate

1° 49'50" E 290.

VOL. 64, S.C. ESM

PARCE  
31 -  
4011-00444  
D.R.R.C.T.

RESTAURANT  
FF = 527.00'  
6,000 SF

RESTAURANT  
FF = 528.00'  
2,500 SF  
FF = 529.00'  
2,500 SF

68' - 11 3/8"

119' - 10 7/8"

SUNSET RIDGE DRIVE

TREND TOWER

Z2019-013

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



CIVIL  
FC CUNY CORPORATION  
#2 HORIZON COURT  
SUITE 500  
HEATH, TEXAS 75032

Project Number:  
Drawing Date: 5.16.2019  
Drawn: PC  
Checked: JS  
Scale: 1" = 20'-0"

© 2018 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

Sheet Title:

DEVELOPMENT  
CONCEPT PLAN

A100

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;

**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 1<sup>ST</sup> DAY OF JULY, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 17, 2019

2<sup>nd</sup> Reading: July 1, 2019



[illegible]

**Z2019-013**





# 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*  
**DATE:** June 11, 2019  
**SUBJECT:** SP2019-014; *Site Plan for Retail Shopping Center and House of Worship*

---

The applicant has provided staff with a letter requesting to postpone *Case No. SP2019-014* until the June 25, 2019 Planning and Zoning Meeting to allow time to address staff's comments with regard to the site plan and landscape plan. The applicant wishes to allow the Architectural Review Board (ARB) to review the revised building elevations at the Architectural Review Board (ARB) meeting on June 11, 2019.



**From:** [Ahmed Helaluzzaman](#)  
**To:** [Brooks, Korey](#)  
**Subject:** Re: Postpone SP2019-012  
**Date:** Friday, June 07, 2019 11:04:39 AM

---

Dear Korey,

Looks like we need to reschedule our P&Z Work Session instead of June 11, 2019 to June 25, 2019. We still be attending ARB Meeting on June 11, 2019.

Please allow us to adjust our Site Plan because of our misunderstanding.

Thank you.

Sincerely,

**Ahmed Helaluzzaman**

B. ARCH; [M.SC](#) (URBAN PLANNING); UPDA Grade 'A' (Qatar); LEED AP & BD+C (USA)

**amazing concept**

12300 Ford Road, Ste #267

Dallas, Tx 75234

Mobile: **817.808 0811**

Email: [REDACTED]

On Fri, Jun 7, 2019 at 10:25 AM Ahmed Helaluzzaman [REDACTED]

wrote:

Korey,

We are working on it to alleviate misunderstanding on 6 Parking total at dead-end. We were thinking 6 parking allowed at each dead-end.

We are correcting the site plan to show you for your comments ASAP and correct them by Monday.

Thank you.

**Ahmed Helaluzzaman**

B. ARCH; [M.SC](#) (URBAN PLANNING); UPDA Grade 'A' (Qatar); LEED AP & BD+C (USA)

**amazing concept**

12300 Ford Road, Ste #267

Dallas, Tx 75234

Mobile: **817.808 0811**

Email: [REDACTED]

On Fri, Jun 7, 2019 at 10:15 AM Brooks, Korey <[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)> wrote:

Ahmed,

Per our conversation this morning, you are requesting to postpone your case at the Planning and Zoning Commission on June 11<sup>th</sup>. Your building elevations will still go to

the ARB on the 11<sup>th</sup> (unless you would like to postpone that as well).

The next P&Z meetings are June 25<sup>th</sup> and July 9<sup>th</sup>. Is it my understanding that you will be unable to attend the meeting on the 25<sup>th</sup>. Would you like to come back on July 9<sup>th</sup>?



**Planning  
and  
Zoning Department**

Korey M. Brooks, AICP

*Senior Planner*

City of Rockwall

385 S. Goliad

Rockwall, Texas 75087

T 972.772.6434

[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)

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



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** 06/11/2019

**APPLICANT:** Dub Douphrate; *Douphrate and Associates, Inc.*

**CASE NUMBER:** SP2019-016; *Site Plan for Office Buildings on Ranch Trail*

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### **SUMMARY**

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.

### **BACKGROUND**

The subject property is an 11.3736-acre tract of land located at the southwest quadrant of Ranch Trail and Horizon Road, and is zoned Commercial (C) District. The property was annexed on May 17, 2004 by *Ordinance No. 04-34*. According to the City's historic zoning maps, the subject property has been zoned Commercial (C) District since at least April 5, 2005.

### **PURPOSE**

On January 18, 2019, the applicant -- Dub Douphrate of Douphrate and Associates, Inc. -- submitted an application requesting approval of a site plan for the purpose of expanding their existing site by constructing two (2) additional single story buildings. These buildings will consist of a total of approximately 7,220 SF [*i.e.* 4,160 SF & 3,060 SF], and bring the total number of metal buildings on the subject property to four (4). The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest quadrant of the intersection of Ranch Trail and Horizon Road. The land uses adjacent to the subject property are as follows:

*North:* Directly north of the subject property is Patriot Paws Service Dogs, which is located on a 3.466-acre parcel of land zoned Commercial (C) District. Continuing north is a continuation of the Maverick Ranch Addition and several other businesses fronting Ranch Trail that are situated in existing metal buildings. These properties are also zoned Commercial (C) District. Beyond these businesses is County Line Road, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (*i.e.* *Lake Rockwall Estates*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

*South:* Directly south of the subject property is a strip center (*i.e.* *Ranch Trail Retail Center*) situated on a 0.7930-acre parcel of land zoned Commercial (C) District. South of the Ranch Trail Retail Center is Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master



Thoroughfare Plan. This roadway delineates the city limits of Rockwall and the beginning of the Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a continuation of the Rainbow Acres Addition and several other businesses fronting onto Ranch Trail that are situated in existing metal buildings. These properties are zoned Commercial (C) District. Beyond this is a large vacant tract of land, which is zoned Agricultural (AG) District followed by a single-family residential subdivision (*i.e. the Oaks at Buffalo Way*).

West: Directly west of the subject property two (2) residential homes that are situated on a 4.44-acre tract of land (*i.e. a 2.27-acre & 2.17-acre parcels of land*) identified as the Rainbow Acres Addition. Both properties are zoned Commercial (C) District. Beyond this are several businesses (*i.e. a mini warehouse facility, Buffalo Creek Business Park, etc.*), which are zoned Commercial (C) District.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. general office*) is allowed by-right in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a brick wainscot on all building façades. After receiving a recommendation from the Architectural Review Board (ARB), the applicant intends to provide a wainscot on the existing buildings, matching the proposed building exterior facades. The proposed use of these buildings are general business office land uses. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>x=67,502 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>x&gt;364-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x&gt;177-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x&gt;50-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x=10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>x&gt;10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>&lt;25-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>37%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x&lt;20%; Not In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>56 Spaces</i>	<i>57 Spaces: In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>0%; Not In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>x=47%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-95%</i>	<i>53%; In Conformance</i>

## **CONFORMANCE WITH THE CITY'S CODES**

Subsection 4.05, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the Commercial (C) District is a district intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts. In this case, the applicant's

proposal is adjacent to Ranch Trail -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the office land use is not typically a high volume water/wastewater user. With regard to the land use, an office complex is permitted *by-right* in a Commercial (C) District.

### **VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT**

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

#### ***(1) Construction Materials.***

- (a) *Materials and Masonry Composition.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates minimum masonry requirements (*i.e. 90% Primary Materials, 20% stone, and no more than 10% Secondary Materials*) for commercial buildings. In this case, the applicant's proposed development does not conform to the minimum masonry requirements. Specifically, the building façades are constructed of metal, which is considered to be a secondary material. As a compensatory measure the applicant is proposing to incorporate a brick wainscot on all building façades, including the existing structures in order to create a unified development scheme on the subject property. Since the façades exceed the maximum amount of secondary materials and are below the minimum masonry requirements, an exception to the material standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

#### ***(2) Building Articulation.***

- (a) *Horizontal Articulation.* Subsection 4.01, *General Commercial District Standards*, of Section 4, *Commercial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) stipulates that the maximum wall length shall not exceed more than three (3) times the wall's height without a recess or projection of an architectural element. In this case the maximum wall length is approximately 30-feet. The proposed buildings are constructed of metal and have walls that are between 45-feet and 80-feet in length. Since this exceeds the maximum allowable length, an exception to the building articulation standards is required to be approved by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties..." In this case, the applicant is proposing a multi-tenant office facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004.

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

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended that the applicant provide a wainscot on the existing buildings in order to match the proposed buildings' appearance. The ARB will review the revision at the June 11, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

### **CONDITIONS OF APPROVAL**

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## Project Plan Review History

## Revision 1 - Staff Comments are Highlighted

**Project Number** SP2019-016  
**Project Name** 196/216 Ranch Trail  
**Type** SITE PLAN  
**Subtype**  
**Status** Staff Review

**Owner** JERRY, KISICK CUSTOM HOMES INC  
**Applicant** DUB DOUPHRATE

**Applied** 5/17/2019 LM  
**Approved**  
**Closed**  
**Expired**  
**Status**

**Site Address** 200/224 RANCH TRL  
**City, State Zip** ROCKWALL, TX 75032

**Zoning**

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
MAVERICK RANCH	5	A	5	4374-000A-0005-00-OR	

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	<p>(5/23/2019 4:50 PM SH)</p> <ul style="list-style-type: none"> <li>- Must have individual water services.</li> <li>- Sewer to be 8" unless it is a private line.</li> <li>- Water to have 10' of clearance on both sides.</li> <li>- Fire hydrant to have a 20' easement.</li> <li>- Drive isle to be 24' wide minimum.</li> </ul> <p>The following is for your information during engineering review.</p> <ul style="list-style-type: none"> <li>- 4% Engineering Fees.</li> <li>- Impact fees.</li> <li>- All parking to be 20'x9'</li> <li>- Must show all existing and proposed utilities.</li> <li>- If building height exceeds 30' tall, the fire lane radii must be 30' or radius of 20'. Minimum width is 24'.</li> <li>- Must have detention for new impervious surfaces.</li> <li>- Must have water at sheet flow conditions before the property line or will need a drainage easement for the neighboring property owner.</li> <li>- Must replat to add the additional easements.</li> <li>- Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls.</li> <li>- Min easement is 20'. Water, sewer, and storm lines must have 10' of easement on both sides of the line.</li> <li>- Water line to be 8" line where public.</li> <li>- Must have individual water services.</li> <li>- 4:1 slope maximum for grading.</li> <li>- Must meet all City Standards of Design and Construction.</li> </ul>



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
ENGINEERING (6/6/2019 1:37 PM SH) - The water line must have 10' spacing to the sewer service line. - Please label the drive isle width and the interior turn radii for the drive isle.  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.	Sarah Hager	6/6/2019	6/13/2019	6/6/2019	COMMENTS	
FIRE (5/23/2019 1:38 PM AA) Show location of proposed fire lane on the site plan.  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.	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6 COMMENTS	see comments
GIS (5/22/2019 9:58 AM LS) New addresses will be: 4160 sf - 200 RANCH TRAIL, ROCKWALL, TX 75032 3060 sf - 224 RANCH TRAIL, ROCKWALL, TX 75032	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5 APPROVED	See comments
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6 COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>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 &amp; 216 Ranch Road, and take any action necessary.</p> <p>PLANNING AND ZONING 1ST ROUND COMMENTS (05.23.2019):</p> <p>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:</p> <p>** Planning Department General Comments &amp; Requirements to address/acknowledge:</p> <ol style="list-style-type: none"> <li>1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required</li> <li>2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).</li> <li>3. Label all revised site plan documents with "Case No. SP2019-016" at the lower right corner of each plan.</li> </ol> <p>EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:</p> <ol style="list-style-type: none"> <li>1. Horizontal articulation standards of the UDC for facades</li> <li>2. Minimum 20% stone requirement for all facades that are visible from a public street or open space</li> <li>3. For the use of metal building construction (materials expcetion).</li> </ol> <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> <li>1. Provide adjacent property owner infomation on Overall Site Plan(aerial version).</li> <li>2. Label all access easements as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).</li> <li>3. Provide a heavier line for the utility label and reduce the font. Move labels to be more visible.</li> <li>4. Use alighter gray scale for the utility lines layer(water &amp; sewer).</li> <li>5. All ground mounted HVAC units must be screened with landscaping or wing-wall.</li> <li>6. What are the proposed uses for these buildings? (i.e. this is a commercial district).</li> <li>7. Delineate and label a minimum 10-ft. landscape buffer along Ranch Trail</li> <li>8. Remove the label "Replat of" from the Title Block on all pages of this site plan.</li> </ol> <p>Landscape Plan:</p> <ol style="list-style-type: none"> <li>1. Provide a landscape plan meeting the requirements of the UDC.</li> <li>2. One (1)-three (3)-caliper inch canopy tree required for each 750 SF of dry area in the detention pond.</li> <li>3. One (1)-three (3)-caliper inch canopy tree required for each 50 linear feet of frontage along Ranch Trail</li> <li>4. Parking spaces cannot be more than 80-ft from the trunk of a large canopy tree.</li> <li>5. Indicate screening of HVAC units on this plan</li> </ol> <p>Photometric Plan:</p> <ol style="list-style-type: none"> <li>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.</li> </ol>						

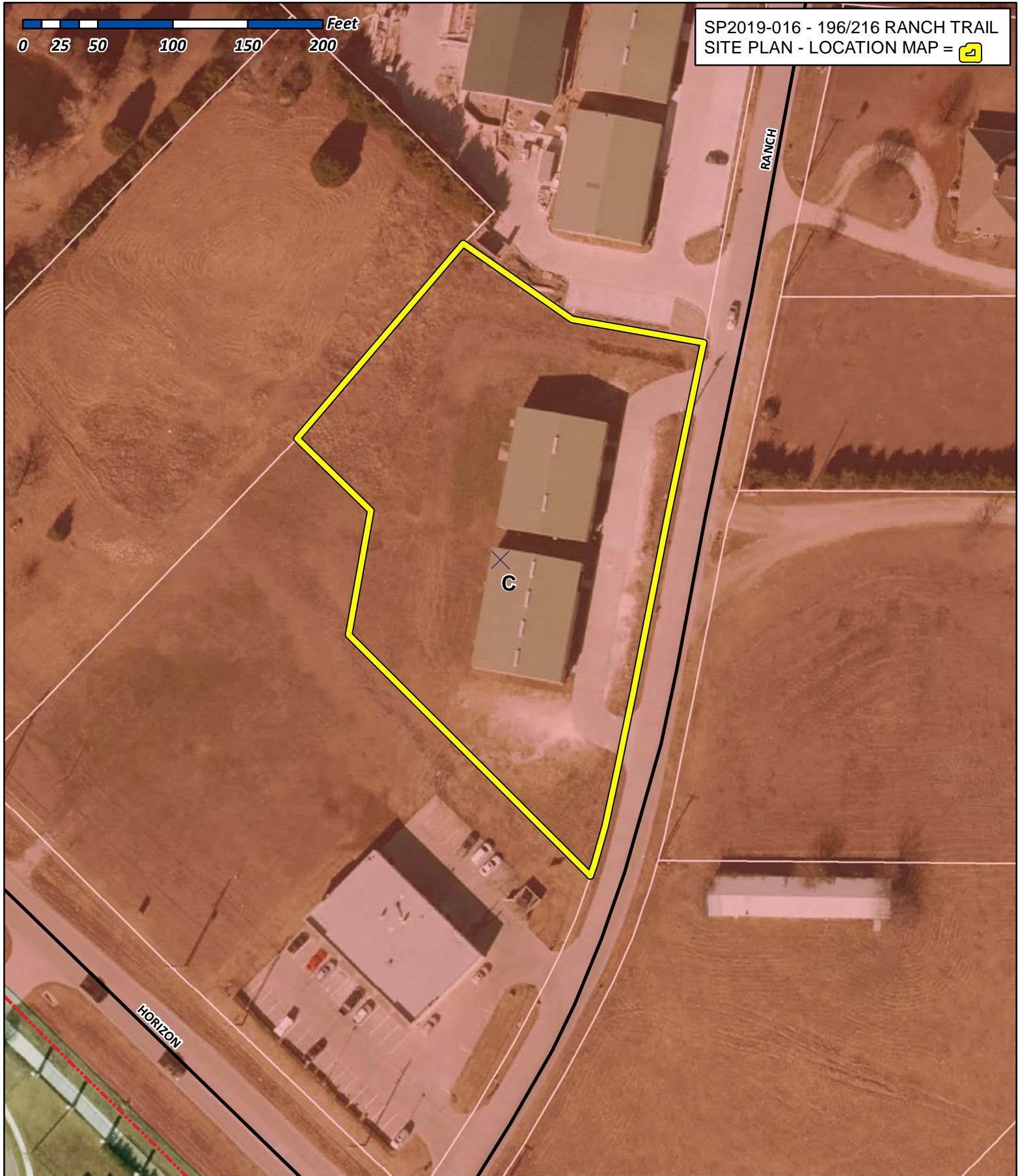
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
2. Provide cut sheets for all exterior lighting fixtures 3. If a photometric plan is provided, lighting levels are not to exceed 0.2-FC at the property lines.						
Building Elevations: 1. All gounded mounted mechanical equipment 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 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] **						
PLANNING	David Gonzales	6/6/2019	6/13/2019	6/6/2019	COMMENTS	See comments


comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING AND ZONING 2nd ROUND COMMENTS (06.06.2019):						
The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:						
** Planning Department General Comments & Conditions of Approval:						
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).						
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 exception).						
** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:						
Landscape Plan:						
1. Screening of ground mounted HVAC units required(see note on plans).						
Building Elevations:						
1. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.						
2. Provide percentages of exterior material calculations for each elevation(e.g. stone, brick, metal surface, etc.).						
3. The UDC requires a minimum 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.						
4. Provide height and width measurements of the proposed buildings.						
** 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: 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



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(5/23/2019 5:48 PM DG)						
Comments provided by Capt. Ed Fowler - Police						
SP2019-016 - 196/216 RANCH TRAIL						
Considerations:						
<ul style="list-style-type: none"> <li>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.</li> <li>Provide clearance around the bottom of the fencing surrounding the dumpster for visual sight line of anyone inside fencing</li> <li>Consider mirror(s) on dumpster fencing to reveal any persons inside holding(fencing) area.</li> <li>Lighting placed on or in fencing area around dumpster to eliminate shadow and dark areas and prevent theft from dumpster(ID Theft, etc.)</li> <li>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.</li> <li>Consider target hardening with industrial standard or greater locking devices for all doors</li> <li>Cameras on corners of building, doors equipped with alarms and interior proximity alarms on the interior.</li> <li>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.</li> <li>More than willing to speak with owner(s) directly to assist in site planning to prevent crime</li> </ul>						



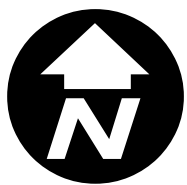
SP2019-016 - 196/216 RANCH TRAIL  
SITE PLAN - LOCATION MAP = 



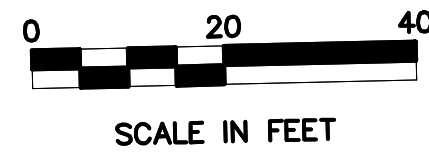
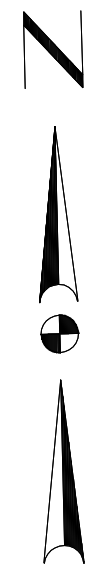
## City of Rockwall

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

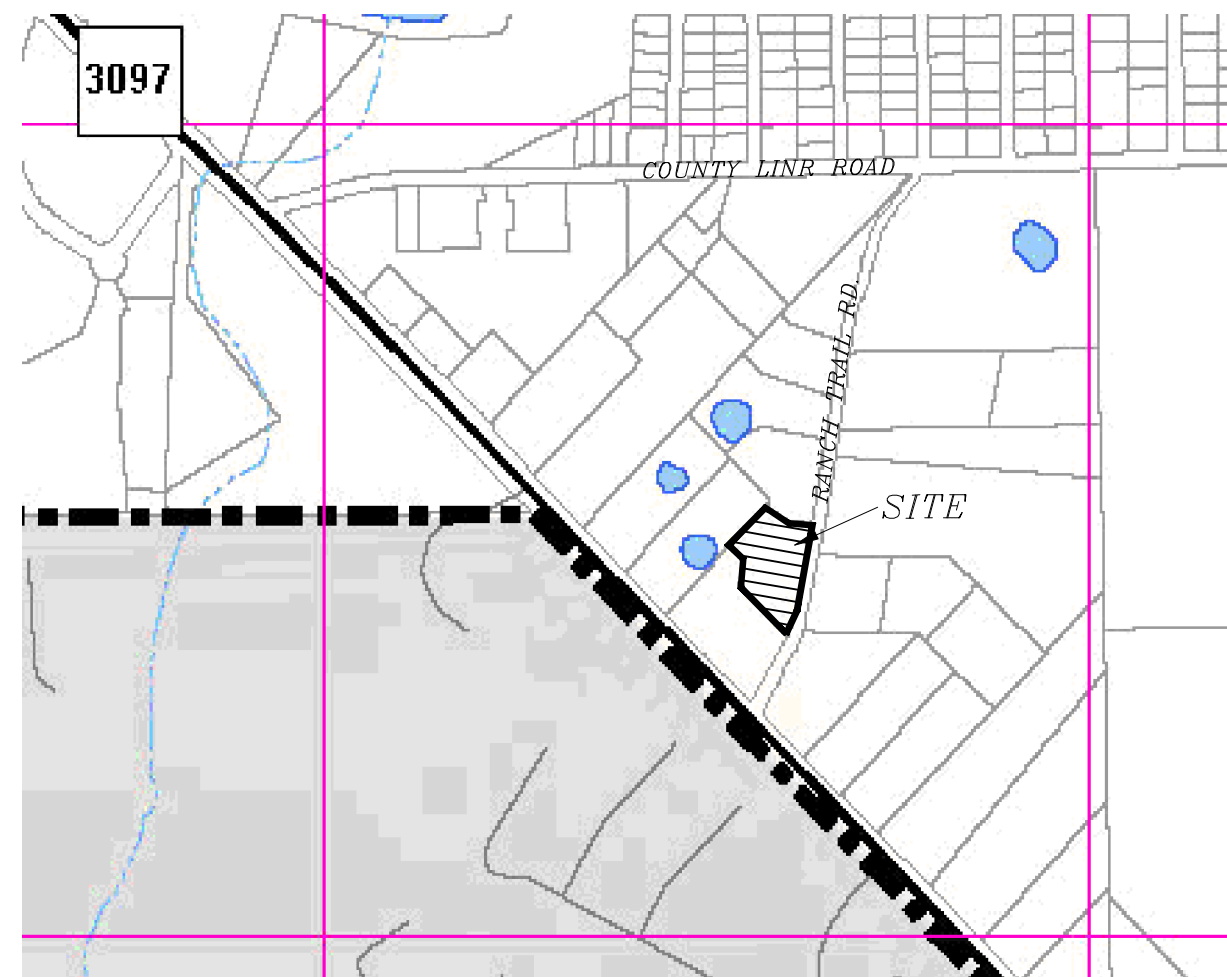






KUMAR ATUL  
2.27 AC.  
RAINBO ACRES  
CAB. A, SL. 20  
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC  
PART OF LOT 6, BLK A  
1.32 AC.  
VOL. 2016, PG. 0000017304



LOCATION MAP  
NTS

RIDGE POINTE HORIZON, LP  
0.793 AC.  
PART OF LOT 6, BLK A  
MAVERICK RANCH  
VOL. 2014, PG. 0000014590

PATRIOT PAWS SERVICE DOGS  
3.466 AC.  
LOT 1, BLOCK A  
PATRIOT DOGS ADDITION  
VOL. 2014, PG. 0000006979

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:  
1. PARKING SPACES ARE 9'X20'  
2. ALL GROUND MOUNTED HVAC UNITS TO  
BE SCREENED WITH LANDSCAPING  
3. EXTERIOR LIGHTING TO BE WALL PACKS  
SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:  
ABSTRACT 0080 - WILLIAM M. FORD SURVEY  
TRACT 81844, ACRES 1.550

1.550 AC.  
67,502 SQ. FT.

OWNER

ROBERT & PAMELA HAWLEY  
1716 BISON MEADOW LANE  
HEATH, TEXAS 75032  
XXXXXXXXXX

SURVEYOR

FINCHER LAND SURVEYING, PLLC  
3213 INTERSTATE HIGHWAY 30, #107  
MEAQUITE, Texas 75150  
(903)-944-6397  
Tecas Firm No. 10194258

SITE PLAN  
LOT 5, BLOCK A  
MAVERICK RANCH  
CITY ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION  
WLD.

CHECKED

QCW.

DRAWN  
MAR 28, 2019

SCALE  
1"= 20'H  
1"= 4'V

PROJECT  
14026

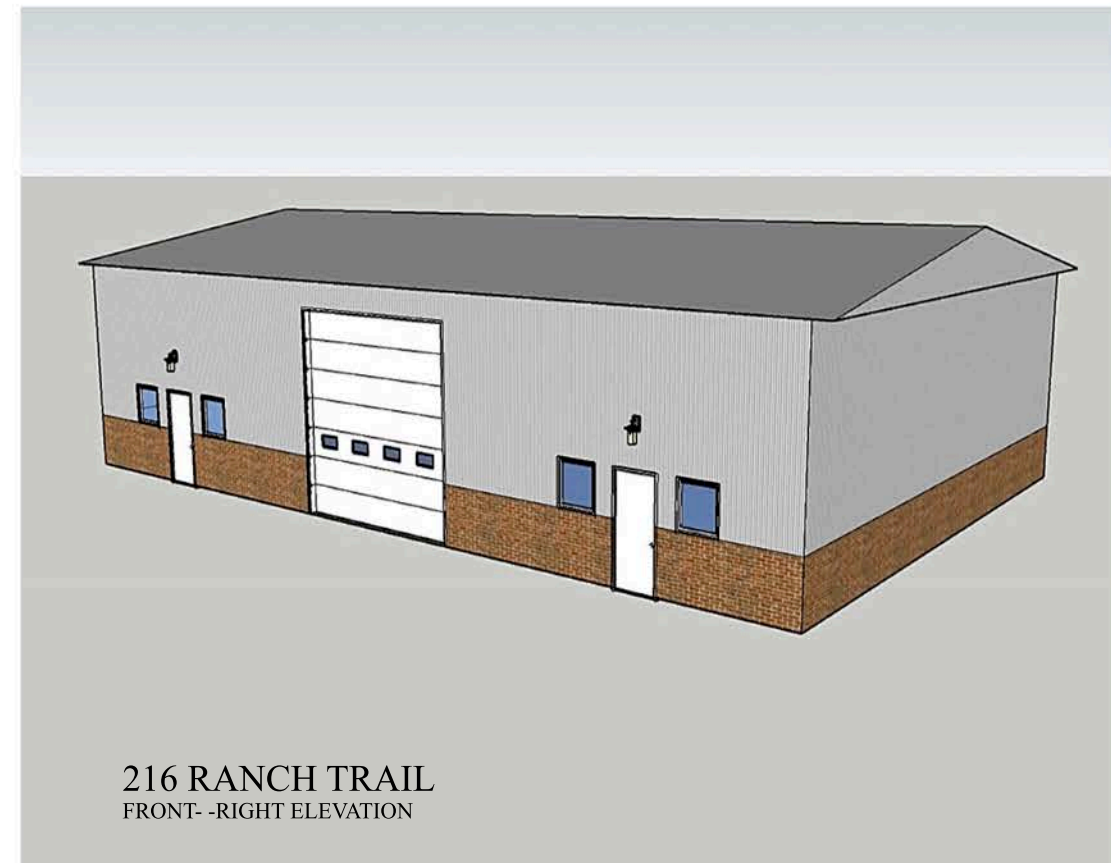
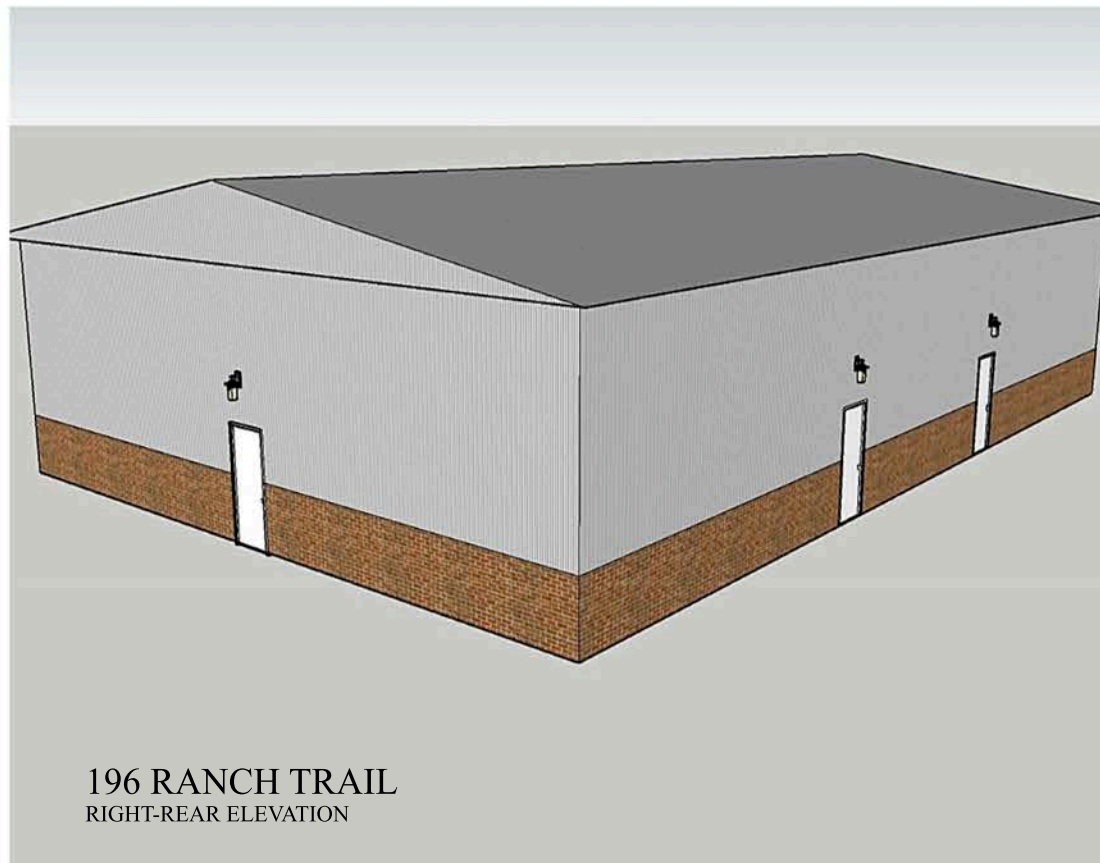
10  
18007 SITE PLAN 4

CASE NO. SP 2019-016



DOUPHARATE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005





RAMSAY & REYES  
MAY 16, 2019







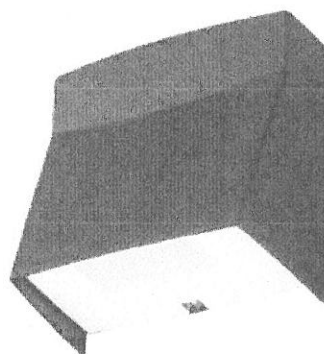
Catalog Number
Notes
Type

Contractor Select™  
**LIL LED**  
Wall Mount Lighting

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 and residential applications.

**FEATURES:**

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution, Photocell and battery pack options available
- Back box accessory available for conduit wiring





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**DATE:** 06/11/2019

**APPLICANT:** Steven Homeyer; *Homeyer Engineering, Inc.*

**CASE NUMBER:** SP2019-017; *Site Plan for Animal Boarding/Kennel on Alpha Drive*

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### **SUMMARY**

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.

### **BACKGROUND**

The subject property is a 1.2113-acre tract of land located west of the intersection of Alpha Drive and Sigma Court. The property was annexed on November 30, 1959 by *Ordinance No. 60-01*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least December 7, 1993.

### **PURPOSE**

On May 17, 2019, the applicant -- Steven Homeyer of Homeyer Engineering, Inc. -- submitted an application requesting approval of a site plan for the purpose of constructing an approximately 6,042 SF single-story, animal boarding/kennel facility. The building will be composed of masonry construction (*i.e. natural stone, brick, and cement board siding*), meeting the requirements of the Unified Development Code (UDC). The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located west of the intersection of Alpha Drive and Sigma Court. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the property are two (2) vacant properties [*i.e. Lot 1, Block D, Ellis Centre #2 and a 71.022-acre Tract of Land*], which are zoned Light Industrial (LI) District. Beyond these properties is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

**South:** Directly south of the subject property is the continuation of the Ellis Centre Addition [*i.e. Lot 3, Block A; Lot 1 PT, Block A, 0.7008-acres & Lot 1 PT, Block A, 0.9093-acres*], which is occupied with light industrial land uses. All of these properties are zoned Light Industrial (LI) District.

**East:** Directly east of the subject property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District.

Beyond these properties is Industrial Boulevard, which is identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is a 41.649-acre tract of land (*i.e. Lot 1, Block 1, Herman Utley Middle School Addition*) zoned Agricultural (AG) District. Adjacent to the subject property is Wilkerson-Sanders Memorial Stadium. Beyond this property is N. TL Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an animal boarding/kennel without outside pens is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes one (1) point of ingress and egress along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>	<i>x&gt;1.21-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>100-Feet</i>	<i>x&gt; 285-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>x&gt;185-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>x&gt;25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x&gt;99-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x&gt;60-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>x&gt;25'-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x&lt;12%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x&gt;90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1:500=12</i>	<i>x=15; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% each facade</i>	<i>x&gt;20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>x=71%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X&lt;85%; In Conformance</i>

## **TREESCAPE PLAN**

The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed from the site, which consists of two (2), ten (10)-inch cedar trees. According to *Section 5.4, Non-Protected Tree*, of *Article IX, Tree Preservation*, of the *Unified Development Code (UDC)*, no mitigation will be required for the removal of any tree that is less than four (4) inches DBH or less than 11 inches DBH for hackberry and cedar trees.

## **CONFORMANCE WITH THE CITY'S CODES**

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed animal shelter/kennel is a permitted land use in the Light Industrial (LI) District. Additionally, all operations will be indoors with no outside kennels or pens.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a "...side or rear contiguous to any residential district...shall be screened with a masonry fence (tilt wall or concrete block are prohibited; however, precast walls may be approved by



the planning and zoning commission), six 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.” In this case, the applicant is providing an eight (8) foot tall wood fence adjacent to the western property boundary (*i.e. rear property line*) that will face the Wilkerson-Sanders Memorial Stadium (*i.e. Herman Utley Middle School*). Typically, wood fences are not used for screening purposes outside of the Residential Office (RO) District due to the maintenance required for this material, and the fact that it is not consistent with the City’s codes. The use of a wood fence for screening purposes will require approval of an exception by the Planning and Zoning Commission. This has been included as a condition of approval in this case memo.

## **VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT**

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

### **(1) Articulation.**

- a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require wall lengths to not exceed a maximum of four (4) times the walls height (*i.e. 9' x 4' = 36-feet*) without an architectural projection or recess. In this case, the proposed east facing building elevation does incorporate a recess; however, the distance between the projections and the recess exceeds 36-feet.
- b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projection height associated with entryways and architectural elements. Specifically, the secondary architectural/entryway height of these elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed south and west facing building elevations do not incorporate any vertical projections above the walls height. Staff should point out that while the building does not meet the articulation of these walls, it does incorporate gabled roof elements that project upward providing an architectural feature.
- c) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require wall lengths to not exceed a maximum of three (3) times the walls height (*i.e. 9' x 3' = 27-feet*) without an architectural projection or recess. In this case, the proposed west building elevation does incorporate a projection; however, the distance between the linear wall and the projection exceeds 27-feet.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City’s ability to enforce the general purpose of the building articulation requirements in the future. In this case, the overall building design is not compatible with the existing structures with the Ellis Centre Addition; however, the Architectural Review Board (ARB) is forwarding a recommendation of approval as indicated in staff’s report.

## **(2) Residential Screening Fence.**

- a) The applicant is requesting the use of an 8-foot tall wood fence adjacent to the western property boundary (*i.e. rear property line*) that will face the Wilkerson-Sanders Memorial Stadium (*i.e. Herman Utley Middle School*). According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that have a "...side or rear contiguous to any residential district...shall be screened with a masonry fence. 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." The Planning and Zoning Commission is tasked with determining if the wood fence will provide the necessary screening required, and the possible negative effects associated with the use of a wood fence regarding maintenance issues and with this request not being consistent with the City's codes.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the *IH-30 Corridor District* which is..."the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the *Special Commercial Corridor (SC)* designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region." (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. Although the adjacent property (*i.e. Herman Utley Middle School*) is zoned Agricultural (AG) District, this designation is considered to be residential. The applicant is proposing to construct an eight (8)-foot tall wood fence to accomplish the screening from the RISD property, which is west of the subject property. The Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." Based on this policy -- *and in conformance to the requirements of the Unified Development Code (UDC)* -- staff has suggested to the applicant the use of a wrought iron fence with landscape screening; however, the applicant's landscape plan shows that they will utilize a wood fence which will require an exception from the Planning and Zoning Commission.

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

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval by a vote of 5- 0, with Board Member Meyrat absent and one (1) vacant seat on the Board.

## **CONDITIONS OF APPROVAL**

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

6/7/2019

## City of Rockwall



### Project Plan Review History

Revision 1 - Staff Comments Highlighted

<b>Project Number</b>	SP2019-017	<b>Owner</b>	STAGLIANO, VINCENT J			<b>Applied</b>	5/17/2019	LM
<b>Project Name</b>	Animal Boarding/kennel without outside	<b>Applicant</b>	HOMEYER ENGINEERING INC.			<b>Approved</b>		
<b>Type</b>	SITE PLAN					<b>Closed</b>		
<b>Subtype</b>						<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>			<b>City, State Zip</b>				<b>Zoning</b>	
	1920 ALPHA DR		ROCKWALL, TX 75087					
<b>Subdivision</b>		<b>Tract</b>		<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>	
	ELLIS CENTRE 2			A		3585-000A-0004-00-OR		

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	



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(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 CQ. 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						
ENGINEERING	Sarah Hager	6/6/2019	6/13/2019	6/7/2019	1	COMMENTS

comments on next page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(6/6/2019 1:41 PM SH)</p> <p>Landscape Plans</p> <ul style="list-style-type: none"> <li>- All ROW to be sodded before acceptance or final CO. Hydromulch not allowed.</li> <li>- 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.</li> </ul> <p>Site Plan</p> <ul style="list-style-type: none"> <li>- Minimum 1.0% slope for flumes.</li> <li>- Sidewalk pavement to be 3000psi (5.5 sack mix) label mix design.</li> <li>- All other paving to be at least 3600psi (6.5 sack Mix). Label mix design.</li> </ul> <p>The following items are for your information for engineering design</p> <ul style="list-style-type: none"> <li>- 4% Engineering Inspection Fees</li> <li>- Impact Fees for additional water taps</li> <li>- Walls 3' and over must be engineered.</li> <li>- All retaining walls must be rock or stone face. No smooth concrete walls.</li> <li>- Detention is required. Manning's C-value will be from 0.35 to 0.9 per zoning.</li> <li>- No utilities allowed in detention easement</li> <li>- Add note that the property owner will be responsible for maintaining repair, and replacement of the detention/drainage systems</li> <li>- Minimum utility easement width is 20'</li> <li>- All parking to be 20'x9'</li> <li>- All drive aisles to be a minimum of 24' wide</li> <li>- No structures in easements</li> <li>- Max slope is 4:1</li> <li>- Must have an oil/water separator that collects the dumpster runoff and drains to the storm lines</li> <li>- Must meet all engineering standards</li> </ul>						
FIRE	Ariana Hargrove	5/17/2019	5/24/2019	5/23/2019	6 APPROVED	see commnet
<p>(5/23/2019 1:43 PM AA)</p> <p>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.</p>						
GIS	Lance Singleton	5/17/2019	5/24/2019	5/22/2019	5 APPROVED	See comments
<p>(5/22/2019 10:09 AM LS)</p> <p>Assigned address will be: 1920 ALPHA DR, ROCKWALL, TX 75087</p>						
PLANNING	David Gonzales	5/17/2019	5/24/2019	5/23/2019	6 COMMENTS	See comments

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

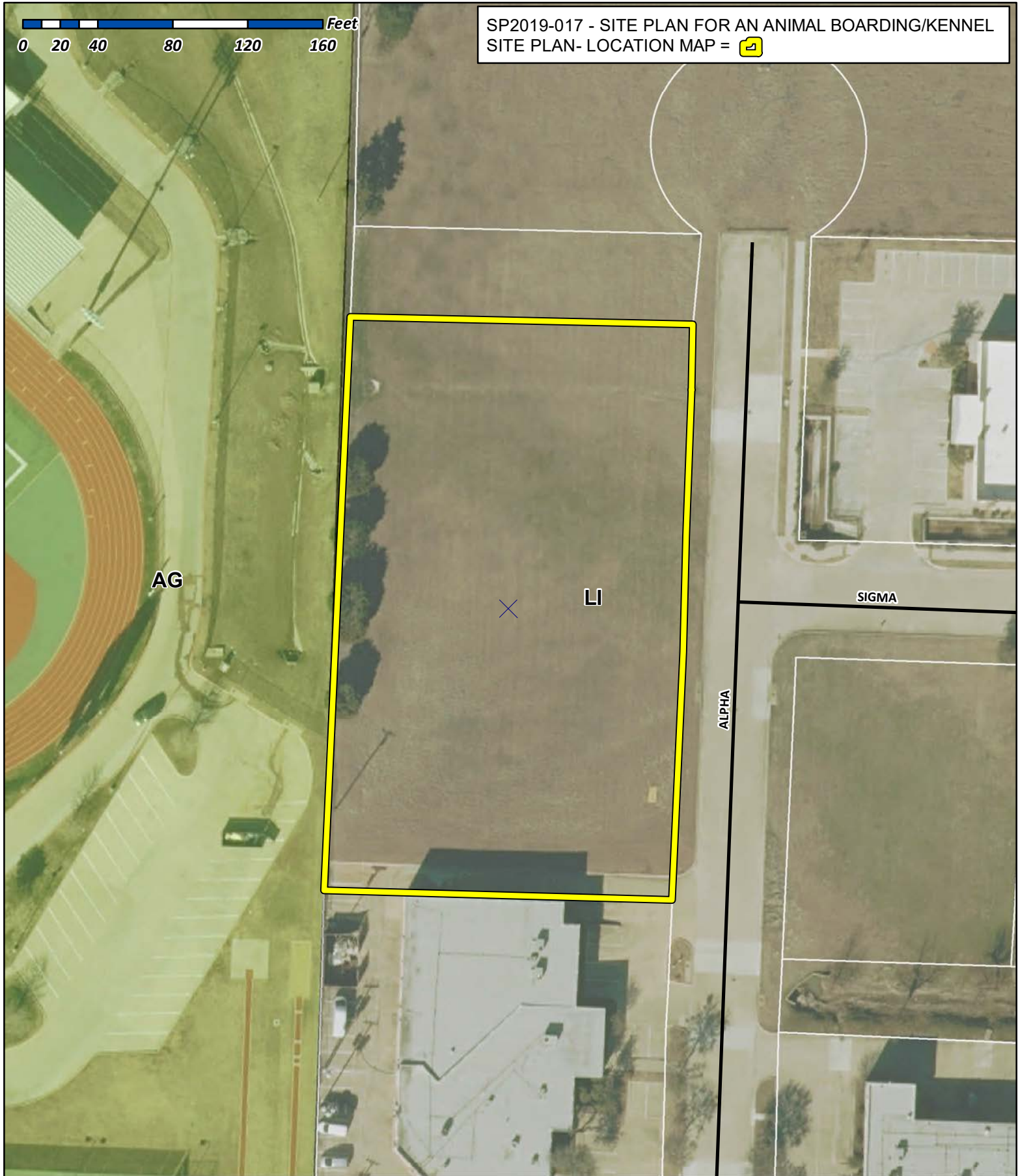
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>2. Move building line label that sets on top of tree in landscape buffer.</p> <p>3. Sec. 5.3, Art. VIII, of the UDC states no artificial plant materials may be used...must be turf or a non-permiable surface. Provide a detail and cust sheets for the proposed articial turf for staff review and indicate if this is permiable or impermeable</p> <p>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.</p> <p>5. Parking Lot Lanscape Lable at bottom of plan: update total parking space count to match the site plan(i.e. 12 &amp; 15 spaces).</p> <p>Treescape Plan:</p> <p>1. No mitigation required for the removal of the two(2) cedar trees as indicated on the plan.</p> <p>Photometric Plan:</p> <p>1. The maximum pole height shall not exceed 30-ft in overall height. Provide detail.</p> <p>2. Provide cut sheets for all exterior lighting fixtures. Under canopy lighting required to be fully recessed into canopy.</p> <p>Building Elevations:</p> <p>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.</p> <p>2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.</p> <p>3. Provide a materials sample board for ARB review of the actual materials to be used</p> <p>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</p> <p>** 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.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board: May 28, 2019 (5:00 p.m.) [Recommendations from ARB]</p> <p>Planning - Work Session: May 28, 2019 (6:00p.m.) [Applicant to present/discuss project]</p> <p>Architectural Review Board: June 11, 2019 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: June 11, 2019 (6:00p.m.) [P&amp;Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>** 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] **</p>						
PLANNING	David Gonzales	6/6/2019	6/13/2019	6/6/2019	COMMENTS	See comments

comments on next page



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING AND ZONING 2nd ROUND COMMENTS (06.05.2019):						
The following staff comments are to be addressed and resubmitted no later than Tuesday June 18, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:						
** Planning Department General Comments & conditions of approval to be determined by the Planning and Zoning Commission:						
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. Provide detail of installation and cut sheets regarding artificial turf being requested. Engineering Department will need to make a determination if detention will be required for use of the artificial turf.						
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. Where are the HVAC/RTU's units located? These units require screening from the public rights of way and adjacent properties. Provide location of these units and a screening detail.						
Landscape Plan:						
1. Sec. 5.3, Art. VIII, of the UDC states no artificial plant materials may be used...must be turf or a non-permeable surface. Provide a detail of the stallation and cust sheets for the proposed articial turf for staff engineering review to determine if detention of the area is required 2. The minimum standard for a required tree to be located on the property is three(3)-caliper inches. Correct landscape plan to indicate the live oak and cedar elm trees to be a minimum of 3-inch caliper.						
Building Elevations:						
1. Approval by the Planning and Zonig Commission of exceptions to allow for not meeting the primary and secondary articulation standsrds the screening fence standards, and for the trash enclosure facing the public right of way.						

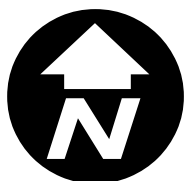
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
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

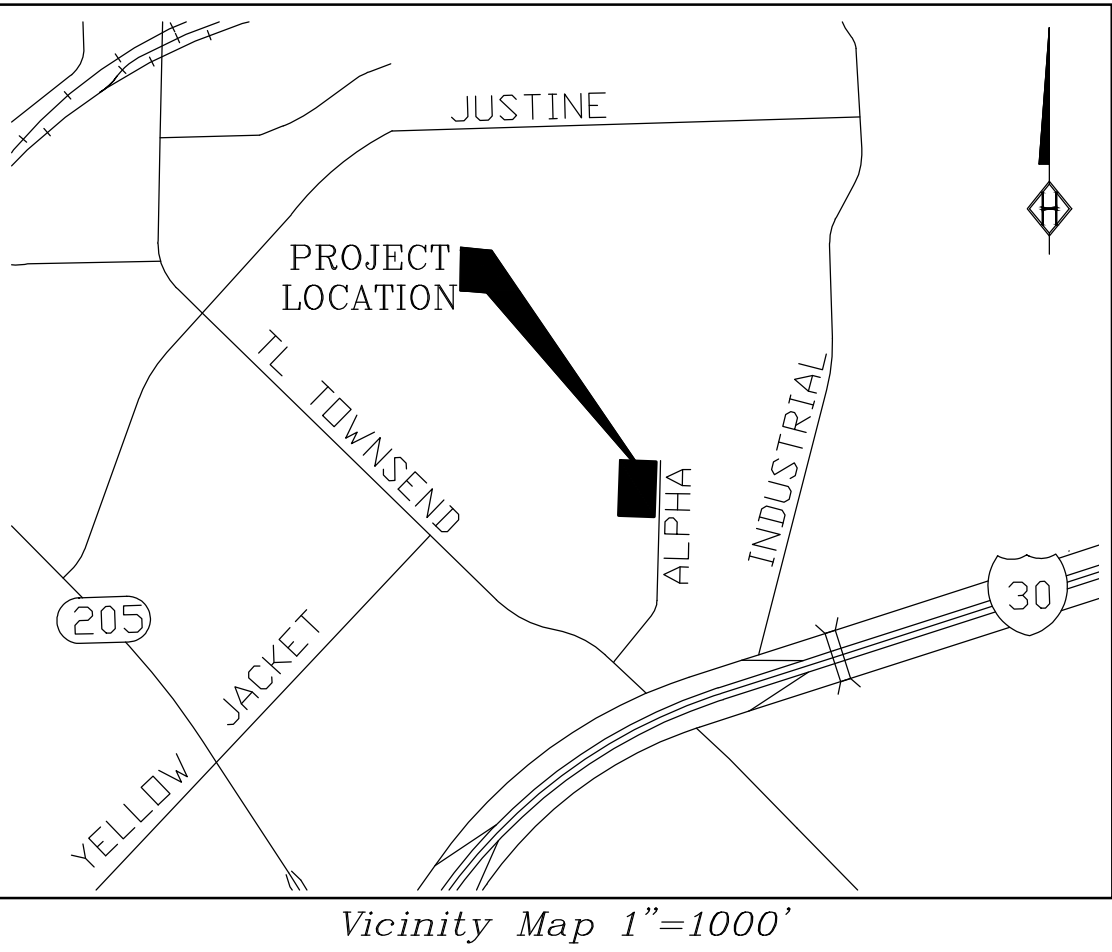
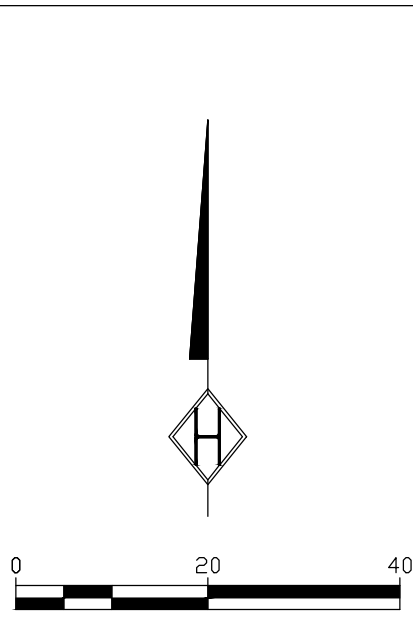
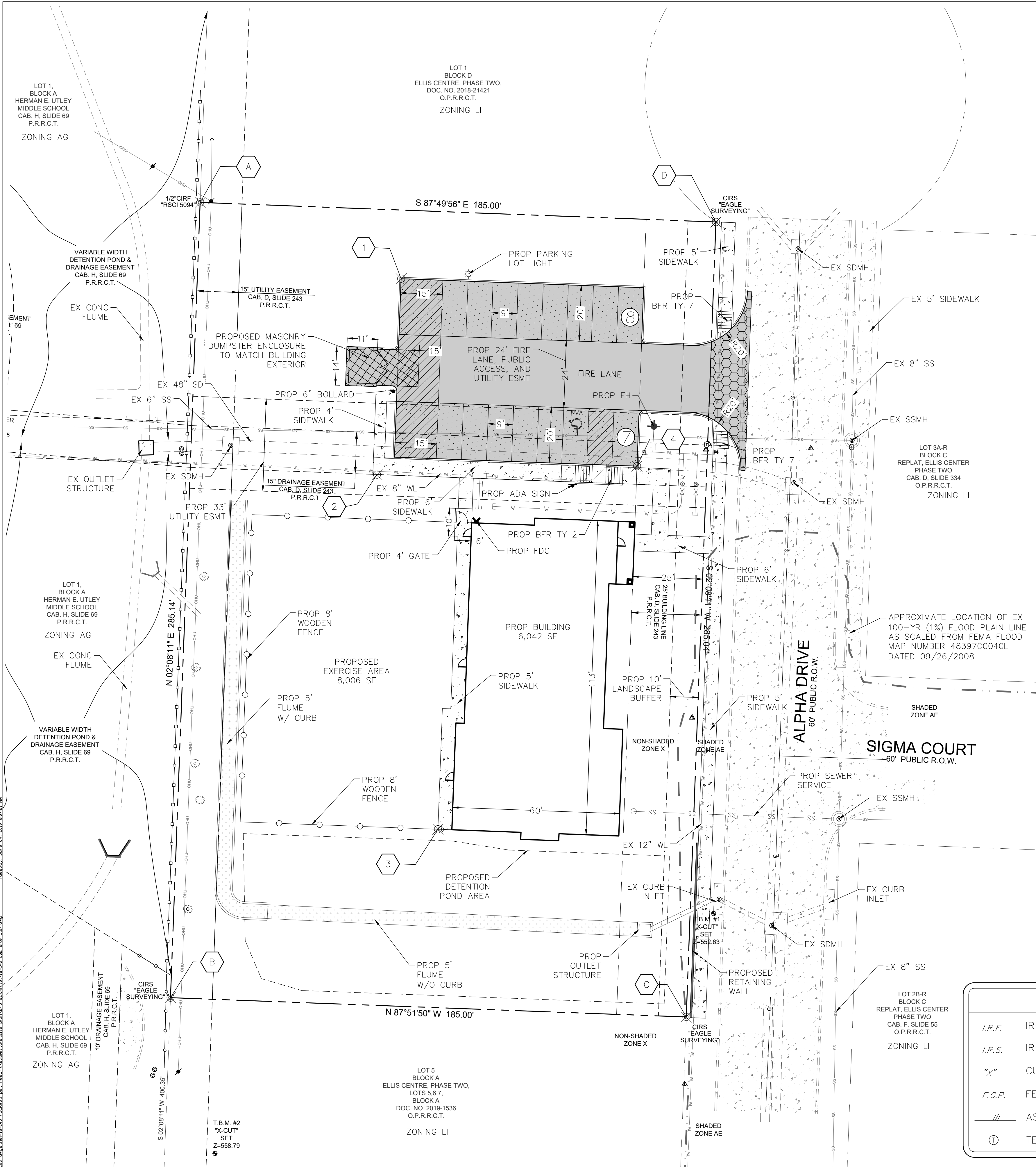


## City of Rockwall

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

LOT AREA: 52,741 SF (1.21 AC)  
PROPOSED BUILDING AREA: 6,042 SF  
PROPOSED FLOOR AREA RATIO: 0.11  
IMPERVIOUS AREA: 22,900 SF (43.42%)  
PERVIOUS AREA: 29,841 SF (56.58%)  
PARKING REQUIRED: ANIMAL HOSPITAL/CLINIC  
6,042 SF @ 1 SPACE / 500 SF = 12 SPACES  
PARKING REQUIRED: 12 SPACES  
PARKING PROVIDED: 15 SPACES  
HANDICAP PARKING REQUIRED: 1 SPACE  
HANDICAP PARKING PROVIDED: 1 SPACE

**NOTES.**

1. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF THE DETENTION AND DRAINAGE SYSTEMS.
2. NO STRUCTURES ARE ALLOWED IN EASEMENTS.
3. A WATER FLOW TEST VERIFYING FLOW CAPACITIES SHALL BE WITNESSED BY THE FIRE MARSHAL PRIOR TO VERTICAL CONSTRUCTION.
4. NO OUTSIDE PENS ARE PROVIDED
5. ADHERENCE TO THE UDC, PLANNING, BUILDING INSPECTIONS, ENGINEERING AND FIRE DEPARTMENT REGULATIONS SHALL BE REQUIRED.

**PAVEMENT LEGEND**

**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:**

1. 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.
2. 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 COMPOUND.
3. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7022635.9438	2598894.7809	1	7022608.6381	2598966.8130
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

**LEGEND**

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊙ WM	WATER METER

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 06/03/2019

**HOMEYER**  
ENGINEERING, INC.  
TBE FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM

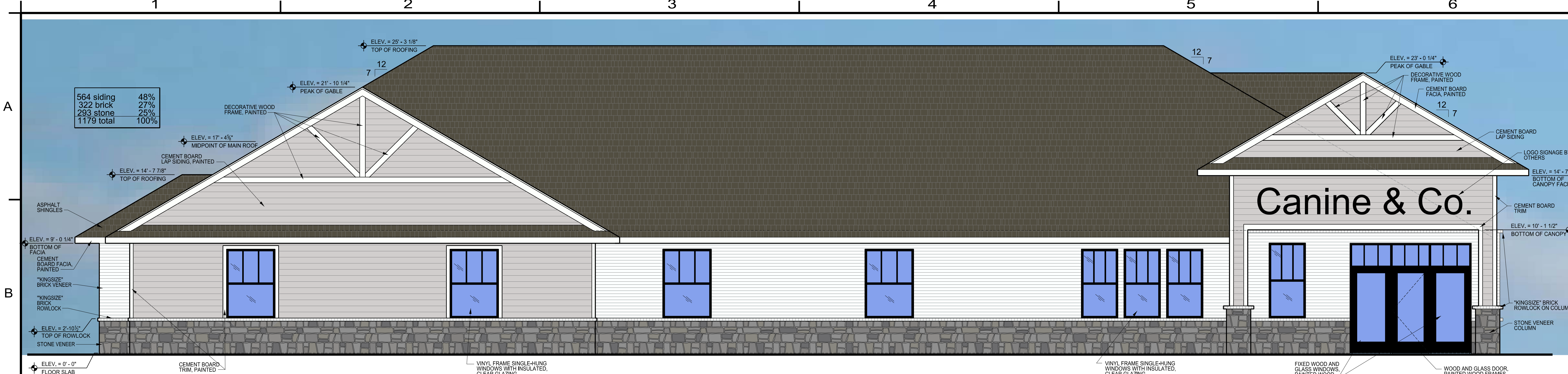
CANINE AND CO. RESORT  
1.21 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**SITE PLAN**

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

**SHEET NO:**  
C2

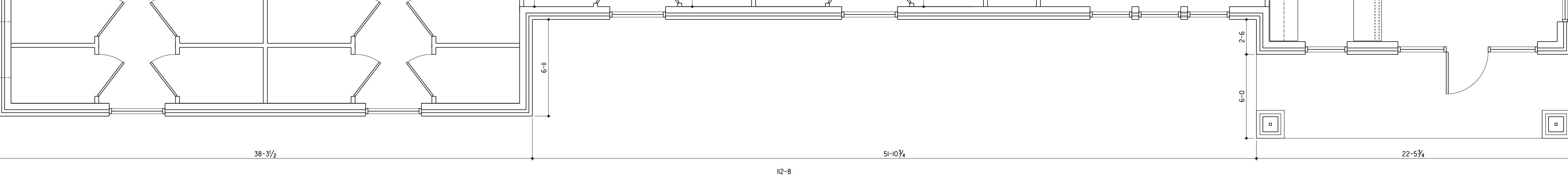




01 Front (East) Elevation

1/4"=1'-0"

0 1 2 3 4 5 10



01A Plan Reference

1/4"=1'-0"

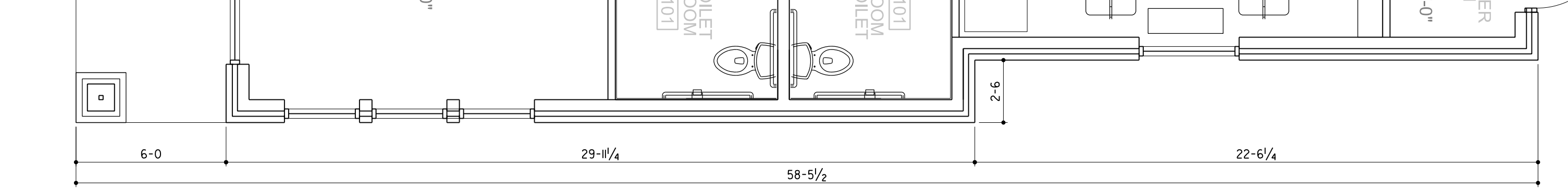
0 1 2 3 4 5 10



02 Side (North) Elevation

1/4"=1'-0"

0 1 2 3 4 5 10



02A Plan Reference

1/4"=1'-0"

0 1 2 3 4 5 10



Phillip Morse, Architect

PlacesMade architecture

2840 Keller Springs Road

Suite 603

Carrollton, Texas 75006

214 888 7074

www.placesmadedeal.com

If the adjacent seal block does not contain the architect's seal, signature, and date; then this document is incomplete and may not be used for regulatory approval, permit, or construction.

PlacesMade architecture

Phillip Morse, TX Reg No. 17037

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in TX. P.O. Box 12337 - Austin, TX 78711-2337. Ph. 512-365-9000. www.tbae.tx.us

TRI-STAR CONSTRUCTION, INC.

GENERAL CONTRACTORS

Building #2

3601 Yucca Drive

Flower Mound, Texas 75028

972.221.5558

www.tristarcorp.org

New Building for:

Canine and Co. Resort, LLC

Alpha Drive @ Sigma Court

Rockwall, TX 75087

Project No. 17004

Date September 2017

Revisions

No.	Date
For Review 05-02-19	
For Review 05-14-19	
For Review 05-15-19	

scale verification 1" = 1'

Sheet A2.1C

Color Elevations





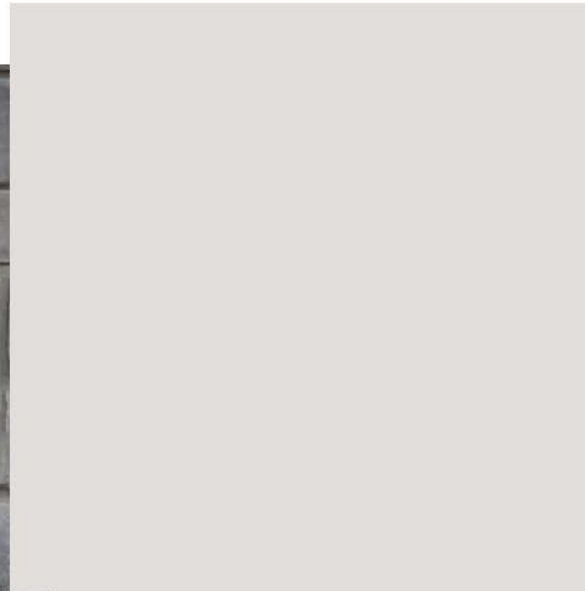
# 03 Material Board



REQUISITE GRAY  
SHERWIN WILLIAMS  
SW7023 PAINT



GREY LEUDERS STONE



ORIGINAL WHITE  
SHERWIN WILLIAMS  
SW7077 PAINT



ONYX BLACK  
OWENS CORNING  
ASPHALT SHINGLES

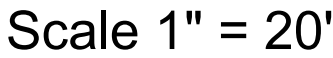
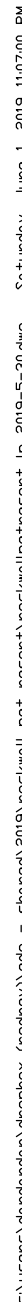


PAINTED BRICK TO  
MATCH SW7077




PLYGEM BLACK  
VINYL WINDOWS






### TREES

SHRUBS





1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED IN REMARK). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN  $\pm 0.1'$  OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE INFORMATION ON CONSTRUCTION OF FINISH GRADE.

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 EXISTING SLOPE. SLOPES SHALL BE MAINTAINED TO PREVENT EROSION AND TO PREVENT THE FORMATION OF UNDESIRABLE SLOPING 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.

3. NOTE THAT THE SLOPE OF ALL AREAS SHALL BE MAINTAINED AFTER INSTALLING SLOPE AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SLOPE 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.

4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DEWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE 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 FLOORS.

6. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).

7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).

8. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).

9. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT ALL PLANTING 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.).

10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE GENERAL INFORMATION ONLY. PLANT QUANTITIES SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.

11. **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 (W/ A PROPER COPY OF THE PLANT CATALOG).

12. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.

13. 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 PURPOSE OF MONITORING AND CORRECTING PROBLEMS WITH PLANTING, SUCH AS: WEEDING, WATERING, FERTILIZING, PRUNING, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS IN RESPONSE TO MAXIMUM WATER CONSUMPTION.

14. 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 STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

15. UP TO THE 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.

B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

16. SEE SPECIFICATIONS AND DETAILS FOR FURTHER INFORMATION.

17. ALL DISTURBED AREAS TO HAVE ESTABLISHED 1" STAND OF TURFGRASS ON 75-80% OF THE SITE PRIOR TO ACCEPTANCE.

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

## STREET LANDSCAPING

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

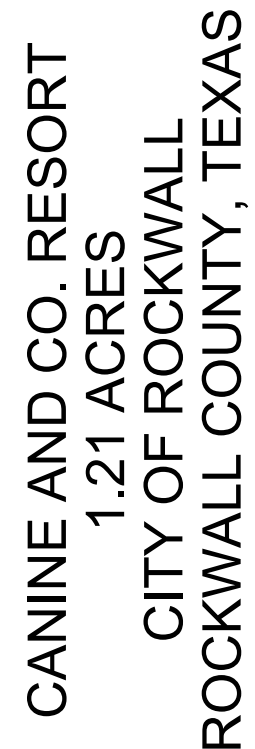
IRRIGATION  
PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.  
\* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

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.

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.

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.

**HOMER**  
**ENGINEERING, INC.**  
TBE FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
[WWW.HEI.US.COM](http://WWW.HEI.US.COM)



DATE: 09/28/2018

SHEET NO:  
LP-1



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES 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.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. 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 CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  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.
  6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF 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.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8.0, MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- 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.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES 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.
    - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO 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.
  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.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - iv. IRON SULFATE - 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.
  6. 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.

GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. 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.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL 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:
  - a. 1"-2" TREES TWO STAKES PER TREE
  - b. 2-1/2" - 4" TREES THREE STAKES PER TREE
  - c. TREES OVER 4" CALIPER GUY AS NEEDED
  - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
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 PLANS).

SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

HYDROMULCHING

1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
  - a. WINTER MIX (OCTOBER 1 - MARCH 31)
    - 50# CELLULOSE FIBER MULCH
    - 2# UNHULLED BERMUDA SEED
    - 2# ANNUAL RYE SEED
    - 15# 15-15-15 WATER SOLUBLE FERTILIZER
  - b. 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:
  - a. GENERAL
    - 50# CELLULOSE FIBER MULCH
    - 15# 15-15-15 WATER SOLUBLE FERTILIZER
  - b. SEED RATE PER LEGEND

CLEAN UP

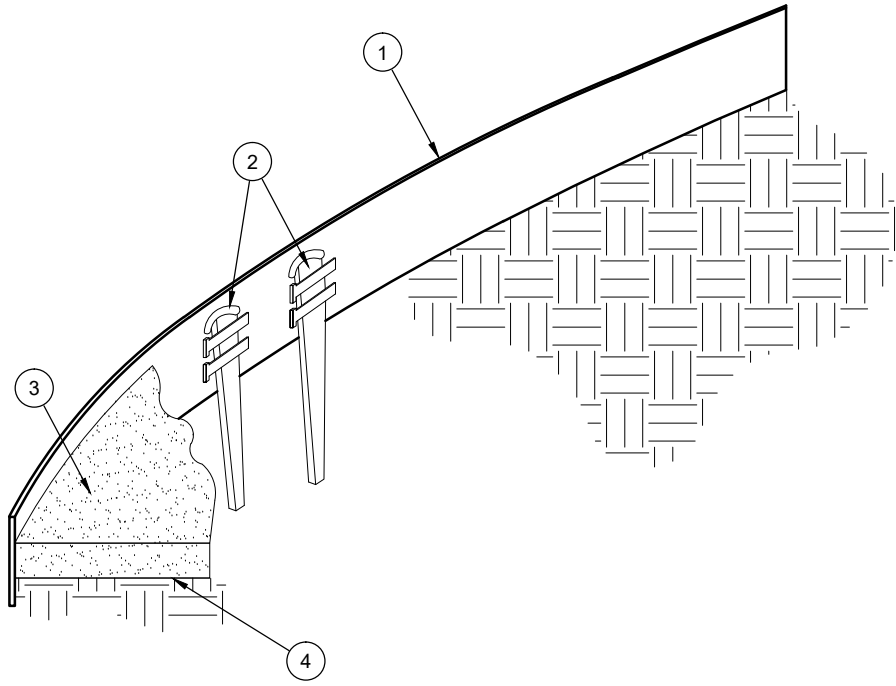
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE 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:
    - 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.
    - 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 RESEDDO OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. 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.
  2. 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.
- K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

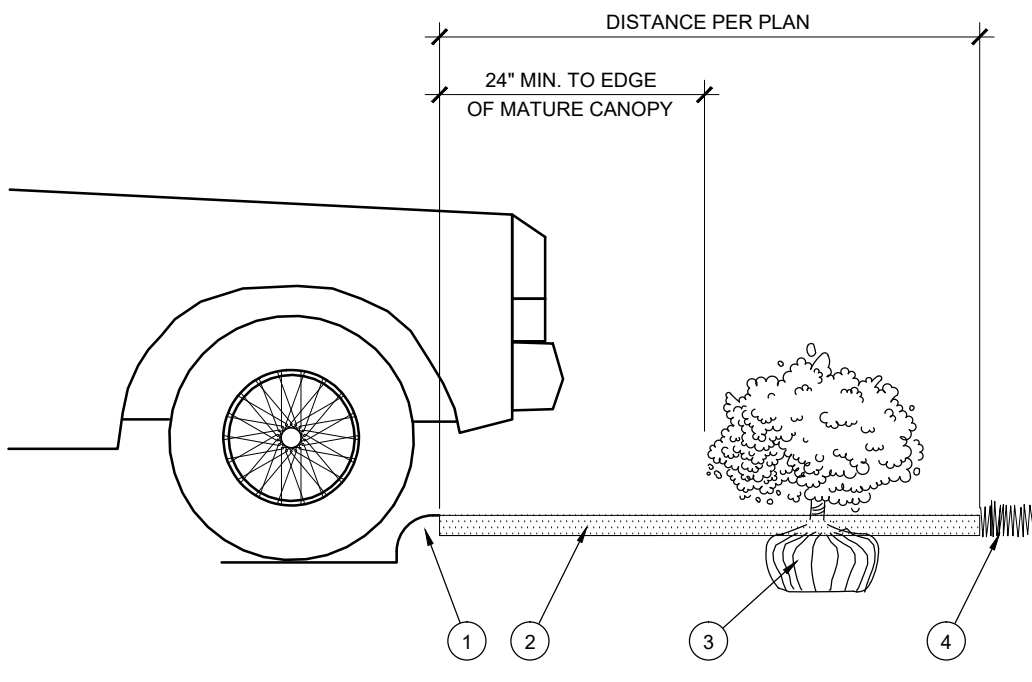


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING

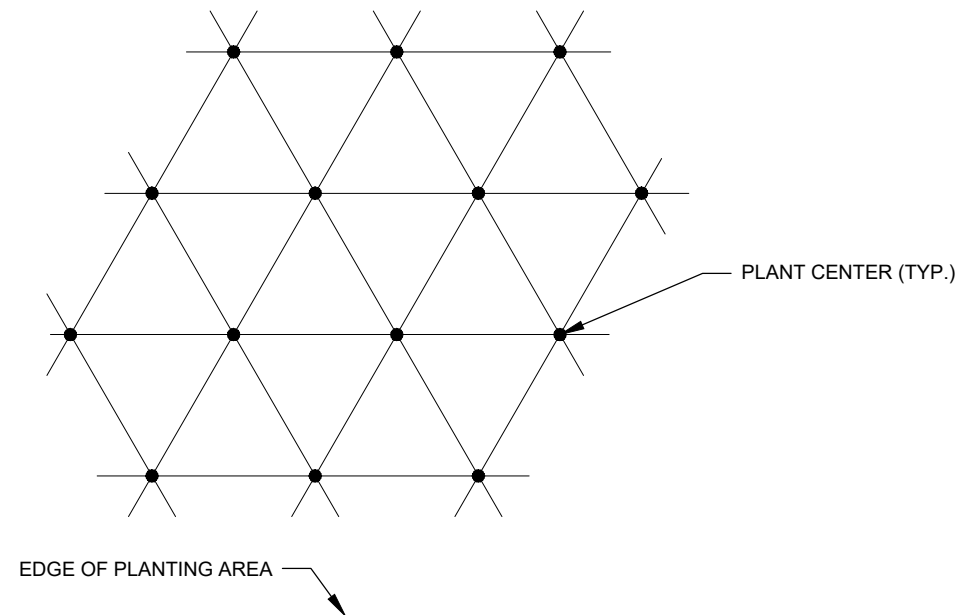
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D HEDGE PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



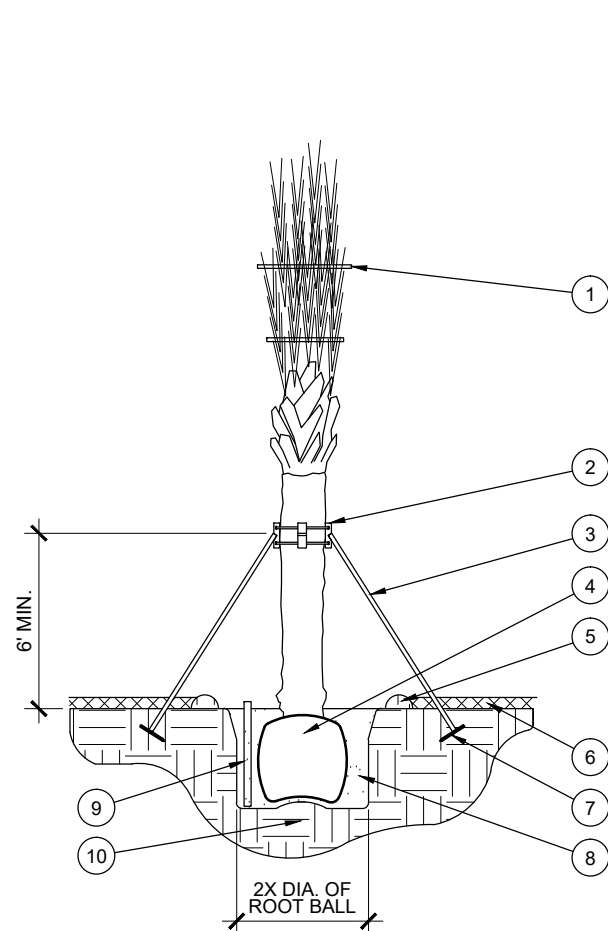
NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

PLANT SPACING	AREA DIVIDER 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 PLANTS

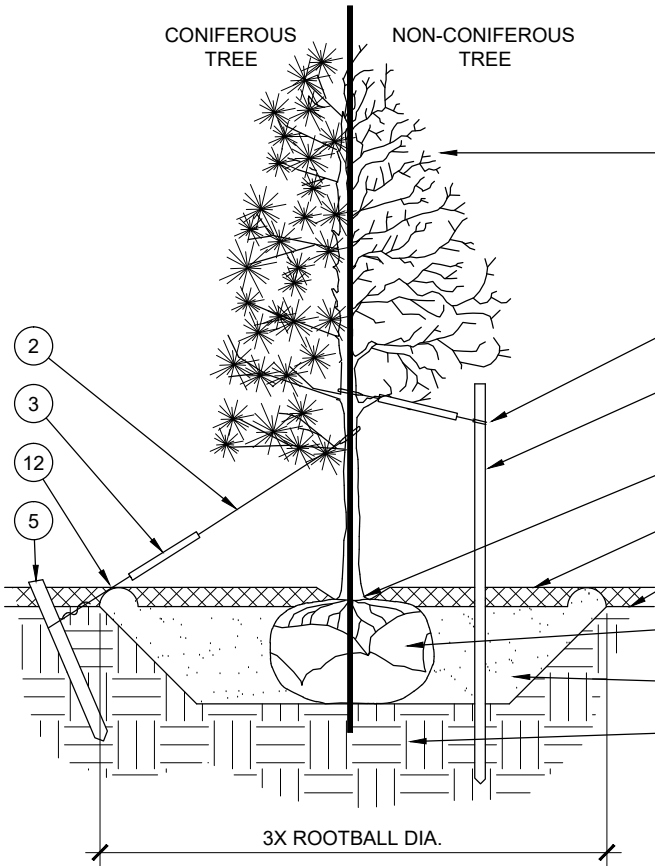
E PLANT SPACING

SCALE: NTS

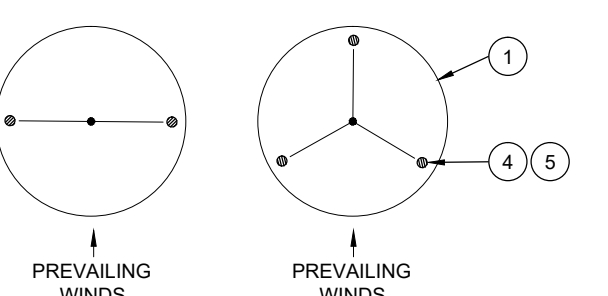


F PALM PLANTING

SCALE: NOT TO SCALE



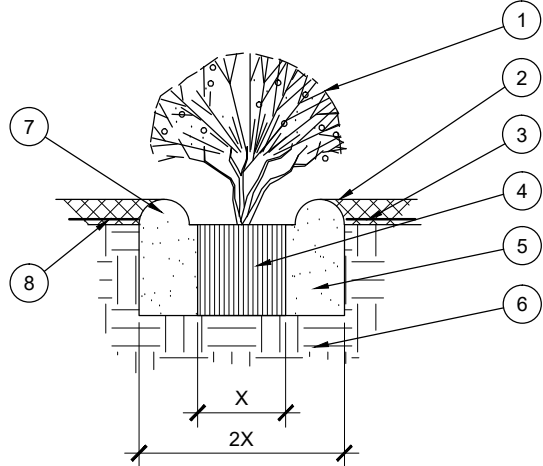
STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING

SCALE: NOT TO SCALE

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. 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.
8. WEED FABRIC UNDER MULCH.



B SHRUB/PERENNIAL PLANTING

SCALE: NTS

1. BIODEGRADABLE TWINE.
2. PALM BRACE SYSTEM.
3. 2" X 4" SUPPORT, TOENAILED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM.
4. ROOT BALL.
5. 4" HIGH TEMPORARY WATERING BASIN.
6. MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF MULCH WITHIN 12" OF TRUNK.
7. 2" X 4" X 12" DEADMAN, BURIED 12" MIN. BELOW GRADE.
8. BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS.
9. 4" PERFORATED PVC WATER MONITORING TUBE, WRAPPED IN FILTER FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM.
10. UNDISTURBED SUBGRADE.

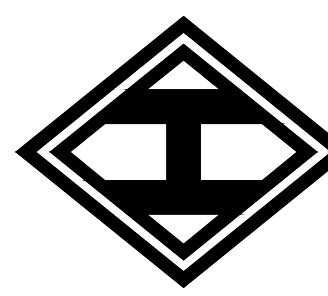
BRACING - PLAN VIEW

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
  2. 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 GRADE.
  3. DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
  4. AFTER PLANTING, LOOSEN THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.

1. TREE CANOPY.
2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (24" 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.

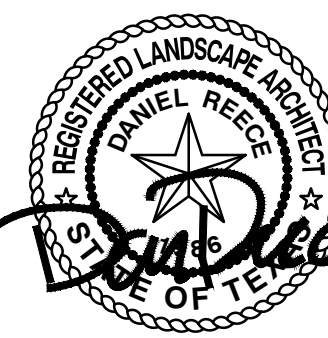
- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-5" ABOVE FINISH GRADE.
  3. FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON 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 30" 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 IN WIND.

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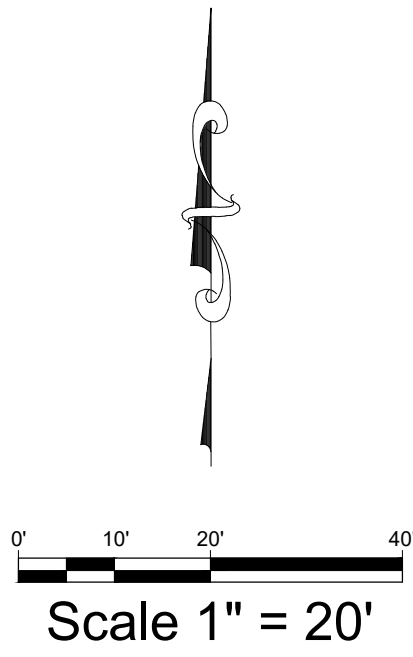
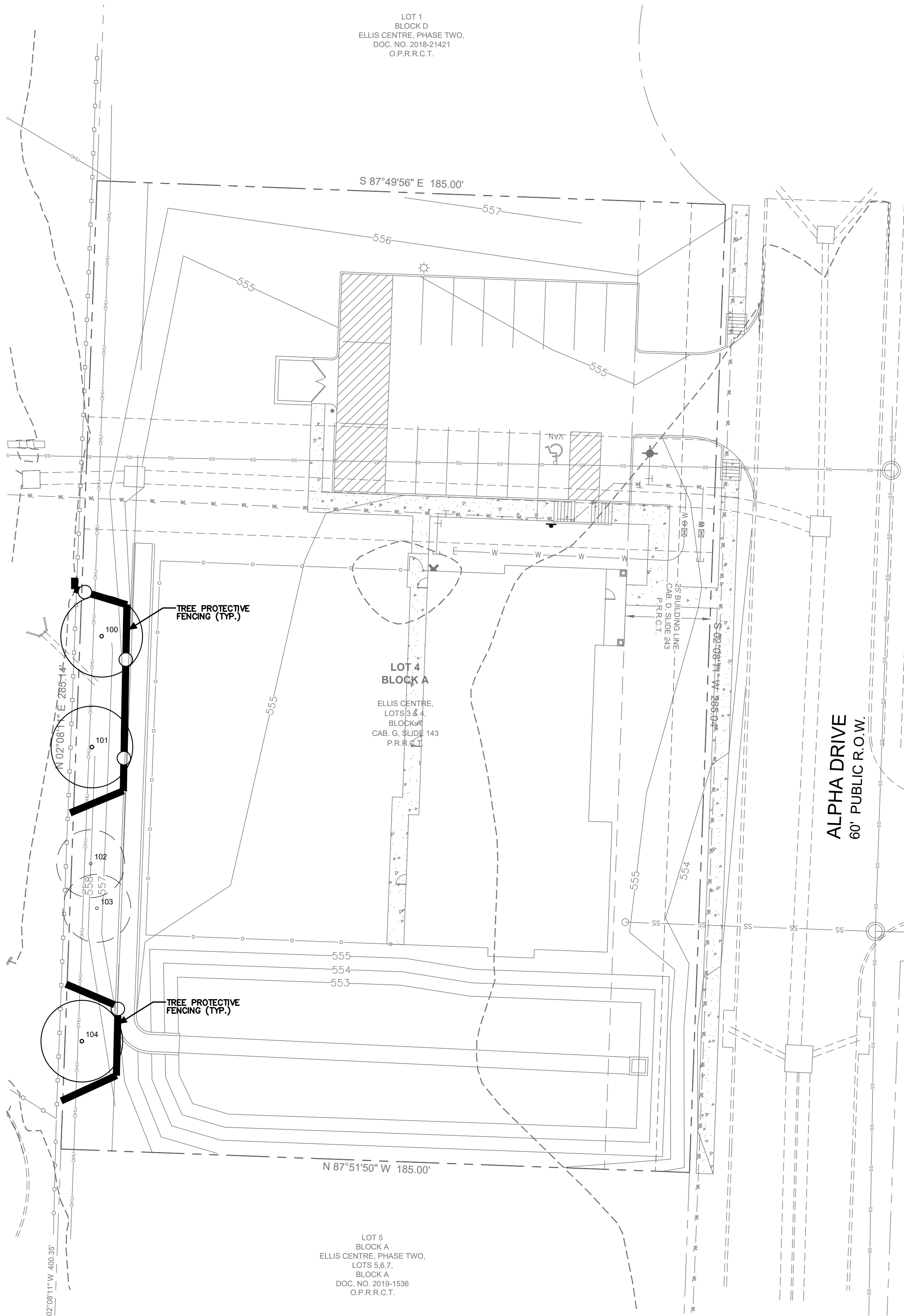
5-30-19

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

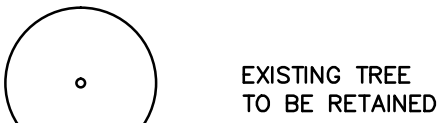
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LANDSCAPE DETAILS

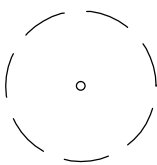
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LEGEND



EXISTING TREE  
TO BE RETAINED



EXISTING TREE  
TO BE REMOVED

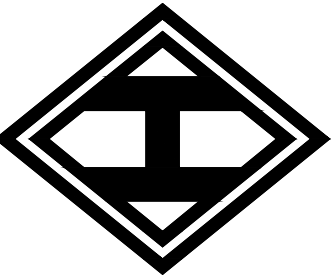


TREE PROTECTIVE FENCING

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

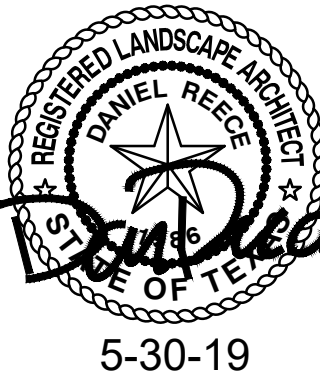
TREE SURVEY

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DRAWN: JAN

DATE: 09/28/2018

HEI #: 18-140

SHEET NO:  
TS-1



TREE PROTECTION SPECIFICATIONS

MATERIALS

- 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 FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

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 CONSTRUCTION PHASE.

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.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- 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).
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- 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 SYSTEM OF THE TREE.

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.

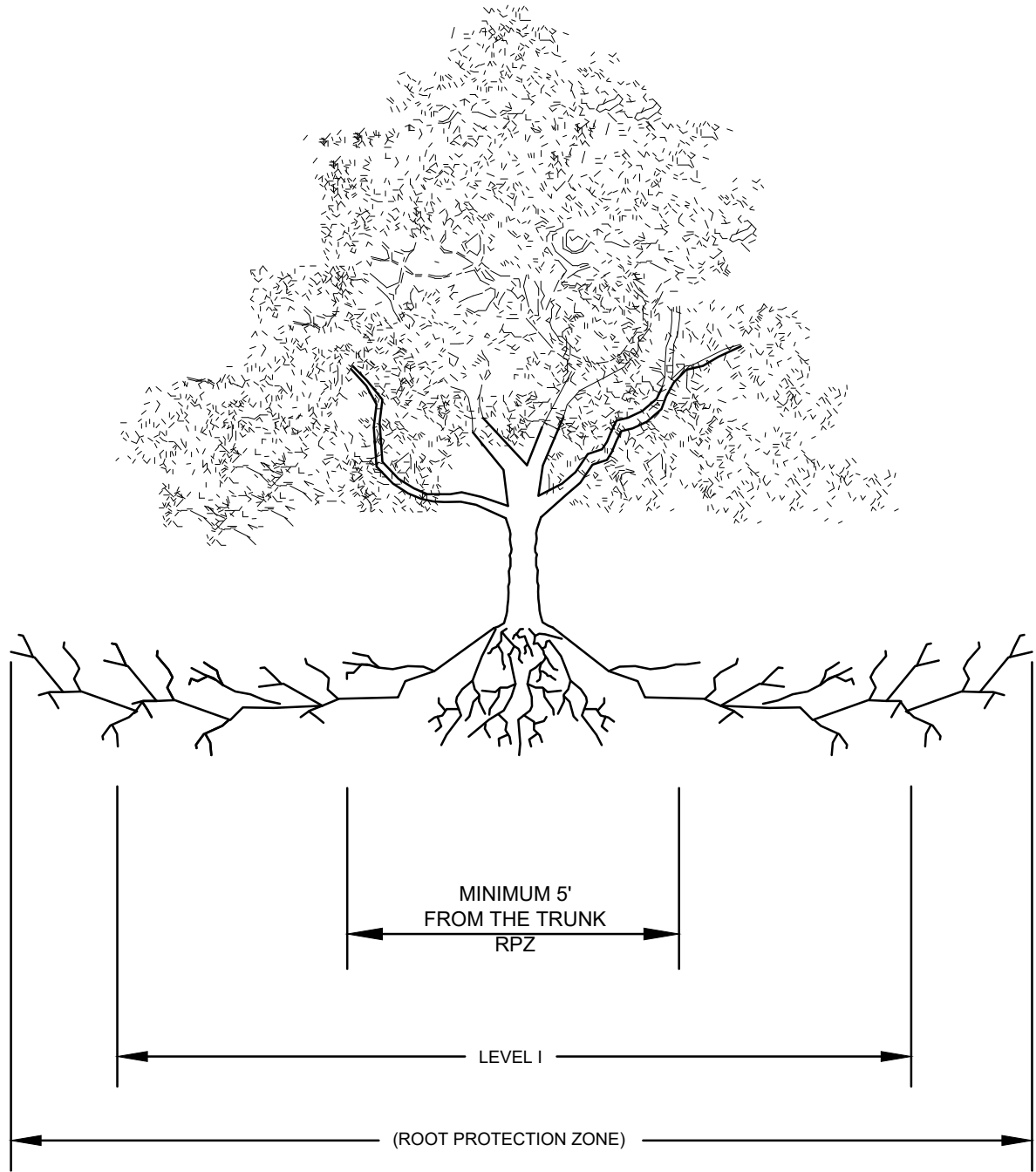
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIPLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

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

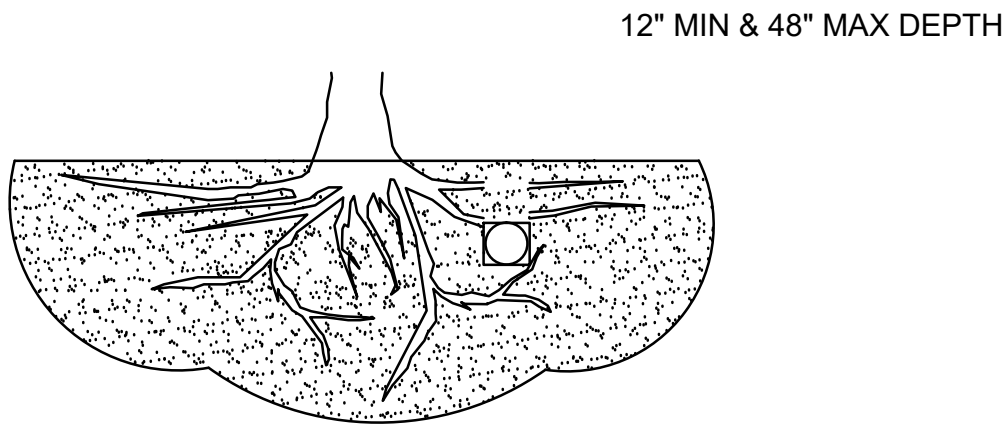
- A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- 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.
- ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- 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.
- NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- 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).
- 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.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- 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 IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (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.
- 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.



A
 TREE PROTECTION FENCE - ELEVATION
 SCALE: NOT TO SCALE

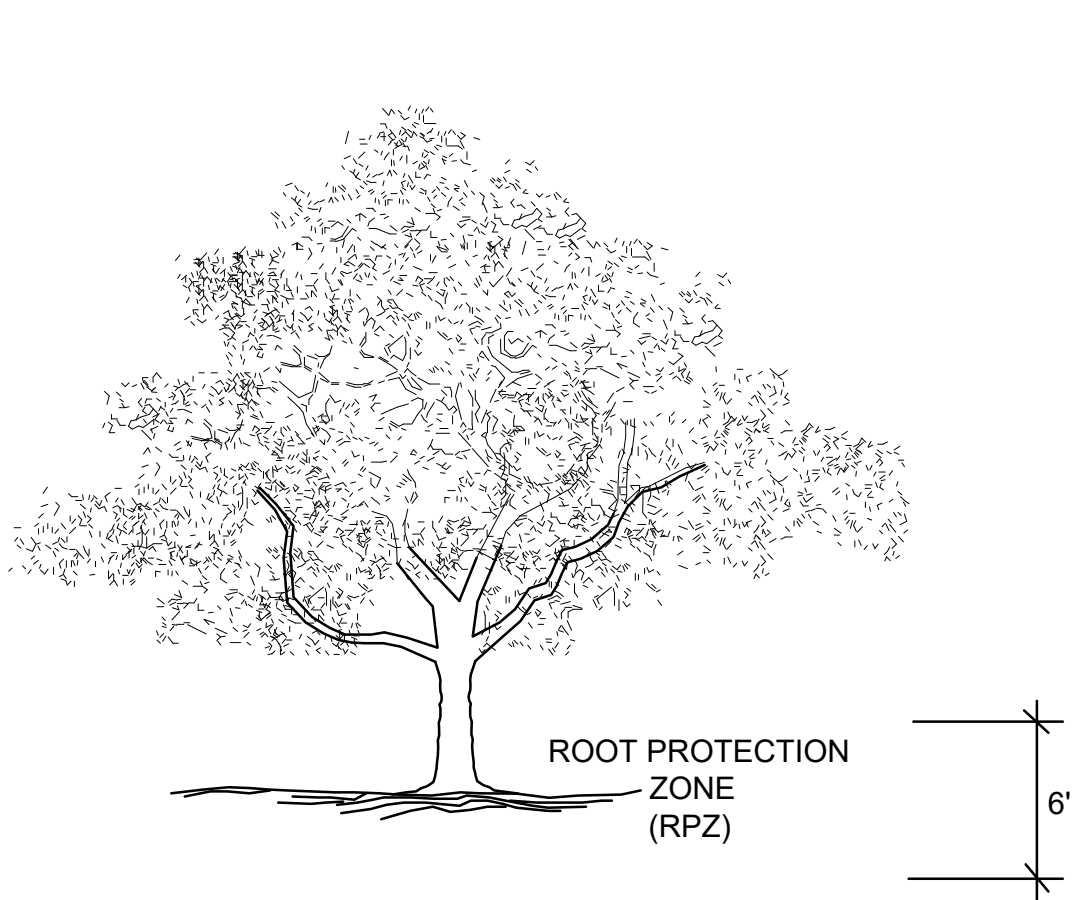
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

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



D
 BORING THROUGH ROOT PROTECTION ZONE
 SCALE: NOT TO SCALE

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

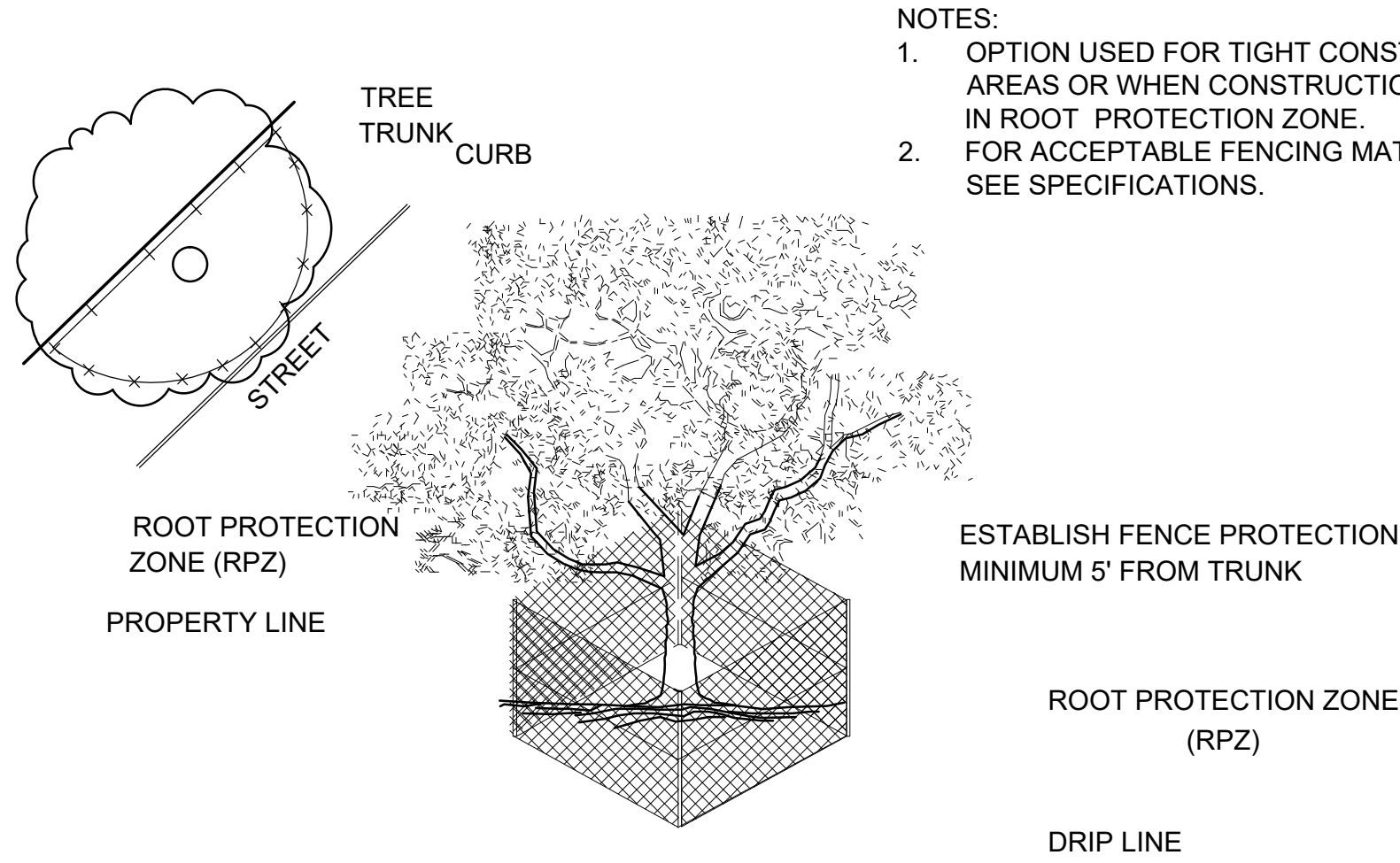


6" MULCH INSIDE RPZ

B
 TREE PROTECTION FENCE
 SCALE: NOT TO SCALE

NOTES:

- 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.

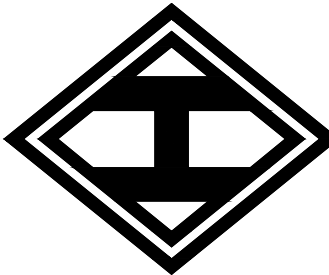


6" MULCH INSIDE RPZ IF BARE DIRT

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

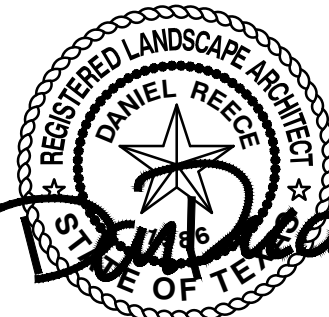
C
 TREE PROTECTION FENCE - LEVEL 2
 SCALE: NOT TO SCALE

HOMEYER  
ENGINEERING, INC.  
TBPE FIRM REGISTRATION NO. F-84440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
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CANINE AND CO. RESORT  
1.21 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

EVERGREEN  
DESIGN GROUP  
(800) 680-6630  
15305 Dallas Pkwy., Ste 300  
Addison, TX 75001  
www.EvergreenDesignGroup.com



5-30-19

DRAWN: JAN

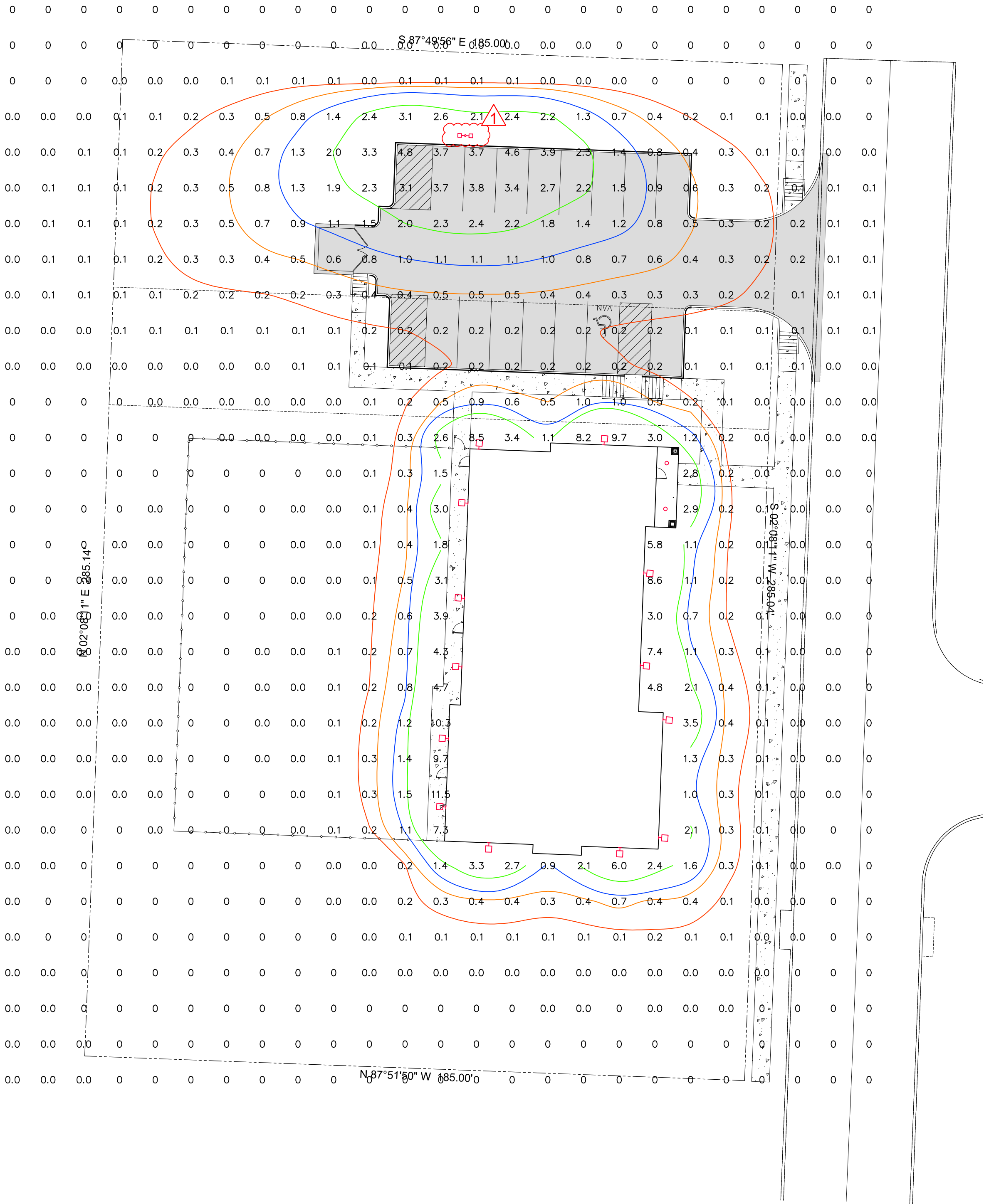
DATE: 09/28/2018

HEI #: 18-140

SHEET NO:  
TS-2

TREE SURVEY

ELECTRICAL - SITE LIGHTING PLAN



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
C	○	1200 lumen RL56 LED Downlight	ELECTRONIC	CEILING	EATON - HALO, RL560WH12940	120V 1P 2W	2
S2	□	PREVAIL AREA AND ROADWAY LUMINAIRE(2) 70 CRI, 3000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	ELECTRONIC	POLE (20' )	EATON - LUMARK, PRV-A40-D-UNV-T3-BZ-7030-HSS	120V 1P 2W	1
W	□	SAYLITE DCC150 SERIES	ELECTRONIC	WALL	SAYLITE - DCC150, DCC150L42W3424LMV50K	120V 1P 2W	13

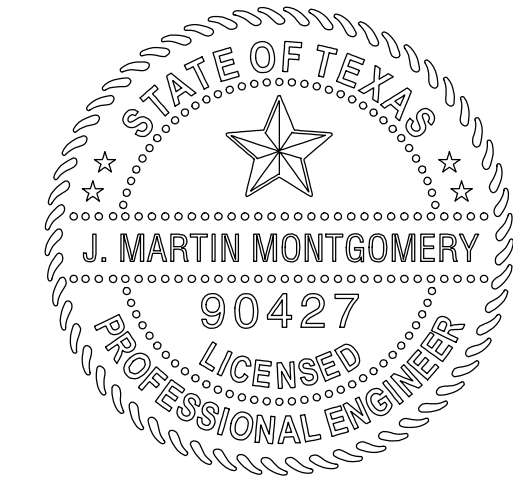
GENERAL PHOTOMETRIC SCHEDULE

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] CODE.
  - 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.



PROJECT:  
 TRISTAR  
 ROCKWALL PET RESORT  
 LOT 3 & 4 BLOCK A, ELLIS CENTRE  
 ROCKWALL, TX, 75087



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

REVISION HISTORY		DESCRIPTION	DATE	NO.
		RELOCATED LIGHT POLE	06/03/19	1

ISSUE DATE: 05/09/2019

DRAWN BY: RF

SCALE: N.T.S. 24x36

SHEET NUMBER:

E1.1





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** June 11, 2019  
**APPLICANT:** Annalyse Valk; Platinum Construction  
**CASE NUMBER:** SP2019-018; *Site Plan for Office/Warehouse at 1491 T. L. Townsend Dr.*

---

### **SUMMARY**

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.

### **BACKGROUND**

The subject property was annexed in 1980 [*Ordinance No. 80-09*], is zoned Light Industrial (LI) District, is addressed as 1491 T. L. Townsend Drive, and is currently vacant. In 2017, the applicant submitted a request for approval of a site plan [*Case No. SP2017-018*] for a multi-tenant office/warehouse on the subject property. At that time, the proposed office/warehouse facility matched the office/warehouse facility -- *that had just been approved* -- located just north of this property, and which is owned by the applicant. After receiving staff's comments, the applicant requested to withdraw the request in order to revise the submittal to address staff's comments.

### **PURPOSE**

The applicant is requesting approval of a site plan for a multi-tenant office/warehouse facility on the subject property, which is currently vacant.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located 1491 T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property there are several light industrial facilities (e.g. *Redi-Mix Concrete, Rockwall Mini Storage, and Hemisphere Brewing*) followed by IH-30. These areas are zoned Light Industrial (LI) District. Beyond this is a house of worship (i.e. *Church of Christ*) and several light industrial facilities (e.g. *Checkmate Embroidery, AACA Parts and Supplies, and T1 Auto*). These areas are zoned Commercial (C) and Light Industrial (LI) District.

**South:** Directly south of the subject property is T. L. Townsend Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family residential subdivision (i.e. *Townsend Village Subdivision*) that is zoned Planned Development 10 (PD-10) for single-family detached, multi-family, general retail, townhome, and light industrial land uses. Following this is SH-276, which is identified as a M4U (*major collector, four [4] lane undivided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several light industrial facilities (e.g. *Renegade Customs, Jowers Warehouse, and Dallas Glass*) followed by a large vacant tract of land. These areas are zoned Light Industrial (LI) and Heavy Commercial (HC) District. Beyond this is a senior living facility (i.e. *the Mansions*) and John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this is a single-family residential subdivision (i.e. *Rockwall Downes Subdivision*). These areas are zoned Planned Development District 10 (PD-10) for single-family residential detached, multi-family, general retail, townhome, and light industrial land uses.

West: Directly west of the subject property is T. L. Townsend Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan followed by a single-family residential subdivision (i.e. *Townsend Village Subdivision*) that is zoned Planned Development 10 (PD-10) for single-family detached, multi-family, general retail, townhome, and light industrial land uses. Following this there are several commercial buildings (e.g. *Costco, Platinum Self Storage, Rockwall Toyota*) that are zoned Commercial (C) and Light Industrial (LI) District.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (i.e. *an office/warehouse*) is allowed by-right in a Light-Industrial (LI) District and will not require any additional approvals with regard to land use. With the exception of the exceptions being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500</i>	<i>X=96,268 SF: In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>100-Feet</i>	<i>X=371-Feet: In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>X=228-Feet: In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X=25-Feet: In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet: In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet</i>	<i>X=15-Feet: In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=17-22-Feet: In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=24%: In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>X=91-94%: In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>53 Spaces</i>	<i>X=53 Spaces: In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>X=0-34%: <b>Not In Conformance</b></i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>X=34%: In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>90-95%</i>	<i>X=65%: In Conformance</i>

## **TREESCAPE PLAN**

The applicant has provided a treescape plan identifying 72 caliper-inches of protected trees that are required to be removed in order to develop the site. The trees being removed include four (4) Hackberry trees that are 12 caliper-inches and one (1) Hackberry tree that is 24 caliper-inches. According to Section 5, *Tree Mitigation*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the trees are identified as secondary protected trees and shall be replaced with a half-inch for every inch removed. In this case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site. This will satisfy the mitigation balance on the subject property.

## **CONFORMANCE WITH THE CITY'S CODES**

According to the submitted site plan, the facility will consist of two (2) buildings that are approximately 12,200 SF, utilize a flat roof design, and will be constructed of a combination of brick, stone, and stucco. *Building A* will be adjacent to T. L. Townsend Drive and will consist of offices. *Building B* will be situated behind *Building A*, will consist of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the roll-up doors will face toward *Building A* and will have limited visibility from T. L. Townsend Drive. According to Subsection 7.03, *Non-Residential District Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the minimum masonry requirement for buildings located within a Light Industrial (LI) District is 90% primary materials and/or a maximum of 10% secondary materials. Additionally a minimum of 20% stone is required on all building facades, and the use of cementitious materials (e.g. *stucco, cementitious lap siding, or similar materials*) shall be limited to 50% of each façade and shall not be used in the first four (4) feet from grade. Each building is also required to incorporate accent brick or stone or brick and stone patterns and materials that provide contrast on the façade. In this case, the proposed building utilizes a combination of brick, stone, and stucco. With the exception of the east façade of *Buildings A & B*, proposed buildings appear to be in conformance with the masonry requirements of the Unified Development Code (UDC).

Section 5, *Industrial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that all buildings located in a Light Industrial (LI) District conform to building articulation required on all primary and secondary facades. In this case, with the exception of the east façade of *Buildings A & B*, the proposed buildings appear to be in conformance with the requirements of the Unified Development Code (UDC). Staff should note, the applicant has the ability to conform to the masonry and building articulation requirements; however, the applicant has cited the limited visibility of the east façade as the motivation for requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions, staff has recommended to the applicant that a thick vegetative screen consisting of a combination of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast property lines to provide additional screening. This has been made a condition of approval.

## **VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT**

Based on the information submitted by the applicant, staff has identified the following variances/exceptions to the requirements of the Unified Development Code (UDC):

### **(1) Construction Materials.**

- (a) *Primary Materials*. Subsection 5.01, *General Industrial Standards*, of Section 5, *Industrial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) requires each exterior wall of a building's façade consist of a minimum of 20% stone (*i.e. natural or synthetic/cultured*). In this case the applicant is proposing to provide no stone on the east elevation of *Buildings A & B*. According to the applicant, the east elevation of *Buildings A & B* will not be visible. Staff should note, the east elevation of *Building A* will be highly visible from *Building B* and the east elevation of *Building B* may be visible from Kristy Lane and the adjacent properties. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to consider exceptions to the building material requirements on a case-by-case basis pending a recommendation by the Architectural Review Board (ARB). The Unified Development Code (UDC) requires the submission and approval of material samples and building elevations for the structure. Staff has not received material samples; however, the applicant has provided photographic images of the proposed materials.

### **(2) Building Articulation.**

- (a) *Secondary Building Facades.* Subsection 5.01, *General Industrial Standards*, of Section 5, *Industrial District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), requires secondary building facades have a maximum wall length not exceeding three (3) times the wall's height (*i.e. cannot exceed 51-feet in length*). Walls that exceed the maximum length are required to incorporate a secondary entryway or architectural element. The wall projection is required to be a minimum of 15% of the wall's length (*i.e. a minimum of 54-feet in length*). The architectural element must project a minimum of 15% of the wall's height (*i.e. ~three [3] feet in width*), and shall extend a minimum of 15% of the wall's height (*i.e. ~three [3] feet in length*). In this case, the applicant is not providing a wall projection on the east elevation of *Buildings A & B* and approval of an exception to the vertical and horizontal articulation requirements is required. According to the applicant, these facades will not be visible from the street. Staff should note, the east elevation of *Building A* will be highly visible from *Building B*, and the east elevation of *Building B* may be visible from Kristy Lane and the adjacent properties. The Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to consider exceptions to the building articulation requirements on a case-by-case basis pending a recommendation by the Architectural Review Board (ARB). When considering exceptions to the building articulation requirements, the Planning and Zoning Commission is tasked with determining if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future.

These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a simple-majority. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OurHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated within the IH-30 Corridor District, which is the primary retail corridor for the City of Rockwall. Currently, the corridor is approximately 55% developed and serves as a gateway for both the City and County of Rockwall. Current land uses include retail, personal services, medical services, and industrial land uses. The health of the IH-30 corridor is crucial to maintaining a high per capita sales tax for the City of Rockwall. In order to achieve this, the district is primarily designated as Special Commercial Corridor (SC). The Special Commercial Corridor (SC) is intended to provide an area for commercial/retail and regional/commercial retail activity centers that are capable of serving the entire region. Primary land uses within the district include regional shopping centers, entertainment, retail, personal services, restaurants, corporate offices, employment, and recreational land uses. Secondary land uses include residential, open space, trails, banks, service stations, and institutional/civic land uses. The Comprehensive Plan strives for secondary land uses to be integrated within larger developments in order to maintain the characteristics of the district.

In this case, subject property is located directly across the street from a single-family residential subdivision (*i.e. Townsend Village Subdivision*) and is currently zoned Light Industrial (LI) District. The proposed development (*i.e. office/warehouse*) appears to be compatible with the *current* land uses of the IH-30 Corridor District (*i.e. industrial land uses*); however, since the intent of the Special Commercial Corridor (SC) is to provide an area for commercial/retail and regional/commercial land uses, the applicant's request does not appear to align with the *future land uses* of the Special Commercial Corridor. With that being said, just northwest of the subject property is an office/warehouse facility that is constructed with a similar design and materials. Given the proximity of the existing neighboring land uses (*e.g. a concrete batch facility*), and the fact that *Building A* (*i.e. the most visible building*) will contain offices only, the request appears to conform to the Comprehensive Plan. Additionally, *Building A* serves as a transition from the higher intensity light industrial uses to the east to the lower intensity single-family residential to the west.



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

On May 28, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested the applicant make revisions in order to match the applicant's existing office warehouse facility located at 1450 T. L. Townsend Drive. The applicant has provided revised building elevations that will be reviewed by the Architectural Review Board (ARB) and a recommendation will be forwarded to the Planning and Zoning Commission at the June 11, 2019 meeting.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's site plan and associated exceptions, then staff would propose the following conditions of approval:

- (1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the northeast and southeast property lines;
- (2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

5/24/2019

# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	SP2019-018	<b>Owner</b>	SARO Partners LLC	<b>Applied</b>	5/21/2019	DG
<b>Project Name</b>	Office/Warehouse	<b>Applicant</b>	Platinum Construction	<b>Approved</b>		
<b>Type</b>	SITE PLAN			<b>Closed</b>		
<b>Subtype</b>				<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>
1491 T L Townsend Dr	ROCKWALL, TX 75087

Zoning

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
Bodin Industrial Addition		A	6		

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 (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.	Sarah Hager	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	
FIRE	Ariana Hargrove	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<p>(5/23/2019 4:25 PM AA)</p> <p>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.</p> <p>Fire hydrants shall be provided within 600-ft. to all portions of the buildings exterior walls.</p> <p>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.</p> <p>Proposed new fire hydrants shall be indicated on the plans.</p> <p>Existing fire hydrants to be considered for the use shall be indicated on the plans.</p> <p>Presence of automatic fire sprinkler system shall be indicated on the plans.</p> <p>Size and location of the underground water line servicing the fire sprinkler system shall be indicated on the plans.</p> <p>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.</p> <p>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.</p>							
GIS	Lance Singleton	5/21/2019	5/28/2019	5/22/2019	1	APPROVED	See comments
<p>(5/22/2019 11:52 AM LS)</p> <p>Address will be: 1491 S T L TOWNSEND DR, ROCKWALL, TX 75032</p>							
PLANNING	Korey Brooks	5/21/2019	5/28/2019	5/23/2019	2	COMMENTS	Comments

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



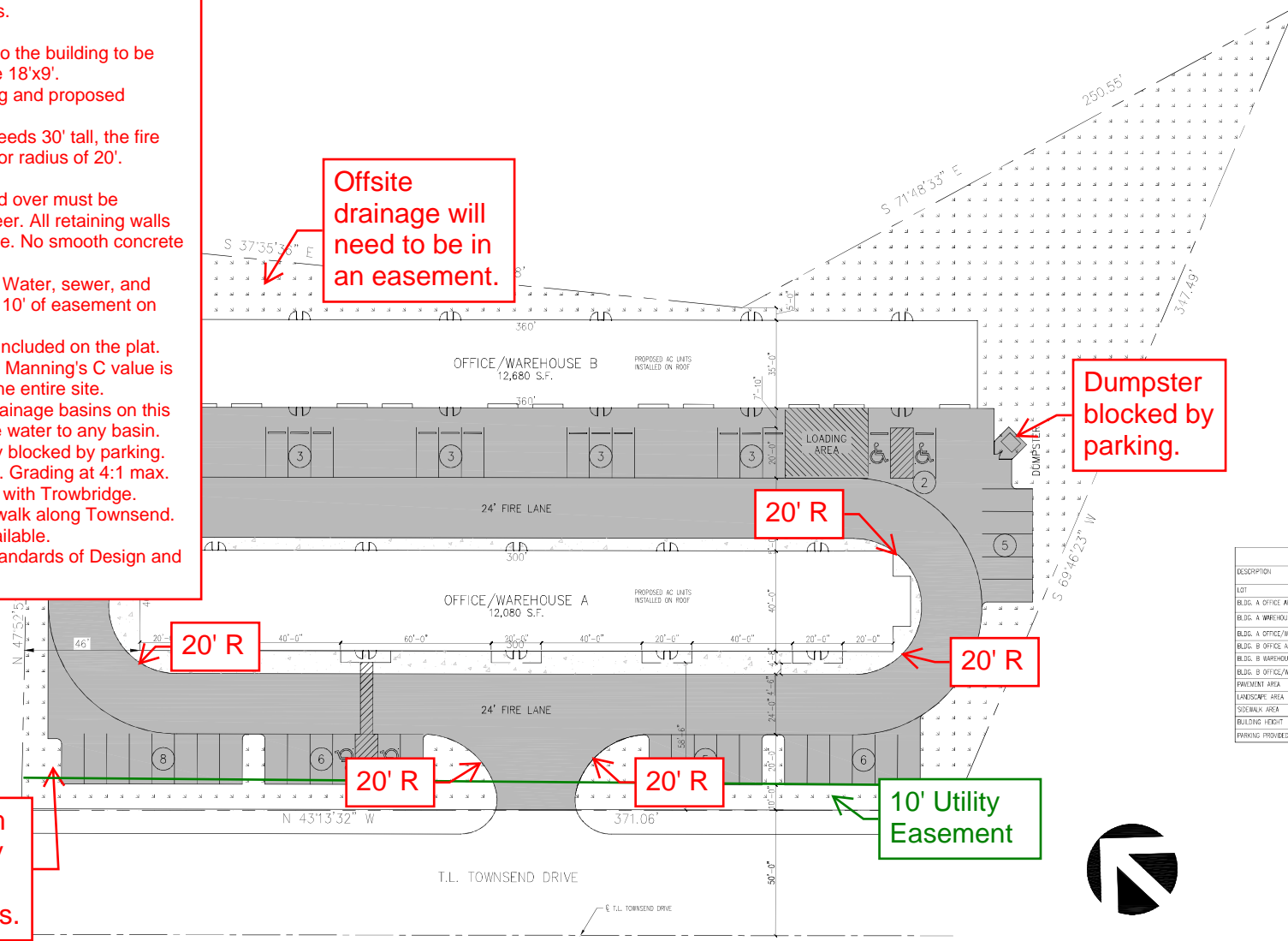
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
37. Sheet T-1—Please see notes from L-1						
38. Sheet E1.1—Please remove the hatch from the site.						
39. Sheet E1.1—Please darken and label property line						
40. Sheet E1.1—Please site data table						
41. Sheet E1.1—Please 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						

- 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.

Offsite  
drainage will  
need to be in  
an easement.

Dumpster  
blocked by  
parking.

18" RCP storm  
inlet here. May  
need to adjust  
per final grades.



SITE SUMMARY	
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'

**RAMSAY & REYES**  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087

Project Name and Location:  
**PLATINUM BUSINESS PARK II**  
1491 S.T.L. TOWNSEND DR.  
BODIN INDUSTRIAL SUBDIVISION  
2.21 ACRES  
LIGHT INDUSTRIAL ZONING

Project No.	17031
Drawn By	S.R.
Checked By	R.R.
Date	5/16/2019
Scale	1" = 20'
Sheet No.	1 of 7

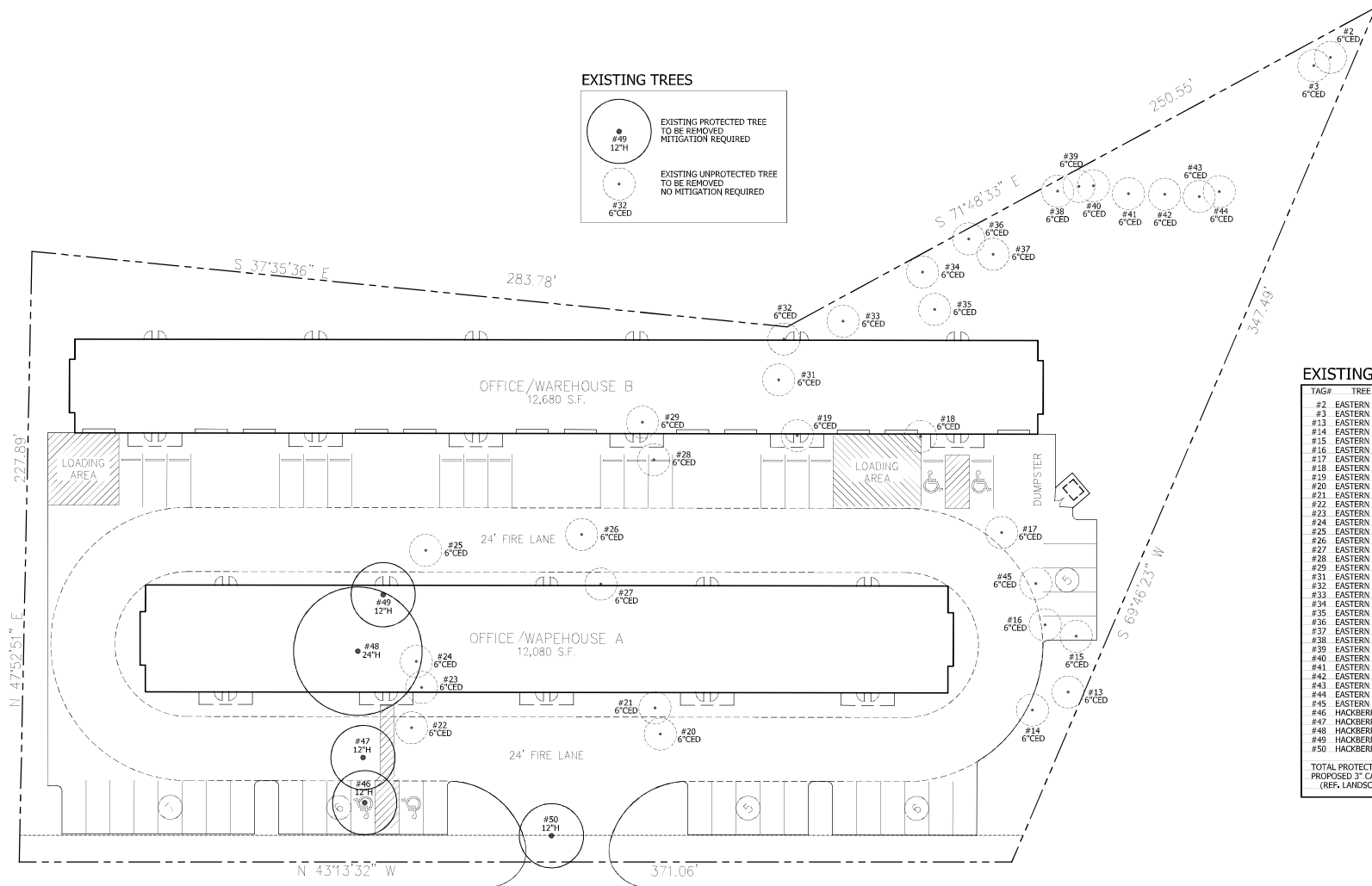
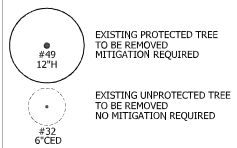
Drawing Name:

SITE PLAN

S-1



# EXISTING TREES

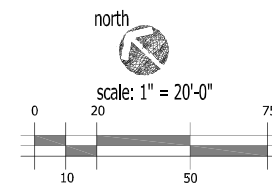


## EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED
TOTAL PROTECTED TREES REMOVED			72"
PROPOSED 3" CAL. TREES			24 x 3" = 72"
(REF. LANDSCAPE PLAN)			

No trees within 5' of water line in Townsend Blvd. ROW.  
ROW must be sodded prior to acceptance.

T.L. TOWNSEND DRIVE



appr. by:  
drawn by:  
date: 05-16-19

revisions



Leeming  
Design Group  
Landscape Architecture  
4015 West Loop South, Suite 100  
Dallas, Texas 75240  
972.777.7777

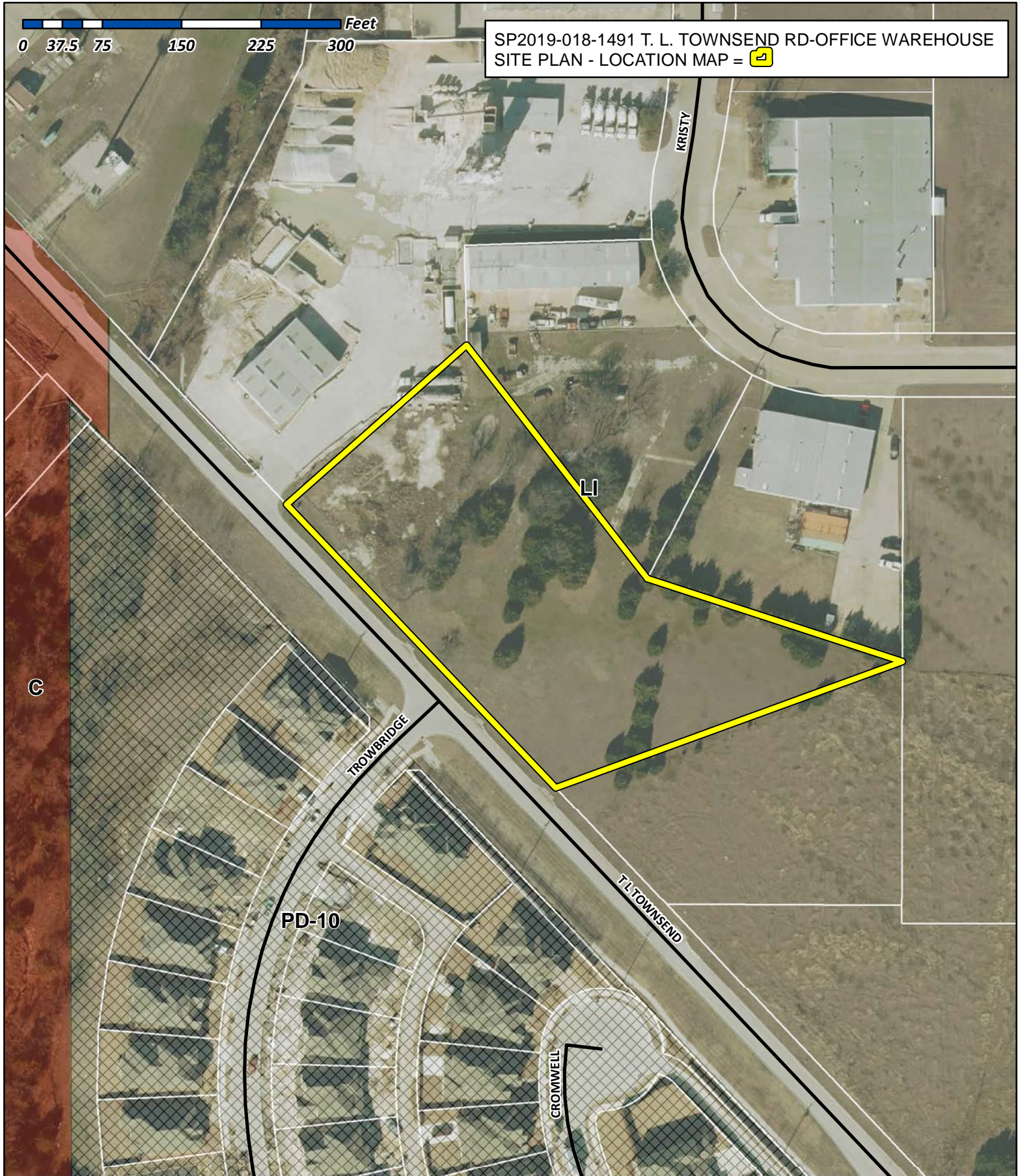


TREESCAPE PLAN

BODIN TRACT  
T.L. TOWNSEND DRIVE  
ROCKWALL, TEXAS

file name:  
BodinTract\_TreescapePlan.dwg  
sheet  
T-1

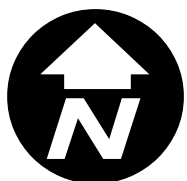




## City of Rockwall

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







PLATINUM BUSINESS PARK II  
1491 T.L. TOWNSEND  
ROCKWALL, TX 75087  
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	1" = 20'
SHEET NO.	2 of 10

RAWING NAME:

## SITE PLAN

DRAWING NO.

S-1

CASE NO. SP2019-018

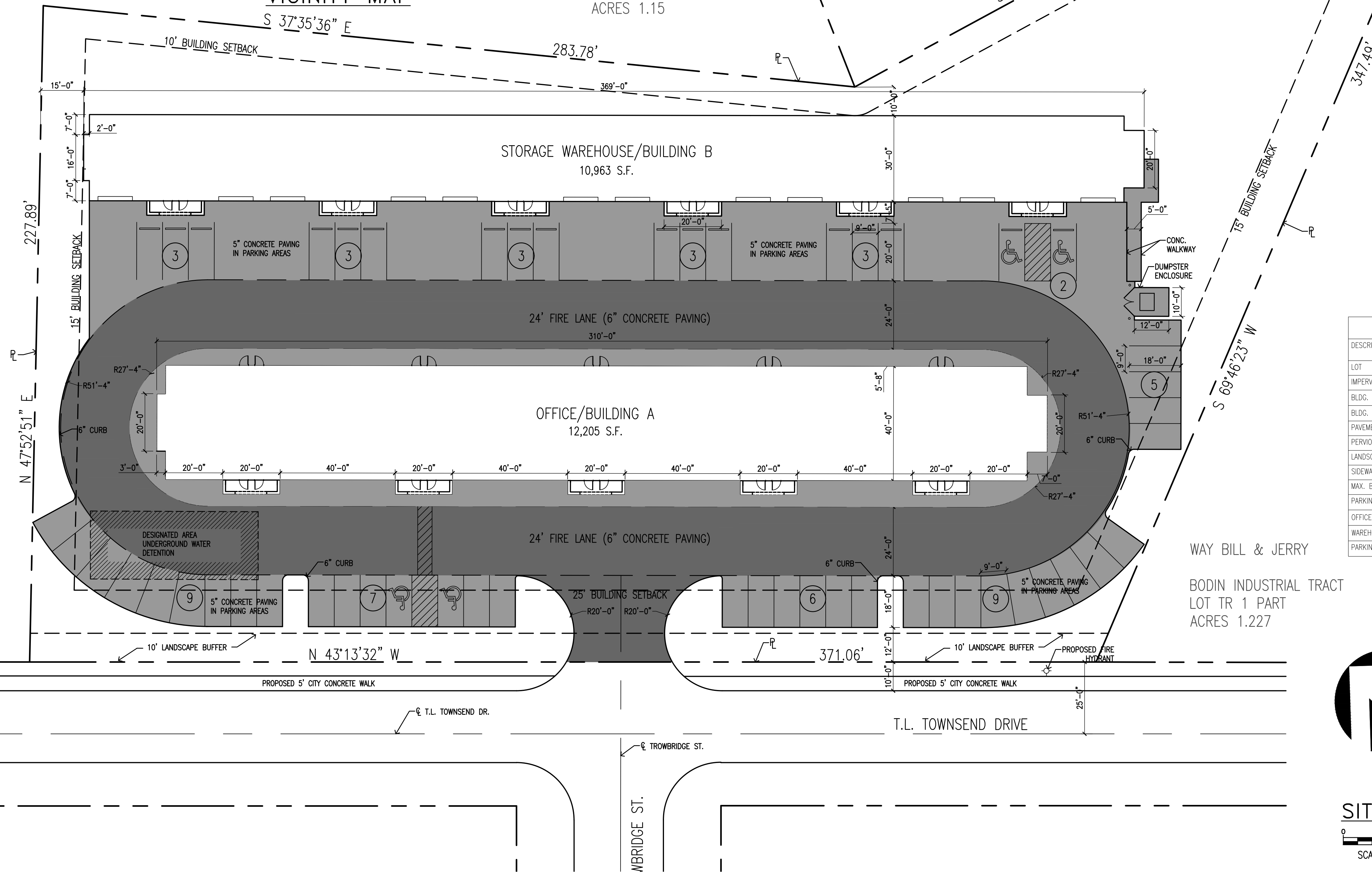
VICINITY MAP

BODIN CONCRETE LP

BODIN INDUSTRIAL  
TRACT, BLOCK A, LOT 5  
ACRES 1.15

OWENS REAL ESTATE  
INVESTMENTS LLC

BODIN INDUSTRIAL TRACT  
LOT 1-GO  
ACRES 1



SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6 %
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

OWNER:  
PLATINUM CONSTRUCTION  
CONTACT: ANNALYSE VALK  
1450 TL Townsend Rd  
Ste 100  
Rockwall, TX 75032  
(972) 722-2590

ARCHITECT:  
RAMSAY & REYES, LLC  
CONTACT: STEVEN REYES  
2235 Ridge Rd.  
Rockwall, TX 75087  
(972)345-1684

**SITE PLAN**

0 20' 40'

SCALE: 1" = 20'





**RAMSAY & REYES**  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087



REVISIONS	DATE
DESCRIPTIONS/ISSUE	
No.	

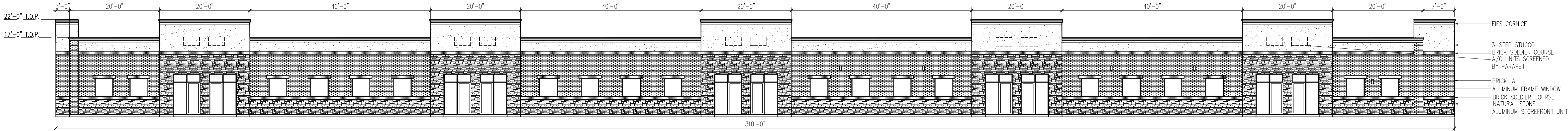
**PLATINUM BUSINESS PARK II**  
1491 T.L. TOWNSEND  
ROCKWALL, TX 75087  
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	AS SHOWN
SHEET NO.	3 of 10

DRAWING NAME:  
**BLDG. A ELEVATION**

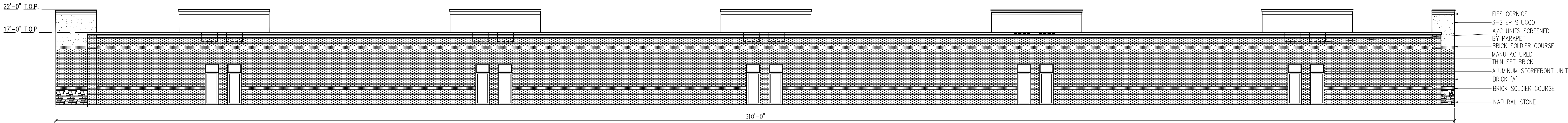
DRAWING NO.  
**A-1**  
CASE NO. SP2019-018

MATERIAL USAGE (%) -BLDG A WEST				
ITEM	BRAND / COLOR	AREA S.F.	PERCENT	
ELEVATION AREA		5,565		
DOORS & WINDOWS (DEDUCTED)		920		
ACCOUNTABLE AREA		4,645	100%	
MASONRY (BRICK 'A')		2,022	43%	
STONE		1,390	30%	
MASONRY (3-STEP STUCCO)		882	19%	
EIFS (MOLDING)		351	8%	



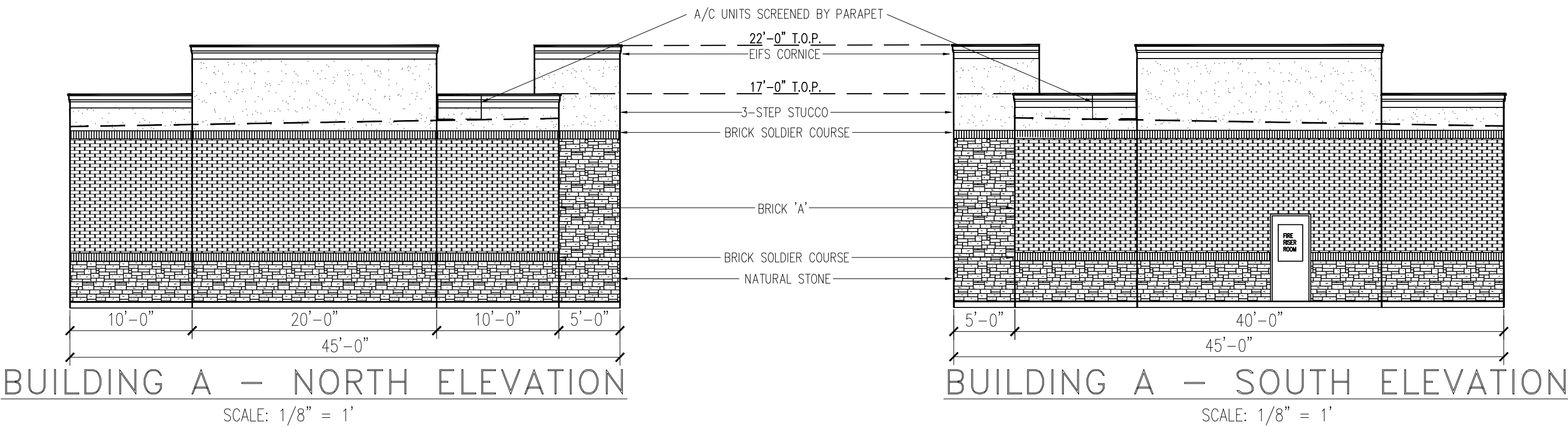
**BUILDING A - WEST ELEVATION (FACES T.L. TOWNSEND)**  
SCALE: 3/32" = 1'

MATERIAL USAGE (%) -BLDG A EAST				
ITEM	BRAND / COLOR	AREA S.F.	PERCENT	
ELEVATION AREA		5,036		
DOORS & WINDOWS (DEDUCTED)		300		
ACCOUNTABLE AREA		4,736	100%	
MASONRY (BRICK 'A')		83	2%	
MFR THIN SET BRICK (BRICK 'B')		4,174	88%	
STONE		45	1%	
MASONRY (3-STEP STUCCO)		85	2%	
EIFS (MOLDING)		351	7%	



**BUILDING A - EAST ELEVATION**  
SCALE: 3/32" = 1'

MATERIAL USAGE (%) - BLDG A NORTH				
ITEM	BRAND / COLOR	AREA S.F.	PERCENT	
ELEVATION AREA		971		
DOORS & WINDOWS (DEDUCTED)		0		
ACCOUNTABLE AREA		971	100%	
MASONRY (BRICK 'A')		480	49%	
STONE		216	23%	
MASONRY (3-STEP STUCCO)		213	22%	
EIFS (MOLDING)		62	6%	



MATERIAL USAGE (%) - BLDG A SOUTH				
ITEM	BRAND / COLOR	AREA S.F.	PERCENT	
ELEVATION AREA		971		
DOORS & WINDOWS (DEDUCTED)		21		
ACCOUNTABLE AREA		950	100%	
MASONRY (BRICK 'A')		478	50%	
STONE		205	21%	
MASONRY (3-STEP STUCCO)		211	22%	
EIFS (MOLDING)		56	7%	

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53





**RAMSAY & REYES**  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087



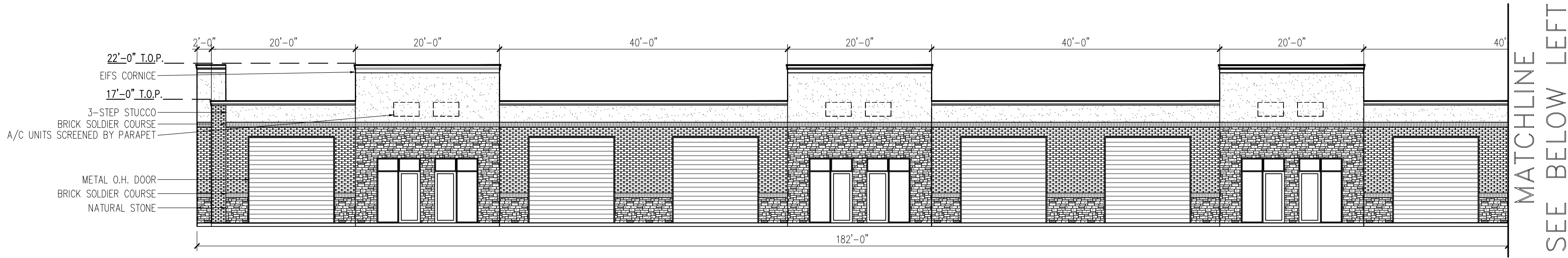
REVISIONS		DATE
NO.	DESCRIPTION/ISSUE	

PROJECT NAME AND ADDRESS:  
**PLATINUM BUSINESS PARK II**  
1491 T.L. TOWNSEND  
ROCKWALL, TX 75087  
BODIN INDUSTRIAL SUBDIVISION

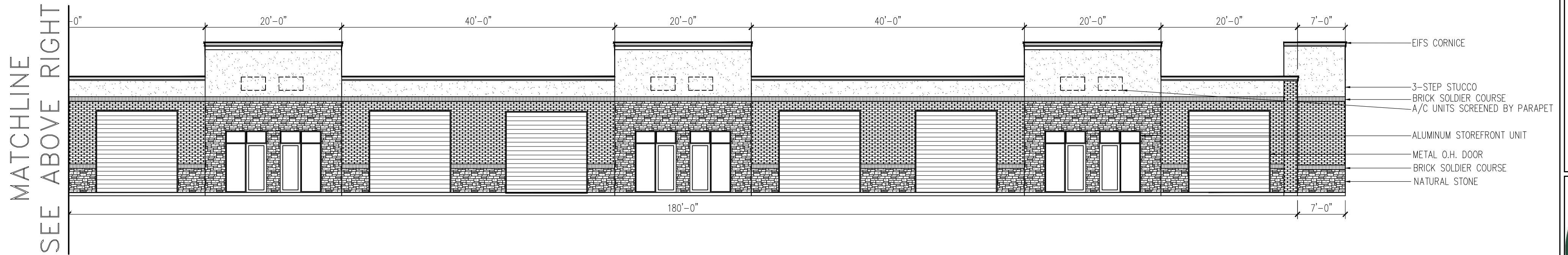
PROJECT NO.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	AS SHOWN
SHEET NO.	4 of 10

DRAWING NAME:  
**BLDG. B  
ELEVATION**

DRAWING NO.  
**A-2**  
CASE NO. SP2019-018

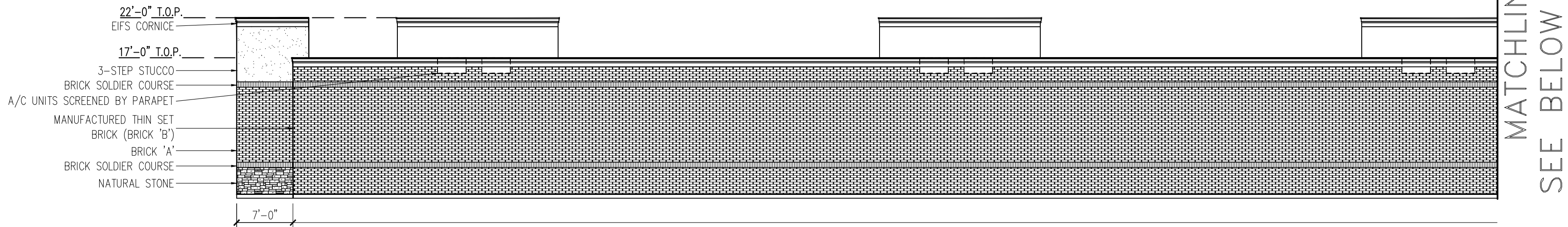


MATERIAL USAGE (%) -BLDG B WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,732	
DOORS & WINDOWS (DEDUCTED)		2,376	
ACCOUNTABLE AREA		4,356	100%
MASONRY (BRICK 'A')		1,487	34%
STONE		1,304	30%
MASONRY (3-STEP STUCCO)		1,158	27%
EIFS (MOLDING)		407	9%

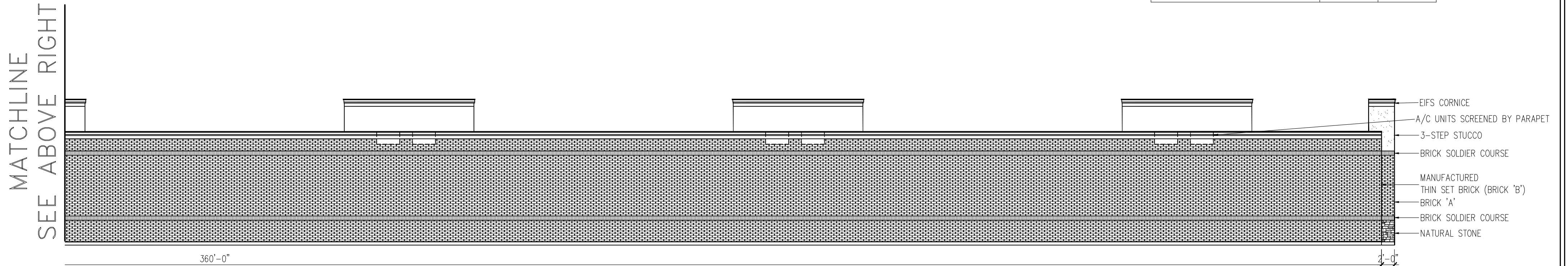


**BUILDING B - WEST ELEVATION (FACING REAR OF BLDG. A)**  
SCALE: 3/32" = 1'

SITE SUMMARY		
DESCRIPTION	LOT	PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
MAX. BUILDING HEIGHT PROPOSED	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

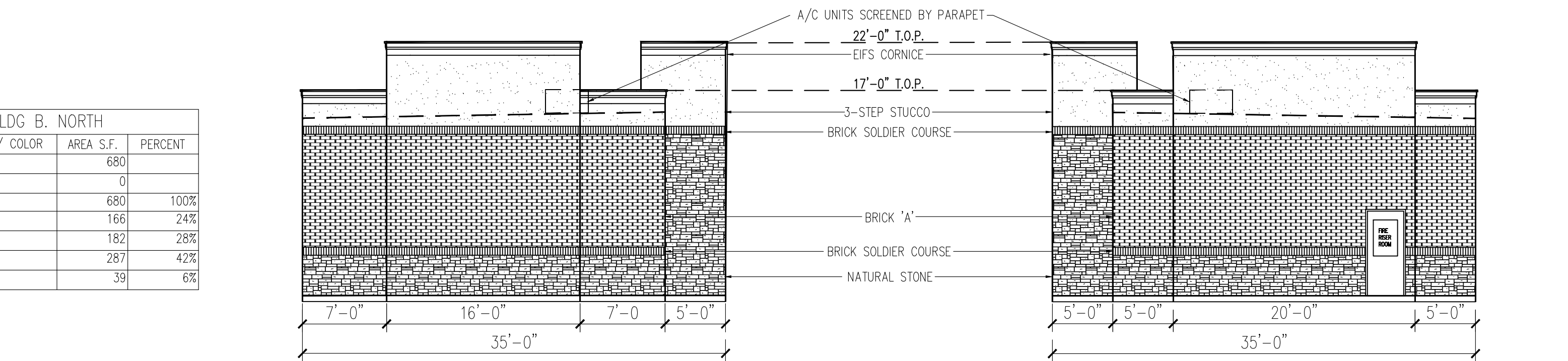


MATERIAL USAGE (%) - BLDG B. EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		6,732	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		6,732	100%
MASONRY (BRICK 'A')		6,252	93%
MFR THIN SET BRICK (BRICK 'B')		23	0.3%
STONE		407	6%
EIFS (MOLDING)		50	0.7%



**BUILDING B - EAST ELEVATION**  
SCALE: 3/32" = 1'

MATERIAL USAGE (%) - BLDG B. NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		680	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		680	100%
STONE		166	24%
MASONRY (3-STEP STUCCO)		182	28%
MASONRY (BRICK 'A')		287	42%
EIFS (MOLDING)		39	6%



**BUILDING B - NORTH ELEVATION**  
SCALE: 1/8" = 1'

**BUILDING B - SOUTH ELEVATION**  
SCALE: 1/8" = 1'

MATERIAL USAGE (%) - BLDG B. SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		693	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		672	100%
STONE		156	23%
MASONRY (3-STEP STUCCO)		167	25%
MASONRY (BRICK 'A')		310	46%
EIFS (MOLDING)		39	6%





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

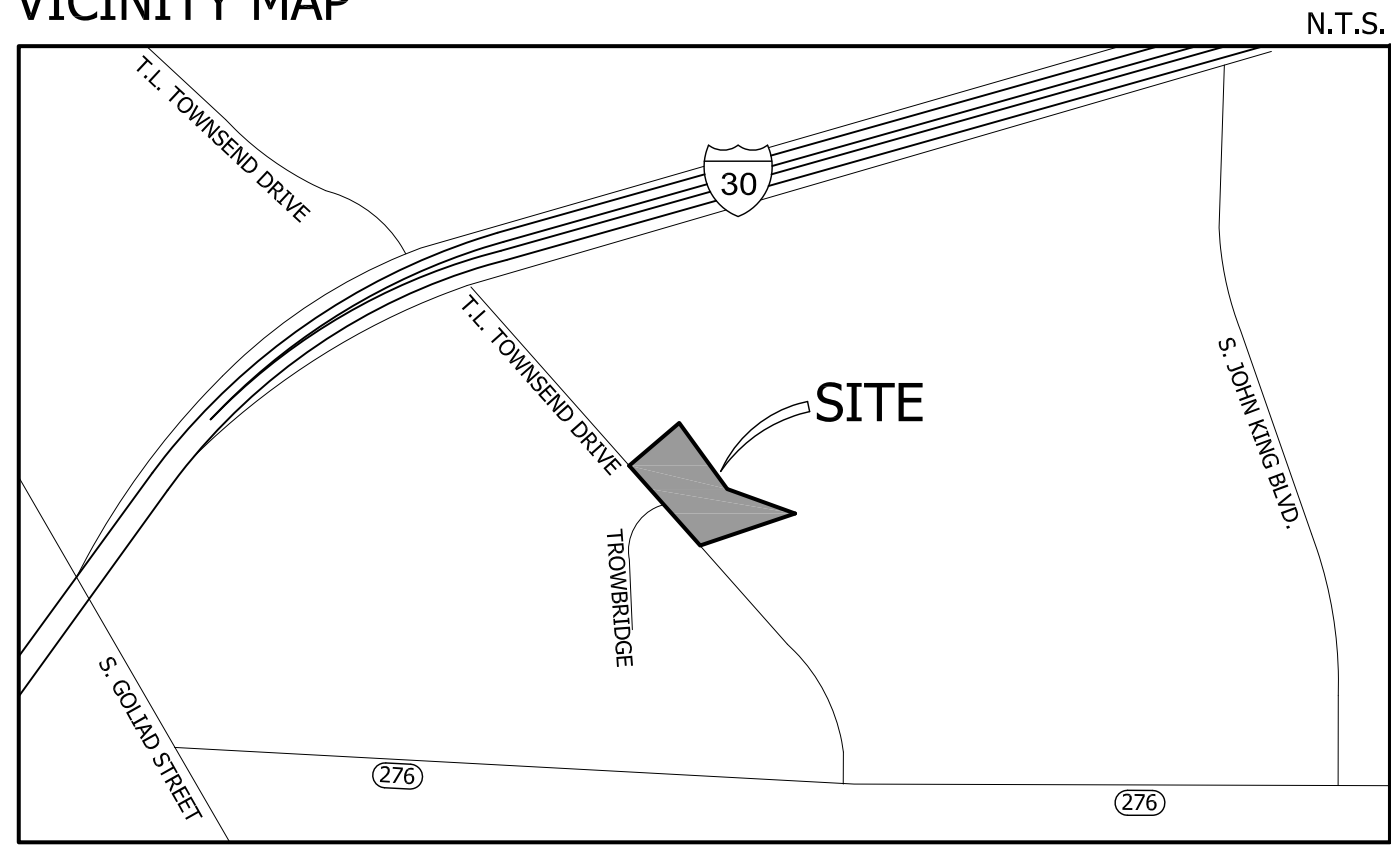
MAY 16, 2019

PLATINUM SELF STORAGE  
TOWNSEND DR.  
ROCKWALL, TEXAS 75087

NORTH ELEVATION



VICINITY MAP

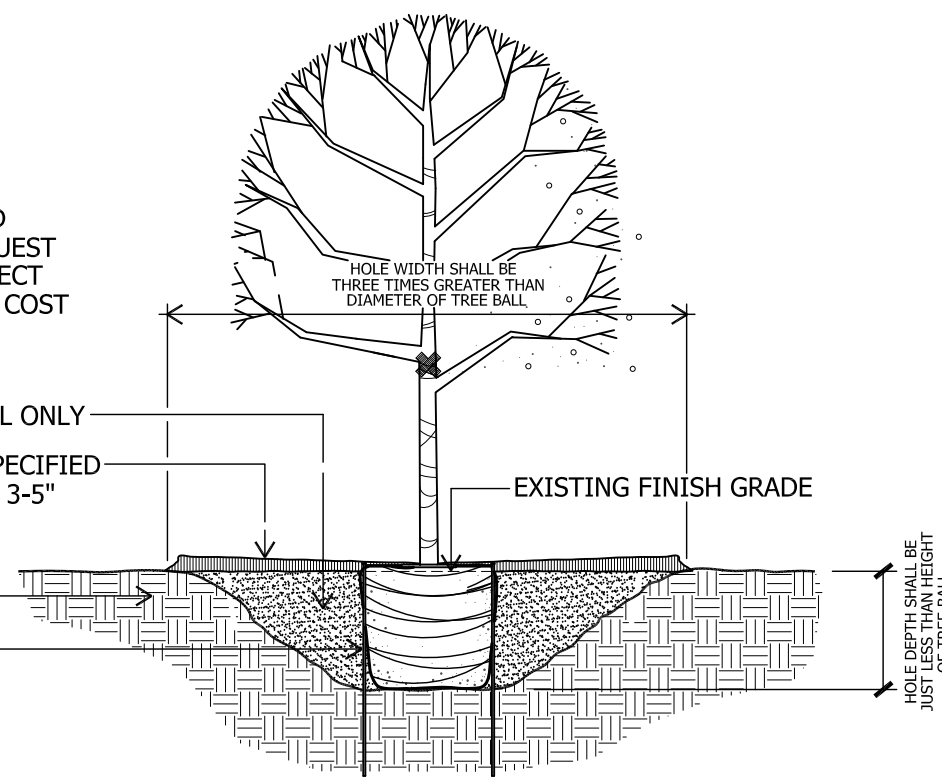


DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY  
SHREDDED CEDAR MULCH AS SPECIFIED  
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE  
MODEL 65BG-NS BELOW-GRADE  
TREE STAKING AS MNFG. BY  
"TREE STAKE SOLUTIONS"  
(www.treestakesolutions.com)

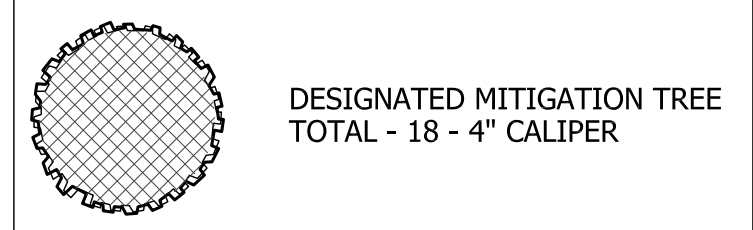


TREE PLANTING

SHADE TREE - 3" CAL. and smaller  
not to scale

SITE SUMMARY		
DESCRIPTION		LOT PERCENTAGE
LOT	2.21 S.F.	100 %
IMPERVIOUS		
BLDG. A / OFFICE TOTAL AREA	12,139 S.F.	12.6%
BLDG. B / WAREHOUSE TOTAL AREA	10,900 S.F.	11.3 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		
LANDSCAPE AREA	33,331 S.F.	32.5 %
SIDEWALK AREA	0	0.0 %
BUILDING HEIGHT	22 FT	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	12,139 S.F.	42
WAREHOUSE (1:1000 S.F.)	10,800 S.F.	11
PARKING PROVIDED		53

EXISTING TREE MITIGATION



CITY REQUIREMENTS

**STREET FRONTAGE**  
10' LANDSCAPE BUFFER REQUIRED  
10' LANDSCAPE BUFFER PROVIDED

**STREET TREES**  
1 PER 50 LF STREET FRONTAGE  
T.L. TOWNSEND  
 $\frac{371.06'}{50} = 7.42 = 8$  TREES REQUIRED  
8 TREES PROVIDED

**PARKING LOT LANDSCAPING**  
5% INTERIOR LANDSCAPE REQUIRED  
45,948 SF x 5% = 2,298 SF REQUIRED  
3,232 SF PROVIDED (7.03%)

1 TREE PER 10 SPACES  
 $\frac{46 \text{ SPACES}}{10} = 4.6 = 5$  TREES REQUIRED  
5 TREES PROVIDED

**TOTAL LANDSCAPE AREA**  
20% TOTAL LANDSCAPE REQUIRED  
TOTAL SITE  
96,268 SF x 20% = 19,254 SF REQUIRED  
33,331 SF PROVIDED (34.62%)

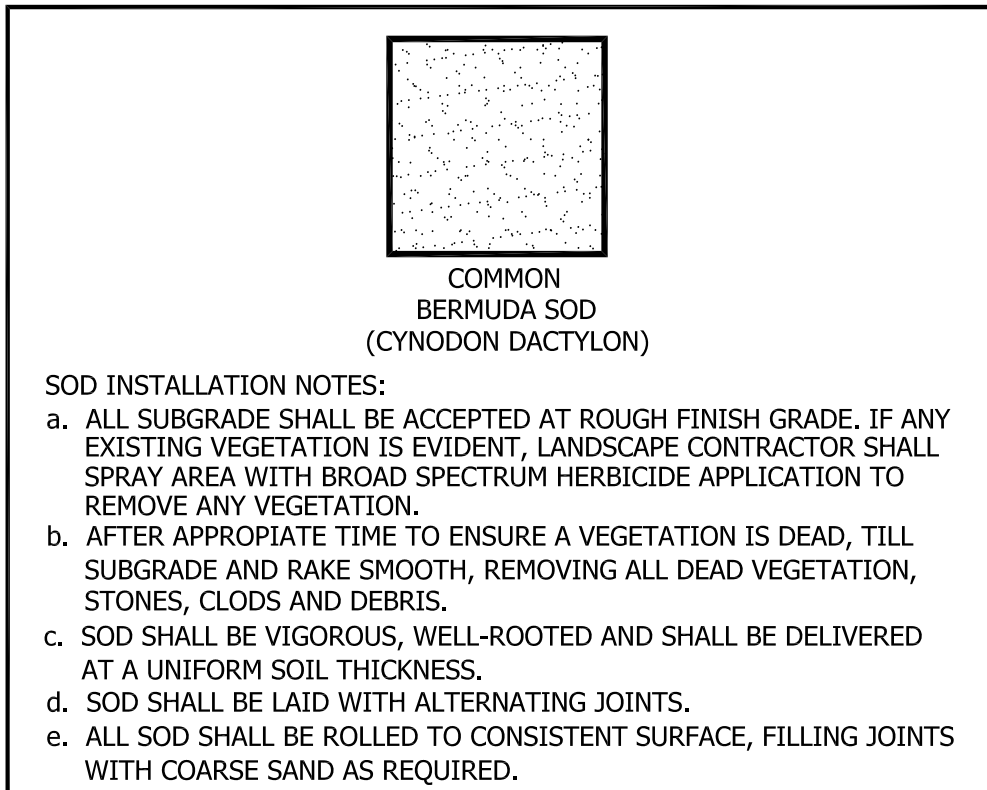
LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:  
VITAL EARTH COMPOST  
BACK-TO-EARTH SOIL CONDITIONER  
LIVING EARTH COMPOST  
SOIL BUILDING SYSTEMS COMPOST  
SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS PER DETAILS ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

PLANTLIST

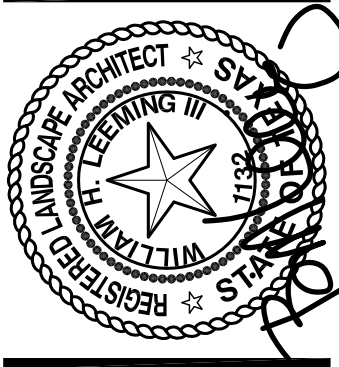
SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
BO	BURR OAK	5	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CO	QUERCUS MACROCARPA	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
CH	CHINKAPIN OAK	8	3" CAL.	10-12'	5-6'	NURSERY GROWN	
SO	QUERCUS MUHLENBERGIA	2	3" CAL.	10-12'	5-6'	NURSERY GROWN	
RE	RED OAK	2	3" CAL.	10-12'	5-6'	NURSERY GROWN	
SH	QUERCUS SHUMARDI	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
LB	LACEBARK ELM	4	3" CAL.	10-12'	6-7'	NURSERY GROWN	
UL	ULMUS PARVIFOLIA SEMPERVIRENS	3	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CE	CEDAR ELM	12	3" CAL.	10-12'	6-7'	NURSERY GROWN	
UL	ULMUS CRASSIFOLIA	2	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
CM	CRAPE MYRTLE	2	30 GAL.	8-10'	4-5'	CONTAINER GROWN	
LA	LAGERSTROEMIA INDICA 'BASHAM PINK'	6	7 GAL.	42"	24"	CONT. GROWN	4'oc
NR	N.R. STEVENS HOLLY	6	7 GAL.	42"	24"	CONT. GROWN	4'oc
IL	ILEX x 'NELLIE R. STEVENS'	5	5 GAL.	18"	15"	FULL	30"oc
DB	DWF BURFORD HOLLY	131	5 GAL.	18"	15"	FULL	30"oc
DY	DWF 'AUPON' HOLLY	58	3 GAL.	12"	12"	FULL	24"oc
IL	ILEX VOMITORIA 'NANA'	68	1 GAL.	12"	10"	FULL	18"oc
MFG	MEX. FEATHERGRASS	140	4" POT.			TYPE TO BE DETERMINED	9"oc
AN	ANNUALS	204	4" POT.			TYPE TO BE DETERMINED	9"oc
SE	STEEL EDGING	204	LIN. FT.			REF. DETAIL	

LANDSCAPE LEGEND



app. by:  
drawn by:  
date: 05-16-19

revisions  
05-30-19  
06-04-19



Leeming  
Design Group  
Landscape Architecture



4013 Bull Swamp Drive, Suite 101-B, North Richland Hills, Texas 76180  
(817) 577-0889 Fax: (817) 577-5886  
leemingsdesigngroup@leemingsdesign.com

LANDSCAPE PLAN

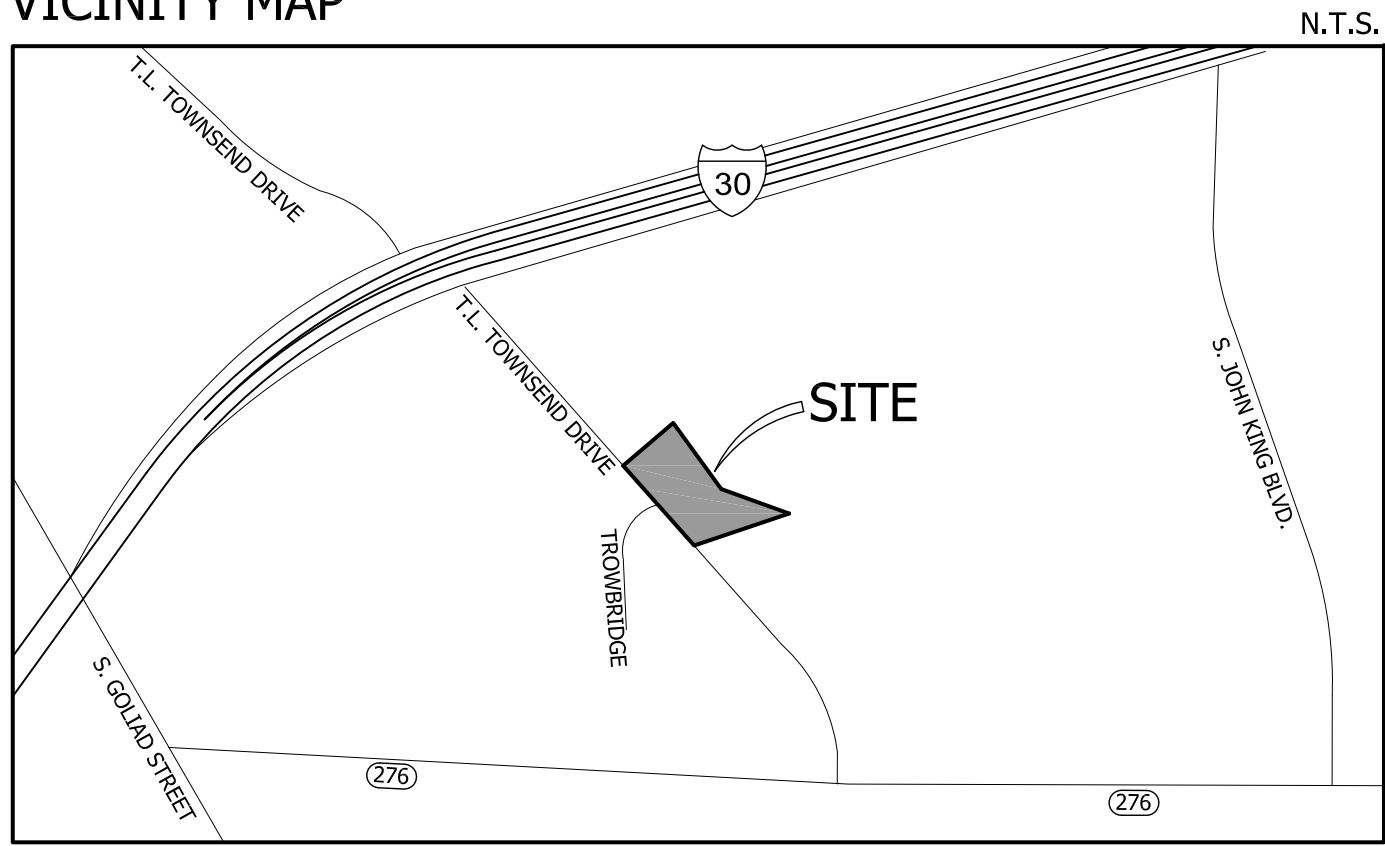
BODIN TRACT  
T.L. TOWNSEND DRIVE  
ROCKWALL, TEXAS

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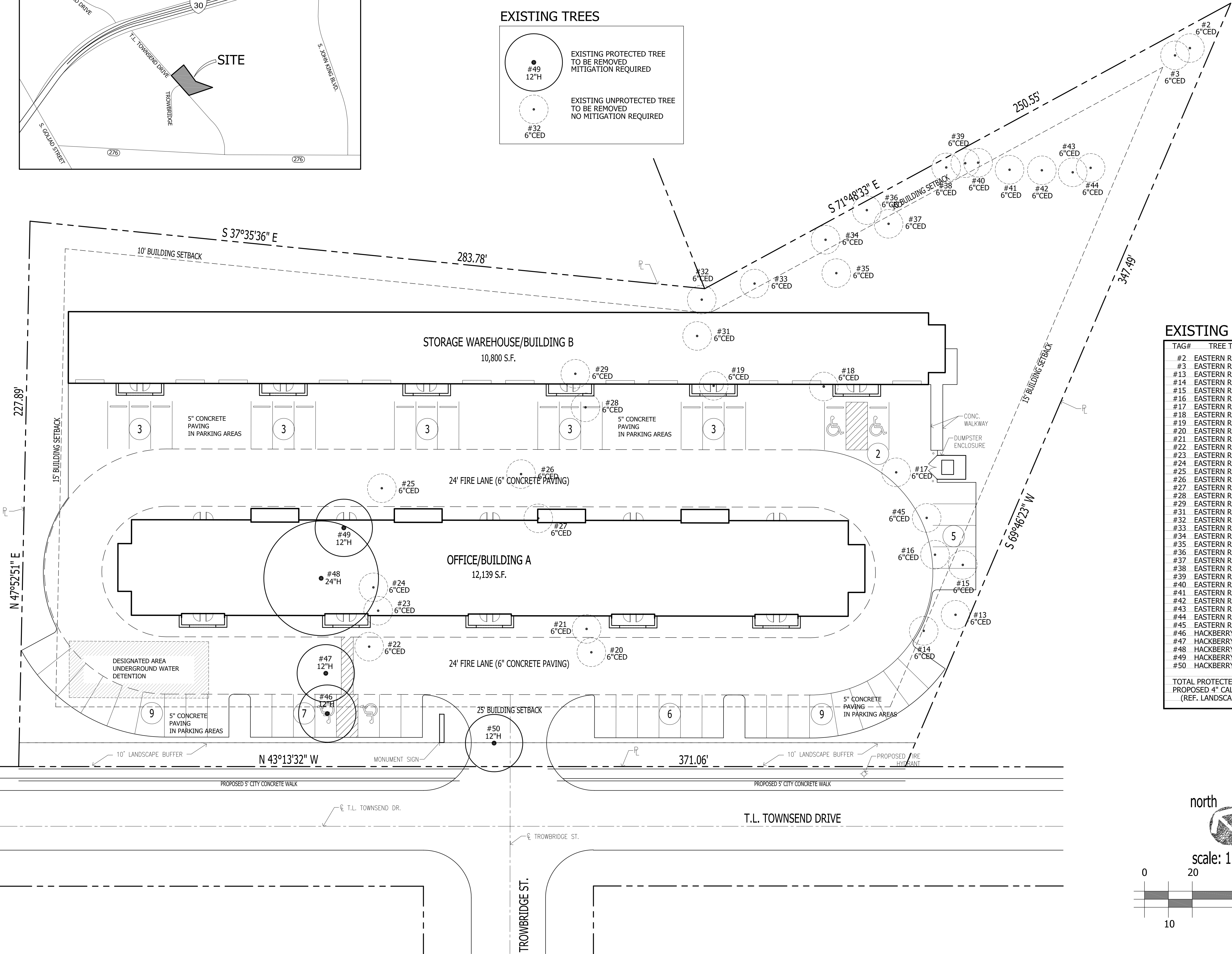
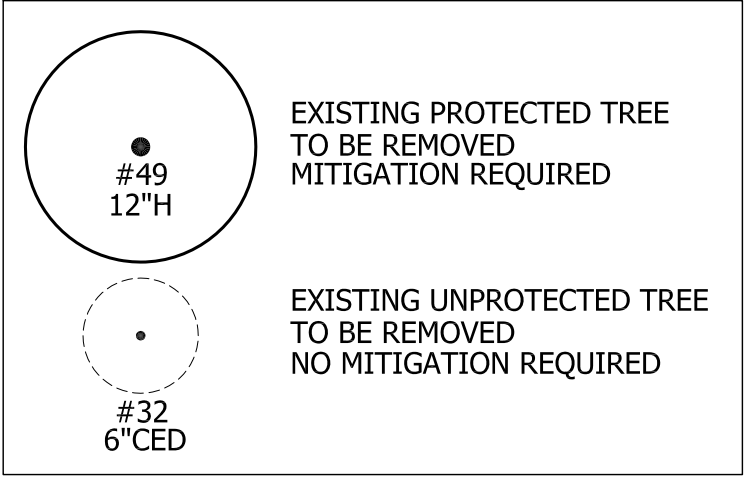
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1-1

VICINITY MAP



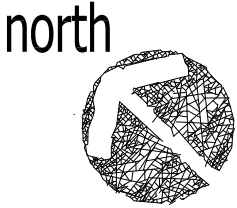
EXISTING TREES



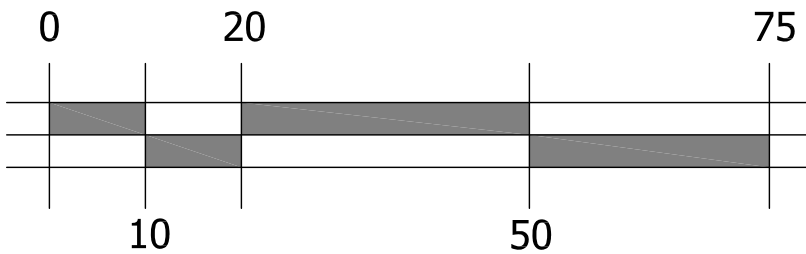
EXISTING TREES

TAG#	TREE TYPE	DBH	STATUS
#2	EASTERN RED CEDAR	6"	UNPROTECTED
#3	EASTERN RED CEDAR	6"	UNPROTECTED
#13	EASTERN RED CEDAR	6"	UNPROTECTED
#14	EASTERN RED CEDAR	6"	UNPROTECTED
#15	EASTERN RED CEDAR	6"	UNPROTECTED
#16	EASTERN RED CEDAR	6"	UNPROTECTED
#17	EASTERN RED CEDAR	6"	UNPROTECTED
#18	EASTERN RED CEDAR	6"	UNPROTECTED
#19	EASTERN RED CEDAR	6"	UNPROTECTED
#20	EASTERN RED CEDAR	6"	UNPROTECTED
#21	EASTERN RED CEDAR	6"	UNPROTECTED
#22	EASTERN RED CEDAR	6"	UNPROTECTED
#23	EASTERN RED CEDAR	6"	UNPROTECTED
#24	EASTERN RED CEDAR	6"	UNPROTECTED
#25	EASTERN RED CEDAR	6"	UNPROTECTED
#26	EASTERN RED CEDAR	6"	UNPROTECTED
#27	EASTERN RED CEDAR	6"	UNPROTECTED
#28	EASTERN RED CEDAR	6"	UNPROTECTED
#29	EASTERN RED CEDAR	6"	UNPROTECTED
#31	EASTERN RED CEDAR	6"	UNPROTECTED
#32	EASTERN RED CEDAR	6"	UNPROTECTED
#33	EASTERN RED CEDAR	6"	UNPROTECTED
#34	EASTERN RED CEDAR	6"	UNPROTECTED
#35	EASTERN RED CEDAR	6"	UNPROTECTED
#36	EASTERN RED CEDAR	6"	UNPROTECTED
#37	EASTERN RED CEDAR	6"	UNPROTECTED
#38	EASTERN RED CEDAR	6"	UNPROTECTED
#39	EASTERN RED CEDAR	6"	UNPROTECTED
#40	EASTERN RED CEDAR	6"	UNPROTECTED
#41	EASTERN RED CEDAR	6"	UNPROTECTED
#42	EASTERN RED CEDAR	6"	UNPROTECTED
#43	EASTERN RED CEDAR	6"	UNPROTECTED
#44	EASTERN RED CEDAR	6"	UNPROTECTED
#45	EASTERN RED CEDAR	6"	UNPROTECTED
#46	HACKBERRY	12"	PROTECTED
#47	HACKBERRY	12"	PROTECTED
#48	HACKBERRY	24"	PROTECTED
#49	HACKBERRY	12"	PROTECTED
#50	HACKBERRY	12"	PROTECTED

TOTAL PROTECTED TREES REMOVED 72"  
PROPOSED 4" CAL. TREES 18 x 4" = 72"  
(REF. LANDSCAPE PLAN)

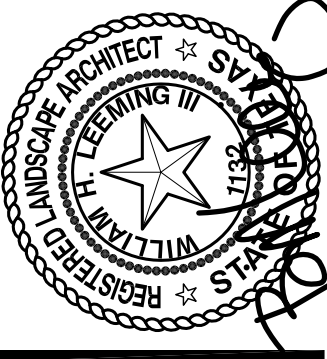


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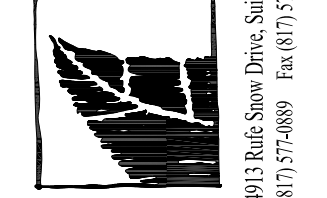


appr. by:  
drawn by:  
date: 05-16-19

revisions  
05-30-19  
06-04-19



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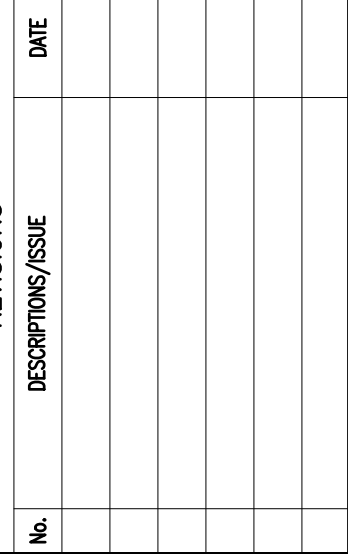
TREESCAPE PLAN

BODIN TRACT  
T.L. TOWNSEND DRIVE  
ROCKWALL, TEXAS

file name:  
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ldg-base\_Bodin.dwg

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T-1





PROJECT NAME AND ADDRESS:  
PLATINUM BUSINESS PARK III  
1491 T.L. TOWNSEND  
ROCKWALL, TX 75087  
RODIN INDUSTRIAL SUPPLIES

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	1" = 20'
SHEET NO.	6 of 10

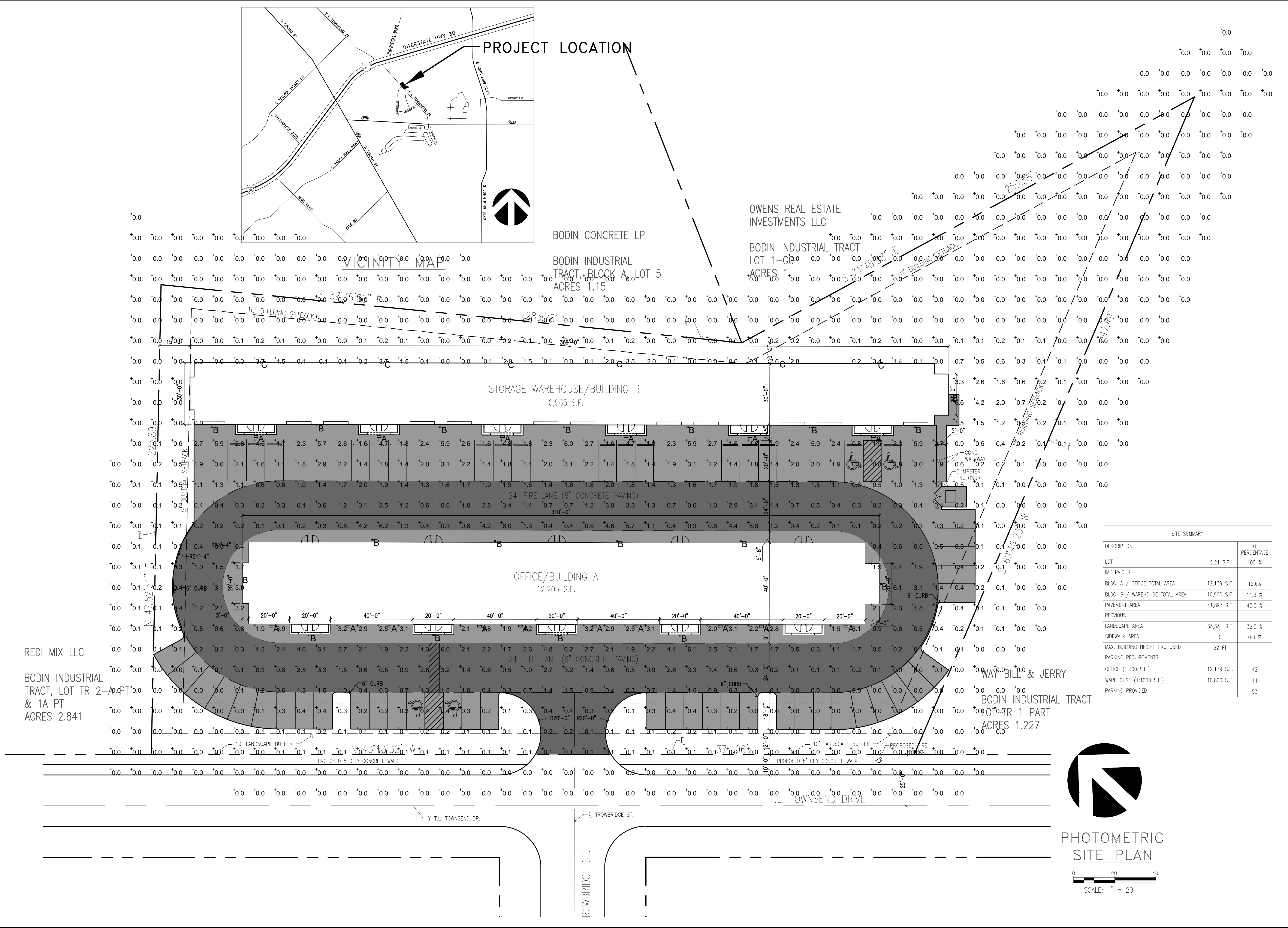
DRAWING NAME:

PHOTOMETRIC  
SITE PLAN

DRAWING NO.

E-1

CASE NO. SP2019-018







FEATURES & SPECIFICATIONS

**INTENDED USE** — For building- and wall-mounted applications.

**CONSTRUCTION** — Bugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

**Finish:** Standard finish is textured dark bronze (DB81) corrosion-resistant polyester powder finish, with other architectural colors available. Striping is also available.

**OPTICS** — Hydroformed reflector for superior uniformity and control. Medium throw (MD) full cutoff distribution only.

**ELECTRICAL** — Compact fluorescent utilizes an electronic, high frequency ballast. Compact fluorescent socket is four-pin positive latching thermoplastic, UL listed. Quick-disconnect plug easily disconnects reflector from ballast and fixture from supply wires.

**INSTALLATION** — Easily installed using provided mounting strap. Mount to any non-combustible vertical surface over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

**LISTINGS** — Listed and labeled to UL standards. Listed and labeled to CSA standards (see Options). NOM Certified (see Options). IP65 rated. Wet location listed.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at [www.aqualitybrands.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.aqualitybrands.com/CustomerResources/terms_and_conditions.aspx).

*Note: Specifications subject to change without notice.*

Catalog Number
Notes
Type



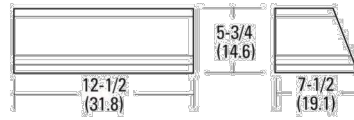
Decorative Wall-Mounted Lighting

**WSTM**

COMPACT FLUORESCENT:  
260TT  
26-42TR



Specifications  
Length: 12-1/2 (31.8)  
Depth: 7-1/2 (19.1)  
Height: 5-3/4 (14.6)  
Weight: 14.6 lbs (6.35 kg)



FEATURES & SPECIFICATIONS

**INTENDED USE** — For entrances, stairwells, corridors and other pedestrian areas.

**CONSTRUCTION** — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

**Finish:** Dark Bronze (DB8) corrosion-resistant polyester powder.

**OPTICS** — One-piece die-formed reflector is diffused aluminum. Reflector is clear UV stabilized polycarbonate, providing ES cutoff distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

**ELECTRICAL** — Ballast: Metal halide: high reactance, high power factor. HPS: 505, 705, 120W are reactor, normal power factor. High reactance, high power factor (XHP), optional for 505, 120W, 208, 240, 277, 347 and TB are standard XHP. Ballasts are 100% factory tested. UL listed 660W, 600W and 44W pulse rated. All components are heat-sinked directly to the cast housing for maximum heat dissipation.

**Socket:** Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact.

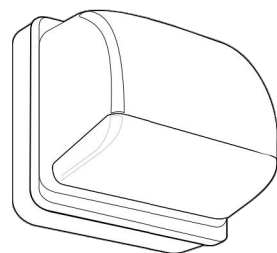
**INSTALLATION** — Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee).

**LISTINGS** — UL listed for wet location. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at: [www.aqualitybrands.com/CustomerResources/terms\\_and\\_conditions.aspx](http://www.aqualitybrands.com/CustomerResources/terms_and_conditions.aspx).

*Note:* Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type

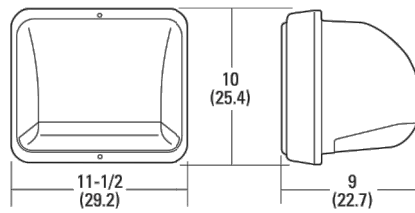


Cutoff Mini Wall Packs

**TWAC**

METAL HALIDE: 50-100W  
HIGH PRESSURE SODIUM: 50W

Specifications  
Height: 10 (25.4)  
Width: 11-1/2 (29.2)  
Depth: 8-15/16 (22.7)  
\*Weight: 10 lbs (4.53 kg)  
All dimensions are inches (centimeters) unless otherwise indicated.  
\*Weight as configured in example below.



ORDERING INFORMATION				For shortest lead times, configure product using <b>standard options (shown in bold)</b> .		Example: TWAC 50M 120 LPI				
TWAC	Series	Wattage	Voltage	Ballast	Options	Finish	Lamp <sup>1</sup>			
TWAC										
		Metal halide	120	(blank)	Magnetic	Shipped installed in fixture	(blank)	Dark bronze	LPI	Lamp included
	50M <sup>1</sup>	208 <sup>2</sup>	XHP	High reactance, high power factor <sup>3</sup>	SF	Single fuse (120, 277, 347V) <sup>4</sup>	DNA	Natural aluminum	L/P	Less lamp
	70M <sup>2</sup>	240 <sup>5</sup>			DF	Double fuse (208, 240V) <sup>6</sup>	DLK	Black		
	100M <sup>3</sup>	277	CWI	Constant wattage isolated	EC	Emergency circuit <sup>7</sup>	DAB	Medium bronze		
	High pressure sodium	347			QSC	Quartz resistive system <sup>8</sup>	DWH	White		
	505	TB <sup>9</sup>			CSA	Listed and labeled to comply with Canadian Standards	DSS	Sandstone		
		230/50HZ <sup>10</sup>			NOM	Certified <sup>11</sup>	CRF	Non-stick protective coating <sup>12</sup>		
					PE	Photocell <sup>13</sup>	Super Durable Finishes			
					Shipped separately <sup>14</sup>		DOBKD	Dark bronze		
				WG	Wire guard	DLBKD	Black			
						DNAKD	Natural aluminum			
						DWHKID	White			
						DOBTKD	Textured dark bronze			
						DLBKD	Textured black			
						DNAKD	Textured natural aluminum			
						DWHKID	Textured white			

PROJECT: PLATINUM BUSINESS PARK II	TYPE: B
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 6/4/2019

- Notes**
- Not available with 347V.
  - Must specify CWI in Canada.
  - Optional multi-tap ballast (120, 208, 240, 277V). In Canada (120, 277, 347V) ships as 120/347.
  - Consult factory for available wattages.
  - Optional for 120V HPS only (also 355).
  - Not available with TB.
  - Maximum allowable wattage lamp included.
  - May be ordered as an accessory to TWACWG II.
  - Finish applied to housing only.
  - Must be specified.

OUTDOOR

TWAC-M-S



Contractor Select™  
**LIL LED**  
Wall Mount Lighting

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 and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution. Photocell and battery pack options available
- Back box accessory available for conduit wiring



Catalog Number
Notes
Type

PROJECT: PLATINUM BUSINESS PARK II	TYPE: C
PREPARED BY: RAMSAY & REYES ARCHITECTURE - MANAGEMENT 2235 RIDGE RD. STE. 200 ROCKWALL, TEXAS 75087	DATE: 6/4/2019



**RAMSAY & REYES**  
ARCHITECTURE - MANAGEMENT  
2235 RIDGE RD. STE. 200  
ROCKWALL, TEXAS 75087



REVISONS	DESCRIPTIONS/ISSUE	DATE
No.		

PROJECT NAME AND ADDRESS:  
**PLATINUM BUSINESS PARK II**  
1491 T.L. TOWNSEND  
ROCKWALL, TX 75087  
BODIN INDUSTRIAL SUBDIVISION

PROJECT No.	17031
DRAWN BY	S.R.
CHECKED BY	R.R.
DATE	6/5/2019
SCALE	N/A
SHEET NO.	7 of 10

DRAWING NAME:  
**OUTDOOR  
LIGHT SPECS.**

DRAWING NO.  
**E-2**  
CASE NO. SP2019-018