- (I) <u>CALL TO ORDER</u>
- (II) OPEN FORUM

(III) APPOINTMENTS

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

(IV) CONSENT AGENDA

(2) Approval of Minutes for the <u>January 28, 2020</u> Planning and Zoning Commission meeting.

(3) P2020-006 (DAVID GONZALES)

Consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a <u>Master Plat/Open Space Plan</u> for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

(4) SP2020-002 (KOREY BROOKS)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a <u>Site Plan</u> for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

(V) <u>ACTION ITEMS</u>

(5) MIS2020-001 (DAVID GONZALES)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an <u>Alternative Tree Mitigation Settlement Agreement</u> in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

(6) SP2019-047 (DAVID GONZALES)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a <u>Site Plan</u> for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

(VI) <u>DISCUSSION ITEMS</u>

- (7) Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
 - P2020-002: Replat for Lot 1, Block A, RHDC Addition (APPROVED)
 - P2020-003: Replat for Lot 7, Block A, Maverick Ranch Addition (APPROVED)
 - P2020-004: Replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition (APPROVED)
 - P2020-005: Preliminary Plat for Lots 1-7, Block A, SH-276 Rockwall Addition (APPROVED)
 - Z2019-027: 2nd Reading of SUP for Big Tex Trailers (APPROVED)
 - Z2019-028: 2nd Reading Unified Development Code (UDC) (APPROVED)

(VII) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 7, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

- (I) CALL TO ORDER
- (II) OPEN FORUM

(III) ACTION ITEMS

(1) MIS2020-001 (DAVID GONZALES)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an <u>Alternative Tree Mitigation Settlement Agreement</u> in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

(2) SP2020-001 (KOREY BROOKS)

Discuss and consider a request by Michael Legg of Legg Architecture, LLC for the approval of a <u>Site Plan</u> for a for a restaurant with drive through (i.e. Golden Chick) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

(3) SP2020-002 (KOREY BROOKS)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a <u>Site Plan</u> for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

(IV) ADJOURNMENT

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

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

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on <u>February 7, 2020</u> prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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I. **CALL TO ORDER**

Chairman Eric Chodun called the meeting to order at 6:02 PM. The Commissioners present at the meeting were Sedric Thomas, John Womble, Tracey Logan, and Vice-Chairman Jerry Welch. Absent from the meeting were Commissioner Annie Fishman and Mark Moeller. Staff members present were Planning and Zoning Director Ryan Miller, Planning Manager David Gonzales, Senior Planner Korey Brooks, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams, and Civil Engineer Sarah Johnston.

II. **OPEN FORUM**

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

APPOINTMENTS III.

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

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

IV. **CONSENT AGENDA**

2. Approval of Minutes for the *January 14*, 2020 Planning and Zoning Commission meeting.

3. P2020-002 (Korey)

Consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot 1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot 4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E. Bourn Street and Peters Colony, and take any action necessary.

4. P2020-003 (David)

Consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently 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.

5. P2020-004 (David)

Consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

6. P2020-005 (Korey)

Consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of Howell MTN RE, LLC for the approval of a preliminary plat for a 39.53-acre tract of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of SH-276 and SH-205, and take any action necessary.

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

V. ACTION ITEMS

7. MIS2020-002 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Chad DeBose of Foremark or the approval of an amended tree mitigation plan in conjunction with an approved site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

Planning Manager David Gonzales provided a brief explanation and background of the request. He provided a revised report to the Commission with a few changes in numbers. He explained to the Commission that they had been presented a site plan earlier this year which included a treescape plan. The applicant is requesting to remove 17 more trees. The reason for this request is that these are feature trees and cannot be removed without the Planning and Zoning Commission's approval. If this request is approved then it will increase the applicant's tree mitigation balance to 1,029 inches, which will be due at the time of final plat. According to the UDC, the Planning and Zoning Commission is responsible for reviewing and approving or disapproving treescape plans. Mr. Gonzales advised the Commission that the applicant and staff were present and available for questions.

Chairman Chodun asked the applicant to come forward to answer any questions.

Jake Fears

2201 E. Lamar Blvd.

Arlington, TX

The applicant came forward and provided further information pertaining to the request. He stated that they had to remove one (1) tree due to revised grading along the southwest corner of the building. He also explained that there was going to be an additional building constructed near the southeast corner of the property where the a large number of trees are located; however, they were unable to work out the placement of the building.

Chairman Chodun asked if there were further questions for the applicant. There being no further questions, he brought the item back to the Commission for discussion or action.

Commissioner Logan gave further input and stated her disapproval for the cutting down of the feature trees. The applicant came forward to readdress the Commission and provided additional information about which trees were different from the original site plan.

Commissioner Logan made a motion to approve item MIS2020-002 and approve the removal of tree #2474 only, disallowing the removal of the remainder of the trees that are not necessary to be removed for construction of the building. Commissioner Womble seconding the motion, which passes by a vote of 5-0 with Commissioners Moeller and Fishman absent.

8. MIS2020-003 (David)

Discuss and consider a request by Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a special exception to the screening requirements for an existing marina on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation and background of the request. He provided the applicant's letter in addition to the exhibits. Mr. Gonzales explained how this case was tied to the Specific Use Permit (SUP) that had gone before the City Council at their previous meeting. One of the reasons the applicants are coming forward is to provide the screening fence required by the current Conditional Use Permit (CUP) ordinance. There was a wood fence in place that was taken down and the applicant wanted to replace that with a six (6) foot masonry screening fence. Part of the ordinance requires that the fence have landscaping as well. Mr. Gonzales reminded the Commission about the statements made by residents during the public hearing, and that they were against incorporating the landscaping. The applicant's current request is asking for the permission to build the masonry fence with the exception of not having any trees or having to plant any trees as required by the Unified Development Code. He also explained that the public came out and did not want any of the trees obstructing the view. Mr. Gonzales told the Commission that it is a discretionary decision from the Commission but it does require ³/₄ of the majority vote. With that, he stated that the applicant and staff were available to answer questions.

Commissioner Chodun asked the applicant to come forward.

Jason Breland

120 1 Harborview Dr.

121 Rockwall, TX 75032

The applicant came forward and provided further information in regards to the request.

Commissioner Womble made a motion to approve item MIS2020-003 with Vice-Chairman Welch seconding the motion passed by a vote of 5-0.

9. MIS2020-004 (David)

Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas Health Hospital Rockwall for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a hospital (Presbyterian Hospital) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation and background in regards to the request. He reminded the Commission that the original site plan had been approved a couple of weeks ago. As part of that site plan, the applicant requested an alternative tree mitigation settlement agreement for a 432-inch balance. In this request the applicant was requesting a waiver to the full mitigation balance. Essentially, the Commission provided a recommendation of denial to the City Council, however the applicant stated that they did not want to go forward with that request and withdrew the application. The applicant then submitted a subsequent application in order to present an alternate plan this evening. This plan included increasing the number of inches that are being removed from the previous site plan and including additional inches to be planted on site. Based on the UDC, there are three (3) things they can do: [1] provide trees on site, [2] petition to parks and recreation department to accept a certain amount of trees (which in this case there's a mitigation balance that would be equal to 65, three (3) inch caliper trees or 49, four (4) inch trees), and [3]they could purchase preservation credits equal to 20% of the balance and provide the remainder in trees on-site or to the Parks and Recreation Department. Mr. Gonzales explained how in this case, the applicant is wanting to purchase 20% of the mitigation total of 818-inches. This would translate to 164-inches in the amount of \$16, 400.00. With that there is still a remaining balance of 194-inches (i.e. less 20% and what is being planted on-site) that will need to be accounted for and to which the applicant is request a full waiver. According to the alternative tree settlement agreement in the UDC, the City Council has the ability to approve an alternative tree mitigation plan on a case by case basis pending a recommendation from the Planning and Zoning Commission. If this were to be approved then \$16,400.00 would go towards the tree mitigation fund for the Parks and Recreation Department to put up trees around the city. Mr. Gonzales advised the Commission that the applicant was here and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Rachel Gruber 2218 Bryan Street Dallas, TX

The applicant came forward and provided further information in regards to the request. She explained how she went back to the client and came up with another solution to approach the case. Ms. Gruber explained how for over half of the caliper inches that they are removing, they are replacing with trees on-site to go towards total mitigation. She explained there was a letter included with an exhibit that explained her request and showed the variety of trees on-site. According to Ms. Gruber, when the original site plan came in, there were some bald cypress trees that had been planted 15-feet on center and she believes they are too close together for the varietal of tree. She also stated that the 20% payment would be for trees that were planted above and beyond the requirements of the UDC at the time the hospital was constructed. Another reason would be that they cause a visibility issue for the hospital for patients trying to find the hospital from FM-740. She also stated that they would be incorporating some small ornamental trees on-site.

Vice- Chairman Welch and Commissioner Womble inquired further information in regards to the request.

Planning Manager David Gonzales explained how preservation credits work, stating that the maximum amount that you can request is 20% of the total mitigation balance. However, the remaining balance is to be mitigated as well which is why the applicant is additionally asking for a waiver of the remaining balance which would equate to a \$19,400 credit.

Planning and Zoning Director Ryan Miller provided a brief clarification in regards to the other discretionary options for the Commission. He explained how the UDC states that only 20% is the maximum amount that can be taken administratively but thats only if you're meeting the ordinance and providing 80% of the trees. He also stated that the Planning and Zoning Commission and City Council have discretion with regard to what they approve (i.e. 20% or more) in an alternative tree mitigation settlement agreement.

Ms. Gruber, the applicant, later corrected herself and stated that they were only asking for 24% of the waiver for the overall mitigation plan.

Planning and Zoning Director Ryan Miller advised the Commission that those trees were required for tree mitigation when the hospital was built. He explained that those bald cypress trees were not planted above and beyond the requirements of the UDC but were used to wipe out a previous mitigation balance.

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Chairman Chodun asked if there were any further questions for the applicant and, there being no further questions, he brought the item back to the Commission for discussion or action.

189 190 Commissioner Womble made a motion to deny item MIS2020-004 with Commissioner Logan seconding the motion. The motion was approved by a vote of 4-1, with Vice-Chairman Welch dissenting.

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VI. **DISCUSSION ITEMS**

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10. MIS2020-001 (David)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Russell Martin

550 Bailey Ave.

Fort Worth, TX

Mr. Martin came forward and provided further information in regards to his request. He explained that he's requesting an alternate mitigation for their strip retail center in lieu of providing funds. A pocket park would provide an entry way to the Harbor district and allow them to place signage for the Harbor and the Glen Hill Cemetery. They would also like to help clean up the cemetery. Mr. Martin reiterated that he would be providing the right of way for Glen Hill Way. There would be 668-inches of trees being removed but they would also be providing trees on site.

Planning and Zoning Director Ryan Miller advised the Commission that the Parks and Recreation Board will be making a recommendation in regards to the corner of land on the south side of Glen Hill Way. In addition, they will also get a recommendation from Architectural Review Board (ARB) on the proposed signage design.

Chairman Chodun brought the item back to the Commission for questions and discussion.

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

11. P2020-006 (David)

Discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Pat Atkins

3076 Hays Drive

Rockwall, TX

Mr. Atkins came forward and advised the Commission that he had reviewed staff recommendations and is in agreement with them. He then indicated that he was available to answer any questions.

Chairman Chodun brought the item back to the Commission for questions and discussion.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on February 11th.

12. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial

 Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation and background in regards to the request. He mentioned that the ARB had approved the plan 7-0, but there were still some variances needed since the property was located in the IH-30 Overlay (IH-30 OV) District. He explained that the applicant will be coming before the Commission with the variance requests as well as the driveway request in two (2) weeks. With that, Mr. Gonzales advised the Commission that he was available to answer any questions.

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

13. SP2020-001 (Korey)

Discuss and consider a request by Michael Legg of Legg Architecture, LLC for the approval of a site plan for a for a restaurant with drive through (*i.e. Golden Chick*) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

Senior Planner Korey Brooks provided a brief explanation in regards to the request. Since there were structural changes being made to the exterior, this case required review by the Architectural Review Board (ARB). He advised that the ARB had reviewed the case and made recommendations, which were forwarded to the applicant. Mr. Brooks explained that those would be reviewed at the next meeting on February 11th due to the applicant not being able to make it to the meeting.

Chairman Chodun brought the item back to the Commission for questions and discussion.

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

14. SP2020-002 (Korev)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a site plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Greg Wallis

1520 E I-30

Rockwall, TX

The applicant came forward and provided additional information in regards to the request. Mr. Wallis explained that they did not have a chance to meet with Architectural Review Board (ARB) but reviewed the recommendations with Senior Planner Korey Brooks. They will go back to the drawing board and resubmit changes next week. He added there was another variance in regards to the articulation.

Chairman Chodun brought the item back to the Commission for questions and discussion.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on February 11th.

- **15.** Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
 - P2019-049: Final Plat for Lot 1, Block A, TAC Rockwall Addition [Postponed]
 - P2020-001: Replat for Lot 12, Block C, Ridgecrest Addition [Approved]
 - SP2019-043: Alternative Tree Mitigation Plan for 407 Ranch Trail [Approved]
 - Z2019-026: SUP for Chandler's Landing Marina (1st Reading) [Denied]
 - Z2019-027: SUP for Big-Tex Trailers (1st Reading) [Approved]
 - Z2019-028: Unified Development Code (1st Reading) [Approved]

Planning and Zoning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:05 PM.

310 311	PASSED AND APPROVED BY THE PLA	NNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this	
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316		Eric Chodun, Chairman	
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318	Attest:		
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321 322	Angelica Gamez, Planning Coordinator		
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TO: Planning and Zoning Commission

DATE: February 11, 2020

APPLICANT: Pat Atkins; *KPA Consulting, Inc.*

CASE NUMBER: P2020-006; Master Plat for Saddle Star South Subdivision

SUMMARY

Consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a <u>Master Plat/Open Space Plan</u> for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

PLAT INFORMATION

☑ The applicant is requesting approval of a Master Plat/Open Space Plan for the Saddle Star South Subdivision. The Saddle Star South Subdivision is a three (3) phase, master planned community that will consist of 176 single-family residential lots on a 70.408-acre tract of land. The proposed master plat delineates the timing and phasing for the proposed development in order to determine compliance with the comprehensive plan, and the availability and capacity of public improvements needed to serve the development. A summary of the proposed lot composition is as follows:

Lot Composition:

	Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)	
Ī	Α	70′ x 125′	8,750 SF	143	78.41%	Ī
_	В	80′ x 125′	10,000 SF	33	21.59%	
		M	laximum Permitted Units:	176	100.00%	

- On March 16, 1998, a 44.292-acre portion of the subject property was annexed [Ordinance No. 98-10] and an 11.121-acre portion was annexed on May 16, 2016 [Ordinance No. 16-30], creating a 55.413-acre tract of land. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [Case No. Z2015-034], which rezoned the 44.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) to incorporate the additional 11.121-acre tract of land annexed on March 16, 2016. On January 22, 2019, the applicant voluntarily annexed a 14.995-acre tract of land [A2018-004] for the purpose of incorporating it into Planned Development District 79 (PD-79) and creating Phase III of the development. On November 4, 2019, the City Council approved an amendment to PD-79 [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan by incorporating an additional 14.995-acre tract of land into the existing 55.413-acre tract of land, which created Phase III for the Saddle Star Estates Subdivision.
- ☑ On February 4, 2020, the Parks and Recreation Board approved pro-rata fees of \$59,064.00 (i.e. 176 lots @ \$428.00 per lot) and cash-in-lieu of land fees of \$42,090.00 (i.e. 176 lots @ \$305.00 per lot) for the Saddle Star South Addition by a vote of 5-0. As part of this motion, the Parks and Recreation Board approved these fees to be used to incorporate private amenities into Phase 2 of the development to provide a playground. Per the recommendations of the Parks and

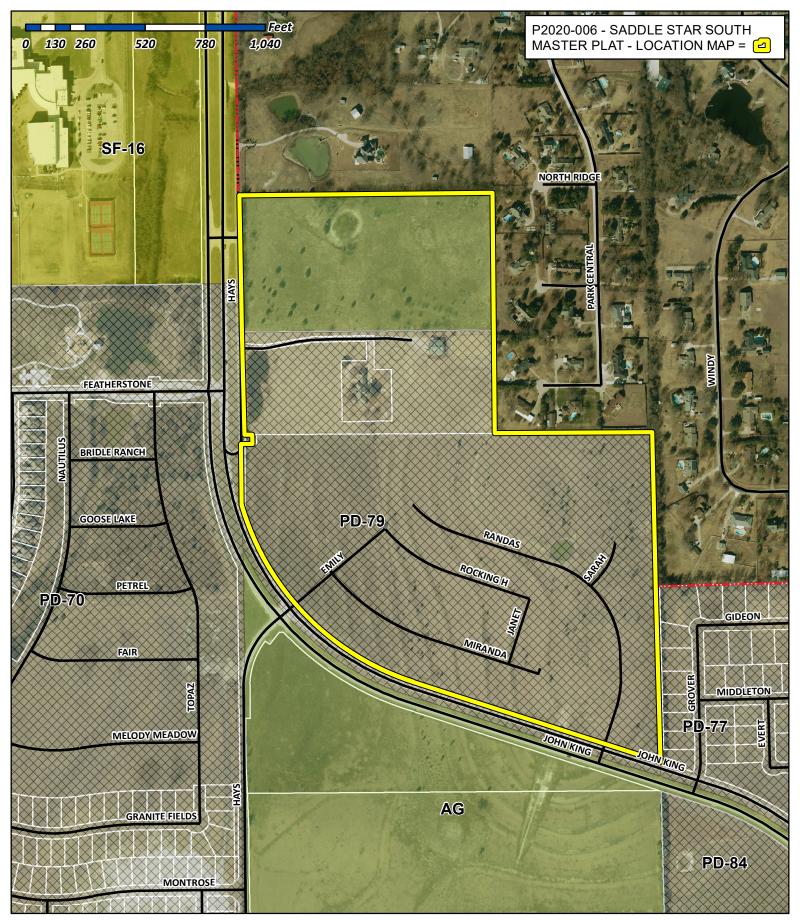
Recreation Board, detailed invoices showing the cost of the proposed private amenities are required to be submitted prior to the acceptance of Phase 2. The pro-rata equipment and cash in lieu of land fees are subject to change each year as the cost of land and the City's land use assumptions change, and will be finalized at the time of final plat.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the master plat for the *Saddle Star South Subdivision*, 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) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

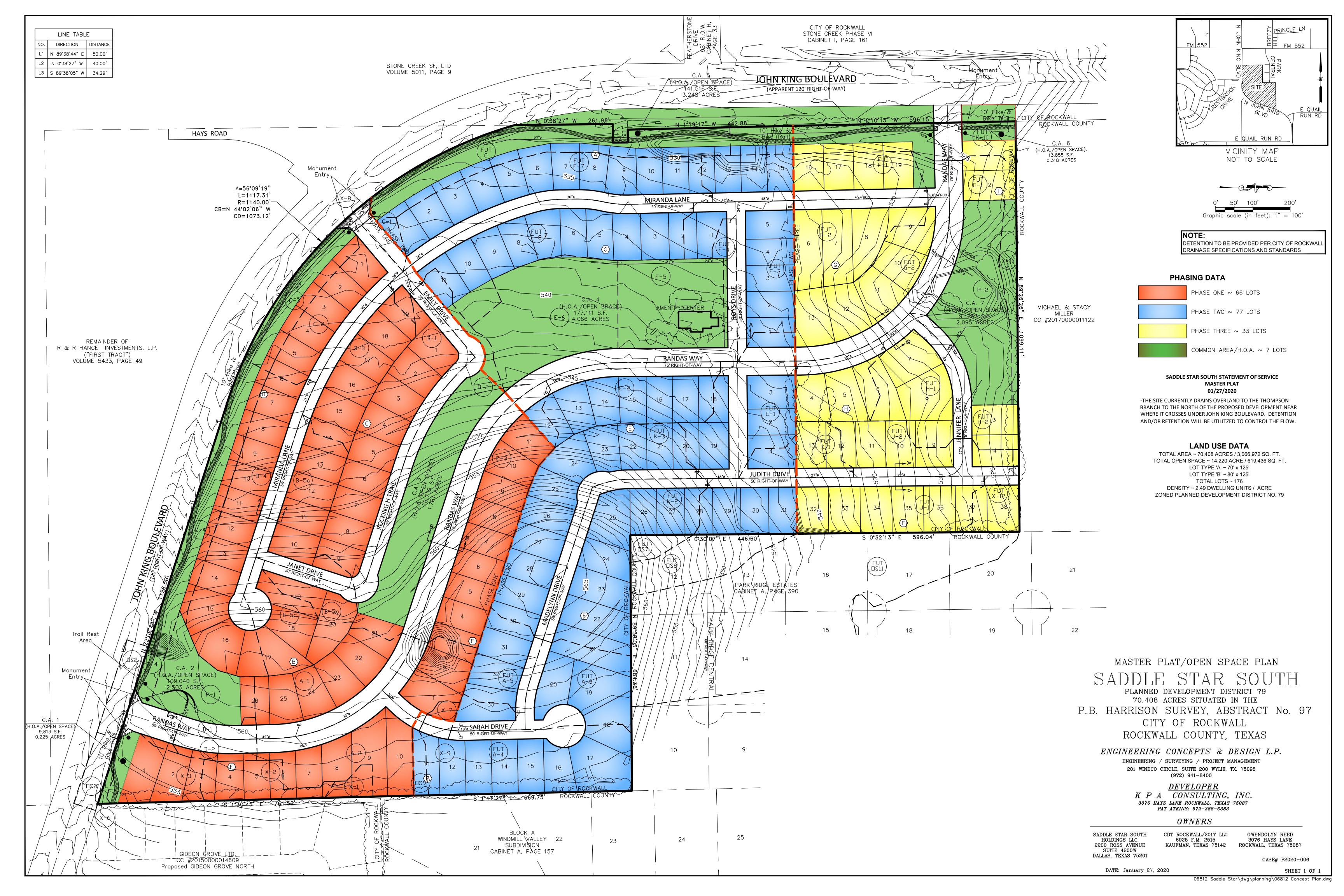




City of Rockwall

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









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SHADE TREE

RIVER MOCK IN GROUNDCOVER LANDSCAPE BED

BOULDER MASS

CALLOUIS LEGEND:

SADDLE STAR AMENITY CENTER

City of Rockwall, Rockwall County, Texas



CODY JOHNSON



December 24, 2019

Saddle Star Amenity Center

Rockwall, TX

CREATED FOR:

Mr. Jose Campos, Hines Construction

CREATED BY:

Overly Site Amenities

3900 Stonebridge Drive, Suite 1303, McKinney, Texas 75070

Item No.	Description	Price
1.	Clubhouse Building	\$378,049.95
2.	Aquatic Center	\$307,154.84
2.1	Swimming Pool	\$199,645.94
2.2	Enclosure Hardscape	\$63,209.27
2.3	Site Structures	\$36,086.23
2.4	Equipment Room	\$8,213.40
3.	Site Amenities	\$205,683.85
3.1	Community Garden	\$15,641.91
3.2	Playground	\$102,329.42
3.3	Hardscape: Concrete Improvements	\$31,587.62
3.4	Hardscape: Site Improvements	\$49,359.90
3.5	Site Furnishings	\$6,765.00
4.	Landscape & Irrigation	\$103,537.56
5.	General Requirements	\$12,515.25
6.	Design Fees	\$10,000.00
VE	VE Opportunities *(Not Reflected in Project Total)	*(\$29,800.00)
	PROJECT TOTAL:	\$1,016,941.40

5 h	Date
Signature of Acceptance	



SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL, TEXAS 75087-PAT ATKINS-DIRECTOR

1-27-20

RYAN C. MILLER AICP, DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL, TEXAS 75087

LETTER OF EXPLANATION Park Fees

RE: SADDLE STAR SOUTH-70.408 ACRES 143 lots (P2019-043)—OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL, ROCKWALL COUNTY, TEXAS

DEAR MR. MILLER, GONZALES

WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C., TO REQUEST TO THE PARK BOARD AND CITY COUNCIL THAT OUR PARK FEES BEING ASSED BE APPLIED TO OUR PLAYGROUND IMPROVEMENTS (ENCLOSED EXHIBIT) OF \$102,329 CONSTRUCTION COSTS, SAID IMPROVEMENTS ARE ABOVE THE COSTS ASSOCIATED WITH AMENITY AND OVERALL LANDSCAPING IMPROVEMENTS.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



TO: Planning and Zoning Commission

DATE: February 11, 2020

APPLICANT: Greg Wallis; Mershawn Architects. LLC

CASE NUMBER: SP2020-002; Site Plan for 855 Whitmore Drive

SUMMARY

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a Site Plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

BACKGROUND

The subject property was annexed in 1959 [Ordinance No. 59-02], is zoned Light Industrial (LI) District, and is addressed as 855 Whitmore Drive. On November 6, 1978, the City Council approved a replat for the subject property (i.e. Municipal Industrial Park). The property was later replatted in 1982, 2005, and 2007. On May 2, 2016, the City Council approved a replat [Case No. P2016-017], which established the current configuration of the subject property. On March 23, 2017, the Planning and Zoning Commission approved a site plan [Case No. SP2017-009] for an office building on the subject property. At that time, the applicant intended to utilize the office building as an interior design facility (i.e. Loma Linda Interiors). Subsequently, the applicant made changes to the exterior of the proposed building and on June 31, 2018, the Architectural Review Board (ARB) approved the revised building elevations; however, the office building was never constructed.

PURPOSE

The applicant is requesting the approval of a site plan for an ~3,975 SF medical office building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property, there are two (2) vacant tract of land and a railroad line (*i.e. Union Pacific/Dallas Garland and Northeastern Railroad*). Following this, there is a mixed-use development (*i.e. Park Place Subdivision*) that is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS), Single-Family 7 (SF-7) and Residential Office (RO) District land uses. Following this, there are several single-family homes that are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District and Single-Family 7 (SF-7) District land uses.

South:

Directly south of the subject property is Whitmore Drive followed by a large vacant tract of land. Beyond this is Justin Road, which is identified as a *M4D* (*major collector, four [4] lane, divided roadway*) on the *City's Master Thoroughfare Plan*). Following this, there is a large vacant tract of land and T. L. Townsend Road, which is identified as a *M4D* (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Light Industrial (LI) District.

East:

Directly east of the subject property, there is a vacant tract of land followed by several industrial facilities (*i.e. Municipal Industrial Park*), a driving school (*i.e. All American Driving School*), and two (2) industrial facilities (*i.e. Whitmore Manufacturing and SPR Packaging*). Beyond this, is Industrial Boulevard, which is identified as a *M4U (major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan.

West:

Directly west of the subject property there is a bail bonds facility (i.e. Quick Release Bail Bonds of Rockwall) and a law office (i.e. Corrigan Law Office) followed by 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, there is a large vacant tract of land, a railroad line (i.e. Union Pacific/Dallas Garland and Northeastern Railroad) and S. Clark Street, which is identified as a residential roadway on the City's Master Thoroughfare Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

The proposed medical office building will be one (1) story in height, approximately 3,975 SF, and constructed of a combination of brick, stone, and cementitious lap siding. The subject property will be accessible via a mutual access easement on Lots 9 and 11 (*i.e. the property will not have direct access to Whitmore Drive*). The submitted site plan, landscape 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:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	12,500 SF	X=19,602 SF; In Conformance
Minimum Lot Frontage	100-Feet	X=120-Feet; In Conformance
Minimum Lot Depth	125-Feet	X=160-Feet; In Conformance
Minimum Front Yard Setback	25-Feet	X=25-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X=10-Feet; In Conformance
Minimum Side Yard Setback	15-Feet	X=15-Feet; In Conformance
Maximum Building Height	60-Feet	X=21-Feet; In Conformance
Max Building/Lot Coverage	60%	X=1.8%; In Conformance
Minimum Masonry Requirement	90%	X=97-98%; In Conformance
Minimum Number of Parking Spaces	20-Spaces	X=20-Spaces; In Conformance
Minimum Stone Requirement	20%	X=21-38%; In Conformance
Minimum Landscaping Percentage	15%	X=38%; In Conformance
Maximum Impervious Coverage	90-95%	X=61%; In Conformance

TREESCAPE PLAN

The applicant has submitted a landscape plan that indicates that there are no protected trees on this site requiring mitigation and due to this, a treescape plan is not required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 05.01, General Industrial Districts, of Section 05, Industrial Districts, of Article 5, District Development Standards, of the Unified Development Code (UDC), each exterior wall of a building's primary façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials. A minimum of 20% stone (i.e. natural or synthetic/cultured) is required. In this case, the applicant is proposing to utilize 59% brick on the north and south facades, and 73% and 77% on the east and west facades. The east and west building facades will incorporate between 21% and 25% natural stone and the north and south facades will incorporate 38% natural stone. The east and west facades will incorporate 2% cementitious lap siding (i.e. Hardi Plank or similar cementitious lap siding). The proposed building materials conform to the requirements stipulated in the Unified Development Code (UDC). According to Subsection 05.02, Light Industrial (LI) District, of Section 5, Industrial Districts, of Article 5, District Development Standards, of the Unified Development Code (UDC), 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. Limitations have been places on the uses in this district to significantly restrict outside activities and storage of materials, noise, vibration, smoke, pollution, fire, explosive hazards, glare, and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. In this case, the proposed medical office is permitted by-right in a Light Industrial (LI) District and appears to generally conform to the requirements stipulated in the Unified Development Code (UDC).

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, there are no variances or exceptions being requested.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property as being located within the <u>Central District</u>. This district is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. Park Place Subdivision), estate and rural residential (e.g. Rolling Meadows Subdivision), and higher density residential developments (e.g. Evergreen Senior Living). The Central District also incorporates a high volume of industrial land uses adjacent to the Union Pacific/Dallas Garland and Northeastern Rail Road line that bisects the district. The Ralph Hall Municipal Airport and several other public facilities are also located within the district. The subject property is categorized as a <u>Technology/Employment Center (TEC)</u> land use. This category is characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. Rockwall Technology Park) with access to key transportation networks. Some primary land uses include clean manufacturing centers, technology/data centers, and general office land uses that are typical of the Light Industrial (LI) and Planned Development (PD) District zoning districts. In this case, the proposed medical office building is considered to be a primary land use. Due to this, and the fact that the subject property is zoned Light Industrial (LI) District, the applicant's request appears to be in conformance with Future Land Use Plan and the District Strategies outlined in the OURHometown Vision 2040 Comprehensive Plan.

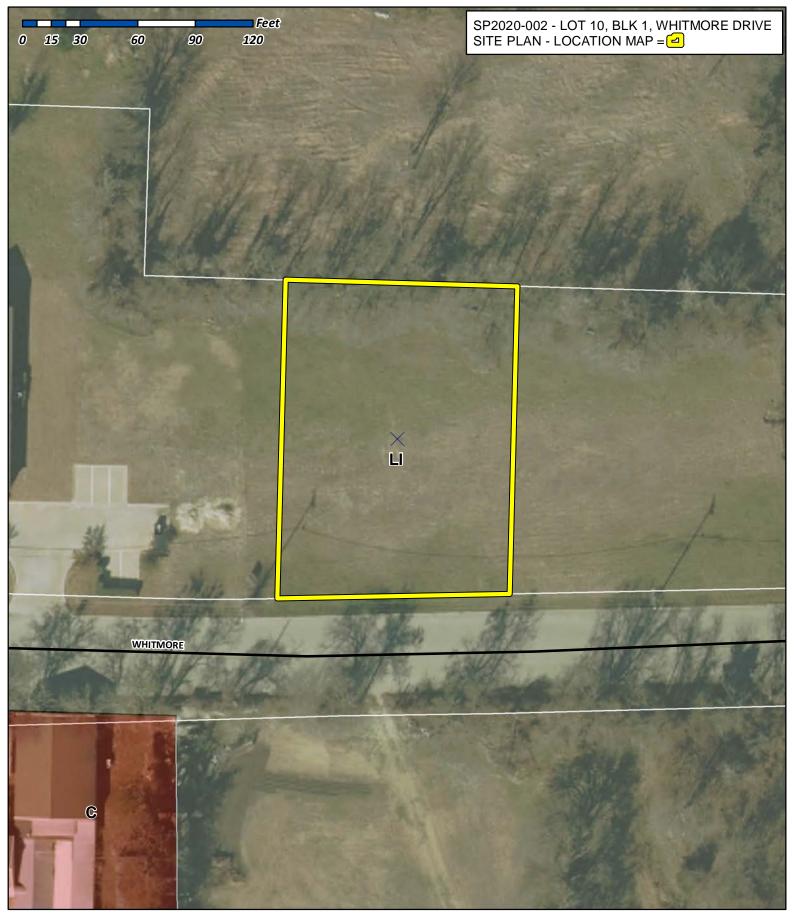
ARCHITECTURAL REVIEW BOARD (ARB):

On January 28, 2020, the Architectural review Board (ARB) reviewed the proposed building elevations and requested that: [1] the applicant make certain revisions to the building materials on the north and south building elevations, [2] that changes be made to balance the windows, doors, and entryway elements on the building, and [3] that an alternative material be used for the gables on the east and west facades. The applicant has provided revised building elevations that appear to conform to the request given by the Architectural Review Board (ARB). The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the meeting on <u>February 11</u>, 2020.

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

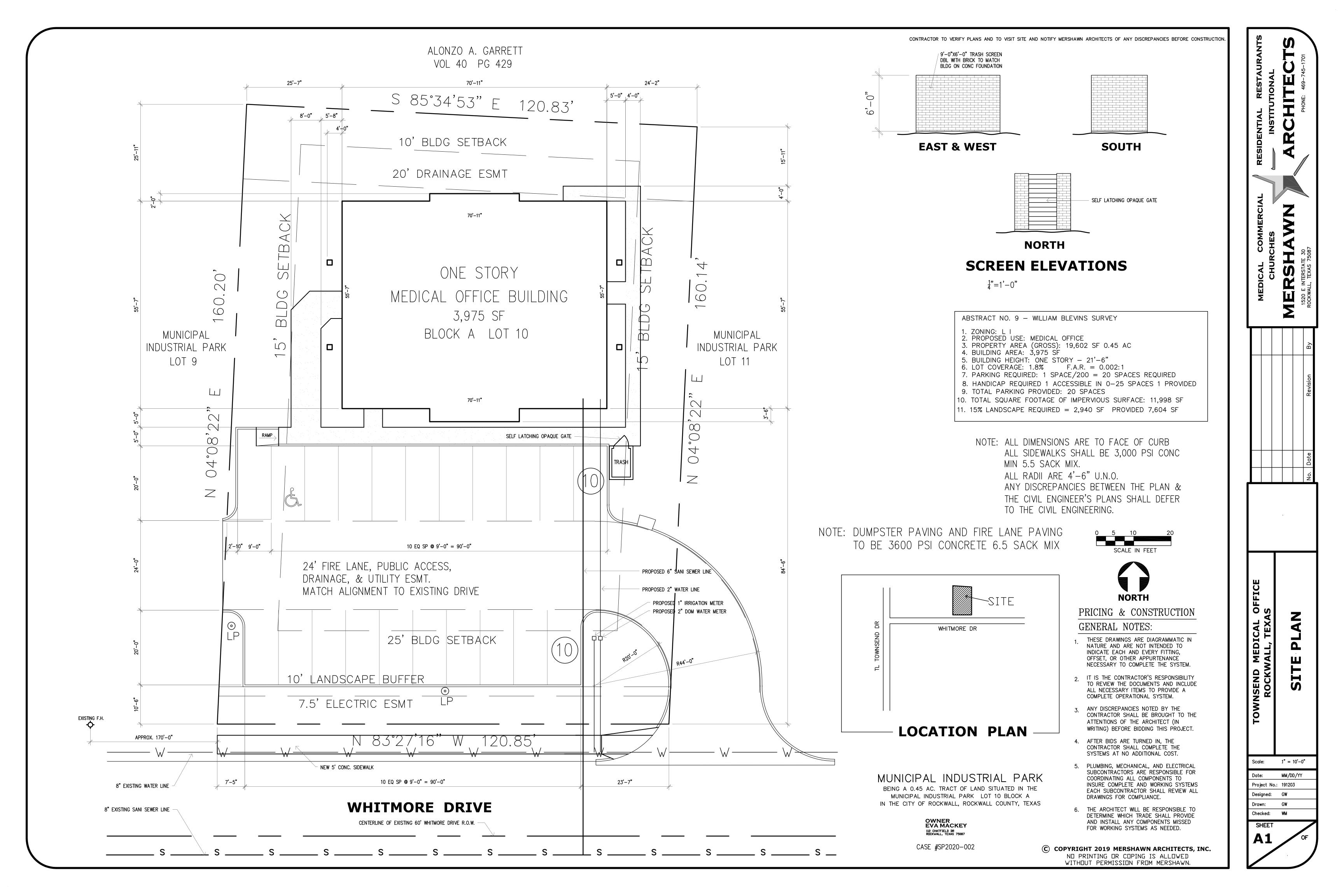


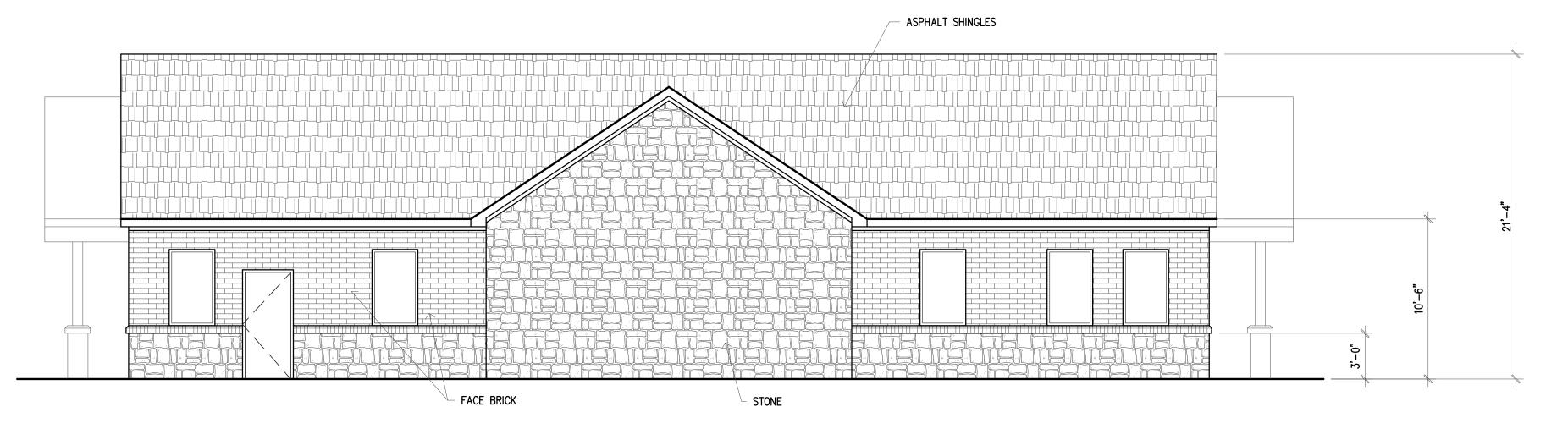


City of Rockwall

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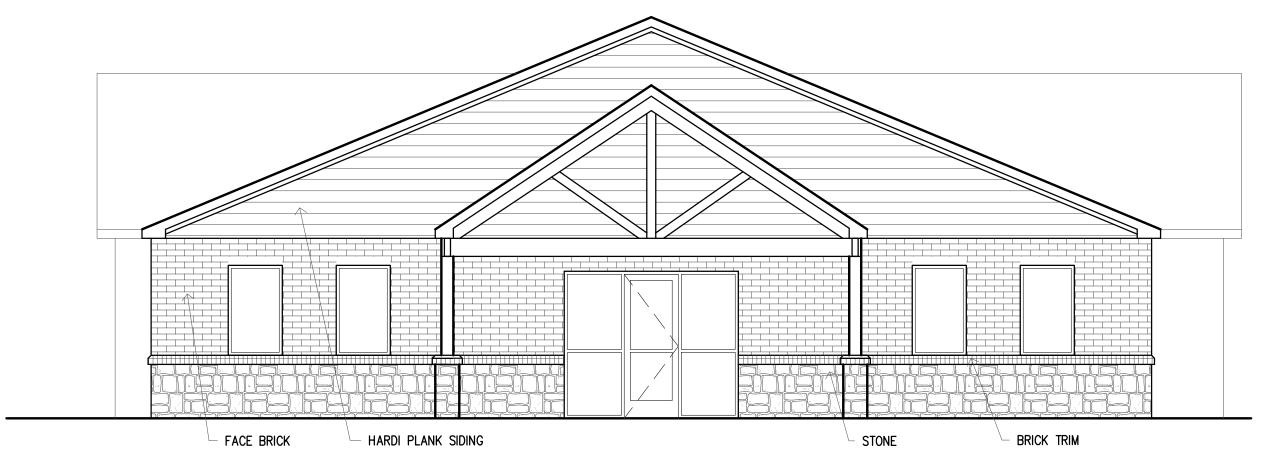






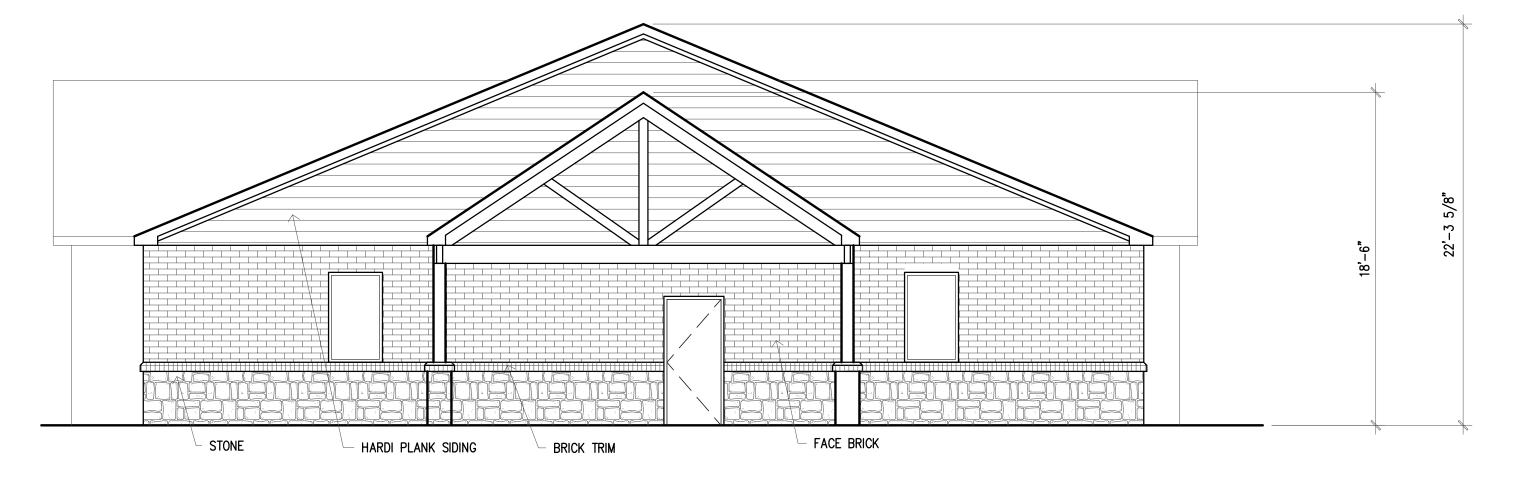
SOUTH ELEVATION

38% STONE 3% WOOD SIDING 59% BRICK



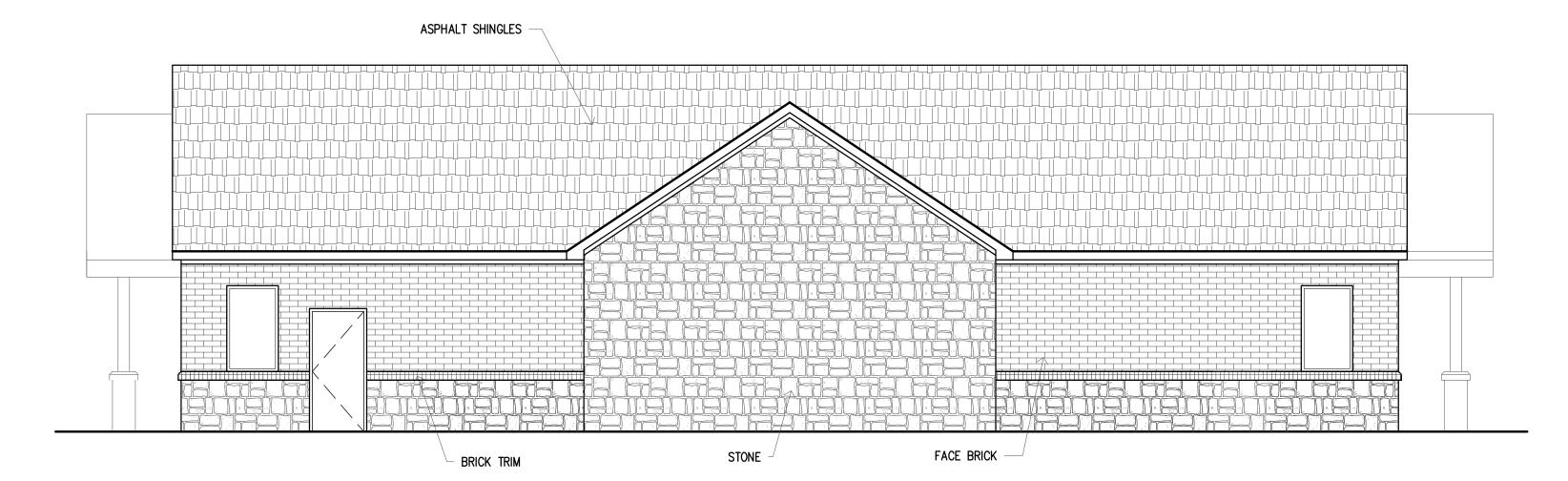
WEST ELEVATION

21% STONE 2% WOOD SIDING 77% BRICK



EAST ELEVATION

25% STONE 2% WOOD SIDING 73% BRICK



NORTH ELEVATION

38% STONE 3% WOOD SIDING 59% BRICK

EVA MACKEY 112 CHATFIELD DR ROCKWALL, TEXAS 75087

CASE #SP2020-002

OWNER

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PRICING & CONSTRUCTION GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
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EXTERIOR

Scale: 3/16" = 1'-0"

Date: 12/17/19

Project No.: 191203

Designed: GW

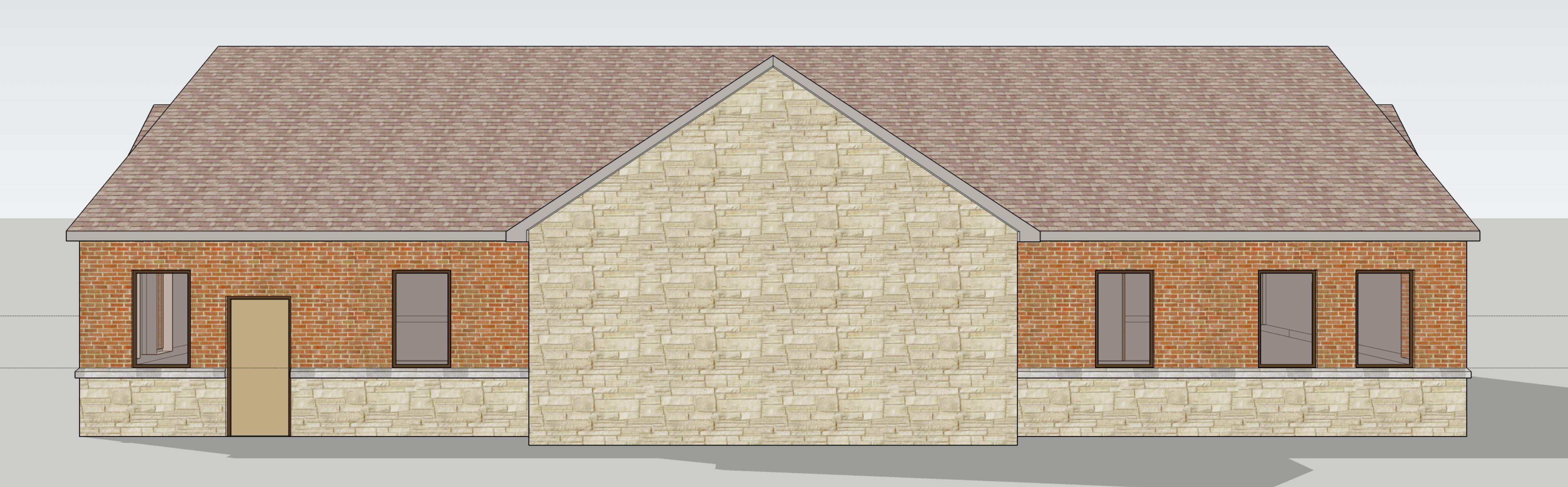
Drawn: GW

Checked: WM

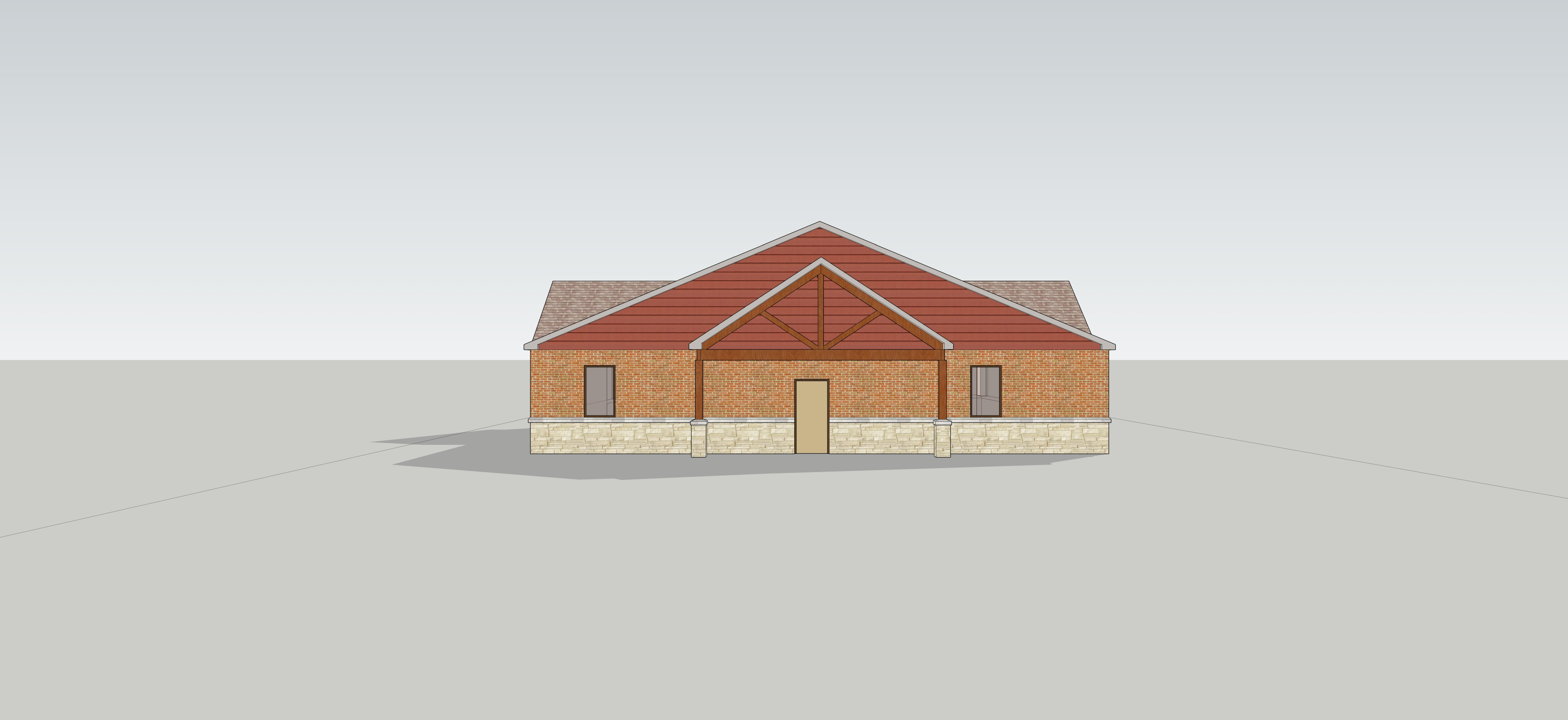
NSEND MEDICAL OFFICE ROCKWALL, TEXAS

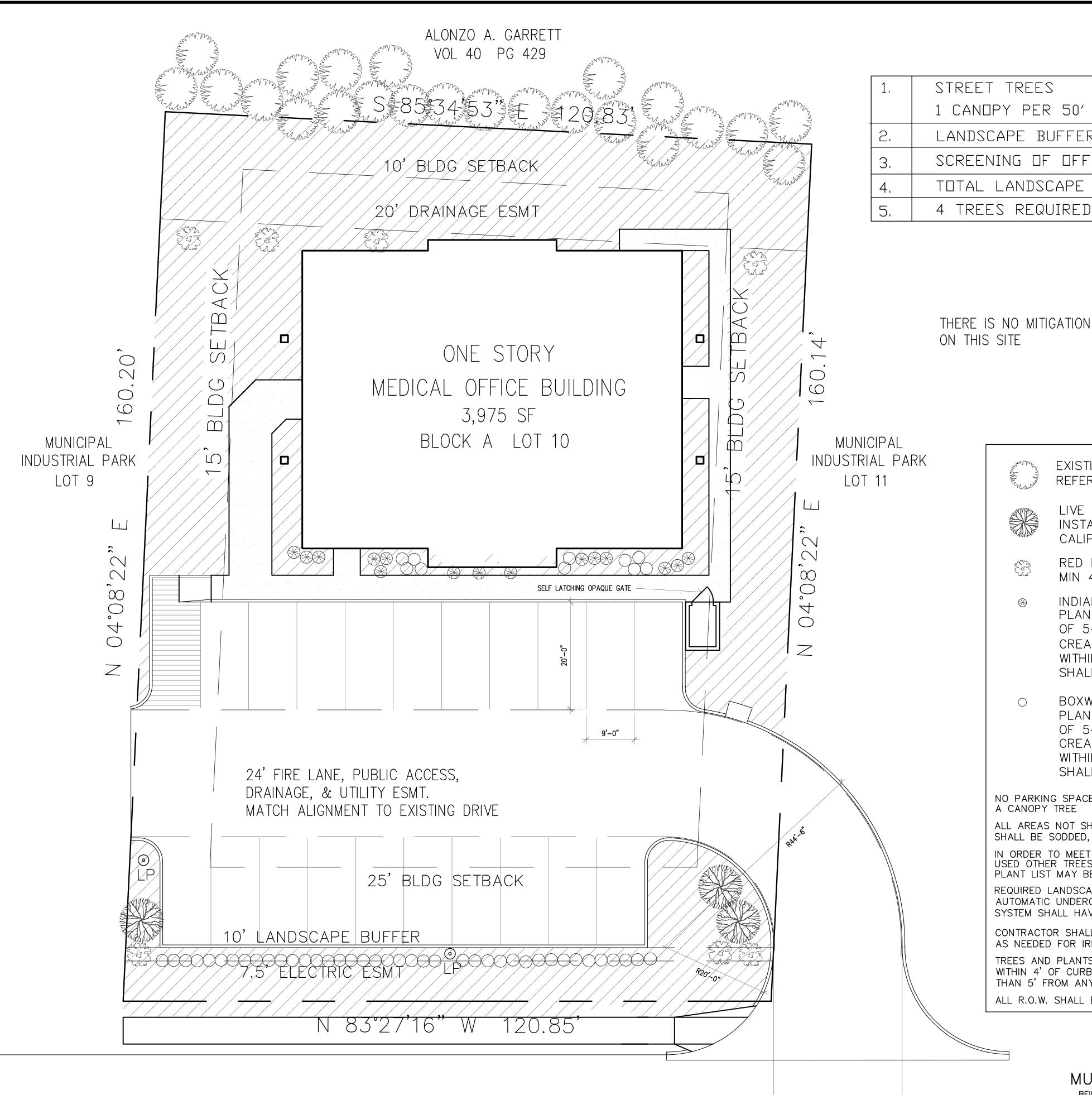












WHITMORE DRIVE

CENTERLINE OF EXISTING 60' WHITMORE DRIVE R.O.W.

REQUIRED PROVIDED STREET TREES 1 CANDPY PER 50' LINEAR DF R.D.W. LANDSCAPE BUFFER 10' $\mathsf{N}\square$ SCREENING OF OFF STREET PARKING $\mathsf{N}\mathsf{\square}$ TOTAL LANDSCAPE AREA 10% REQUIRED 1,960 SF 7,604 SF 4 TREES REQUIRED AT REAR OF PROPERTY

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 19,602 SF 0.45 AC
4. BUILDING AREA: 3,975 SF
5. BUILDING HEIGHT: ONE STORY - 21'-6"

6. LOT COVERAGE: 1.8% F.A.R. = 0.002:1

7. PARKING REQUIRED: 1 SPACE/200 = 20 SPACES REQUIRED 8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED

9. TOTAL PARKING PROVIDED: 20 SPACES

10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,998 SF

11. 15% LANDSCAPE REQUIRED = 2,940 SF PROVIDED 7,604 SF



EXISTING TREE TO REMAIN REFER TO TREE MITIGATION PLAN



LIVE OAKS (6) INSTALLED WITH A MIN. 4" CALIPER



RED BUD (7) MIN 4' TALL

INDIAN HAWTHORNE (34) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (57) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

24'-0"

MUNICIPAL INDUSTRIAL PARK

BEING A 0.45 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK LOT 10 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER EVA MACKEY 112 CHATFIELD DR RDCKVALL, TEXAS 75087

CASE #SP2020-002





PRICING & CONSTRUCTION

GENERAL NOTES:

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> Scale: 1" = 10'-0"MM/DD/YY Project No.: 191203

Designed: GW Drawn: GW Checked: WM

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PROPERTY LINE -

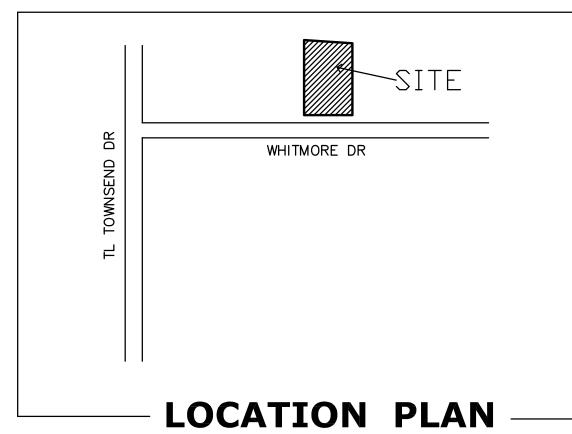
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WHITMORE DRIVE

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MUNICIPAL INDUSTRIAL PARK

OWNER EVA MACKEY 112 CHATFIELD DR RUCKWALL, TEXAS 75087

CASE #SP2020-002

BEING A 0.45 AC. TRACT OF LAND SITUATED IN THE MUNICIPAL INDUSTRIAL PARK LOT 10 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Checked: WM SHEET

MEDICAL COMMERCIAL CHURCHES

HOTOMETRIC

Scale: 1" = 10'-0"Date: MM/DD/YY

Project No.: 191203 Designed: GW Drawn: GW



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: David Gonzales, Planning and Zoning Manager

DATE: February 11, 2020

SUBJECT: MIS2020-001; Alternative Tree Mitigation Settlement Agreement

The applicant, Russell Martin of HFRPI, LLC, is requesting approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for strip retail center to be located at 2930 Ridge Road. On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-037] for the purpose of allowing the development of a strip retail center that will be located within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), which is commonly referred to as the Harbor District. During the site plan process, the Planning and Zoning Commission approved a treescape plan establishing a total mitigation balance due of 491-inches that was to be due at the time of platting. On February 3, 2020, the City Council approved a replat, which replatted the site [i.e. P2020-004] creating two (2) lots [i.e. Lots 29 & 30, Lake Ridge Estates Addition for the development of the strip retail facility on Lot 29 and establishing a 0.116 remainder lot identified as Lot 30. The replat also dedicated the right-of-way for Glen Hill Way creating an entrance into the Harbor District from Ridge Road. This dedication was in conformance with the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and realigned and abandoned a portion of Cemetery Road. At the time of approval of the replat, a condition was established for the City Council to consider a request by the applicant for an Alternative Tree Mitigation Settlement Agreement (which was submitted in conjunction with the platting application) for the purpose of creating an open space/park area for Lot 30. The condition also stated that if the agreement was not approved, the applicant would be required to satisfy the outstanding tree mitigation balance prior to filing of the replat. The treescape plan, provided by the applicant as part of the Alternative Tree Mitigation Settlement Agreement, indicates a total of 557-inches being removed from the site and requiring mitigation. The landscape plan approved with the site plan indicates the provision of 322inches towards the mitigation balance, leaving a total mitigation balance due of 212-inches (i.e. 53, four [4] inch trees). According to the applicant's letter, this request is intended to alleviate the total mitigation balance by providing the City with a small park on Lot 30 that is 5,052.96 SF, and will be adjacent to Glen Hill Way once constructed. The park will have trees, park benches for pedestrians, and an entry sign for the Harbor District. It should be noted that the entry sign will also provide a sign blade recognizing the Glen Hill Cemetery. Finally, the applicant has also indicated they will be spearheading a clean-up effort of the Glen Hill Cemetery, which will be done with the permission of the property owner. According to the applicant, the cost of the park will be in excess of \$100,000 at the time of dedication to the City, and will exceed the cost of associated with the mitigation balance due of 212-inches [i.e. 212 x \$100.00 = \$21,200].

Section 05(G), *Alternative Tree Mitigation Settlement Agreements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), gives the City Council the ability to approve an *Alternative Tree Mitigation Settlement Agreement* on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant's overall mitigation balance due of 212-inches would be dissolved, and a park plan would be required for the construction of the pocket park on *Lot 30*, *Block A*, *Lake Ridge Estates Addition*. For this request, the Planning and Zoning Commission is tasked with the determining if the value added by the pocket park in this location outweighs the benefit associated with having 53, four (4) inch trees available for the Parks and Recreation Department. On February 4, 2020, the Parks and Recreation Department reviewed the request for the pocket park and approved a motion to recommend approval of the request to the Planning and Zoning Commission and City Council by a vote of 5-0. In addition, the Architectural Review Board (ARB) will provide a recommendation to the Planning and Zoning Commission concerning the proposed signage at their meeting on February 11, 2020. Should the Planning and Zoning Commission have any questions staff and the applicant will be available at meeting.





City of Rockwall

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





January 9, 2020

Ryan C. Miller, AICP
Director of Planning and Zoning
Planning and Zoning Department
City of Rockwall, Texas

RE: 2930 Ridge Road, Rockwall, Texas

Dear Mr. Miller,

I am writing today to request an alternative tree mitigation solution for our project located at 2930 Ridge Road. We are required to mitigate 668 caliper inches of trees. Our plan provides for replacement trees equaling 322 caliper inches. This leaves us 346 caliper inches short, equating to 87 four-inch trees. We would like to provide the city with a park of approximately 5,000 square feet along the new Glen Hill Road that we are constructing as part of our development plan. We plan to landscape the park and provide park benches for pedestrians. Additionally, the park will provide a nice location to install signage and information for Glen Hill Cemetery. As we have discussed, we would like to spearhead a clean-up of the cemetery. The approximate value of the park is in excess of \$100,000, which exceeds the cost of the tree deficit of 346 caliper inches.

Thank you,

Russell Martin

LANDSAPE REQUIREMENTS **PLANT LIST** SYM BOTANICAL NAME QTY SIZE HEIGHT SPREAD ROOT BALL REMARKS COMMON NAME STREETSCAPE PROPSED REQUIRED **TREES** TREES LARGE SIZE TREE **GLEN HILLWAY** 9 4" CAL. 12' - 14' 6' - 8' CONTAINER SINGLE TRUNK AND FULL QUERCUS MUEHLENBERGII CHINKAPIN OAK TAXODIUM DISTICUM BALD CYPRESS 21 4" CAL. 12' - 14' 6' - 8' CONTAINER SINGLE TRUNK AND FULL 10' LANDSCAPE BUFFER 21 | 4" CAL. | 10' - 12' | 6' - 8' CONTAINER SINGLE TRUNK - BRANCHED TO GROUND CEDAR ELM UC ULMUS CRASSIFOLIA 11 STREET TREES 1 PER 30 LF RIDGE ROAD TEXAS REDBUD 8' - 10' 4' - 6' CONTAINER MULTI-TRUNKED AND FULL CERCIS CANADENSIS 'TEXENSIS' 20' LANDSCAPE CC PC SA 8' - 10' 4' - 6' CONTAINER MULTI-TRUNKED AND FULL PISTACHE CHINENSIS CHINESE PISTACHE 8 3" CAL. STREET TREES 1 PER 50 LF 8' - 10' 4' - 6' CONTAINER MULTI-TRUNKED AND FULL STYPHNOLOBIUM AFFINE EVE'S NECLACE 10 3" CAL. CANOPY TREE SHRUBS 42 10 ORNAMENTAL TREE 18" | 18" | 3 GALLON PLACED AS SHOWN ON PLAN MP MYRICA PUSILLA DWARF WAX MYRTLE 236 **PARKING LOT TREES** ORNAMENTAL GRASSES 29 SPACES 1 TREE PER 8 SPACES N/A | 12" - 18" | 12" - 18" | 3 GALLON | FULL MATCHED 36" O.C. TRIA. SPACED MJUHLENBERGIA CAPLLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS N/A | 6" - 8" | 6" - 8" | 1 GALLON | FULL MATCHED 18" O.C. TRIA. SPACED NASSELLA TNEULSSIMA MEXICAN FEATHER GRASSS ANNUALS PENTAS LANCEOLATA MEXICAN PENTA - SOLID COLOR 4" POT | FULL MATCHED 8" O.C. TRIA. SPACED 304 N/A 6" - 8" 6" - 8" SOLID SOD STAGGARED JOINTS LAWN | CYNODON DACTYTON COMMON BERMUDA GRASS MISCELLANEOUS MULCH SHREDDED HARDWOOD MULCH 3 INCH DEPTH PLACE OVER FILTER FABRIC STEEL EDGING 3/16" THICK NO MORE THAN 1/2" EXPOSED ABOVE LAWN AND BED SOIL ROOT BARRIER WIDTH 48" WIDE X 24" LONG MFG. DEEPROOT AVALIABLE AT EWING IRRIGATION & LANDSCAPE SUPPLY - STORES. 10' STREET YARD BUFFER 5' SIDEWALK - 10' ÚTILITY EASEMENT , SROOTRBARRIEREASEMEN TO EXTENDENTIRE A VOLU**MENTGT,HPOF**EOF RETAIL 7,000± SF PARKWAY(TYP. BOTH 3,505± SF FFE=558.00 ∕— 15' BUILDING SE∕TÆACK∕ - 20' STREET YARD BUFFER PC) EXISTING FREES TO REMAIN -SEE SHEET L-0 FOR SIZE AND TYPE WITH TREE PROTECTION ROOT BARRIER ROOTBARRIER LANDSCAPE PLAN

GENERAL PLANTING NOTES

SHOW THE ADDED OR REDUCED COST.

- 1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
- 2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF
- 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS
- WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION. 4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB
- THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
- A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
- QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND
- 8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
- 9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
- 10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF
- ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- 11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
- 12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
- 13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
- 14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- 15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
- 16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- 17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE
- 18. ALL TREES ARE SHOWN A MINIMUM OF 5 FEET FROM UTILITY LINES ON PLANS. CONTRACTOR SHALL NOT INSTALL ANY TREES WITHIN FIVE FEET(5') OF UTILITY LINES.

LANDSCAPE LEGEND

PROPOSED TREES CHINKAPIN OAK

BALD CYPRESS

CEDAR ELM

REDBUD CHINESE PISTACHE

SHRUB MASSING

EVES NECKLACE

SEASONAL COLOR ORNAMENTAL GRASS

— — STEEL EDGING MATERIAL CALL OUT

TREE ROOT BARRIER

TREE CALL OUT TD TYPE 2 QUANTITY

BERKENBILE

LANDSCAPE ARCHITECTS DALLAS OFFICE 2001 N Lamar Suite 290 Dallas, TX 75202 SOUTHLAKE OFFICE 2355 Johnson Rd

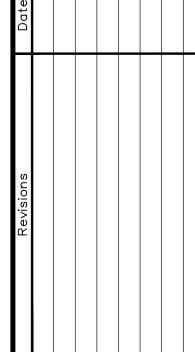
Southlake, TX 76092

(817) 379-9853

PRELIMINARY THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEPHEN C BERKENBILE, LIC. #1763

ON 11-05-2019 IT IS NOT INTENDED FOR BIDDING. PERMITTING, OR CONSTRUCTION

Issue Dates: 02-06-2020

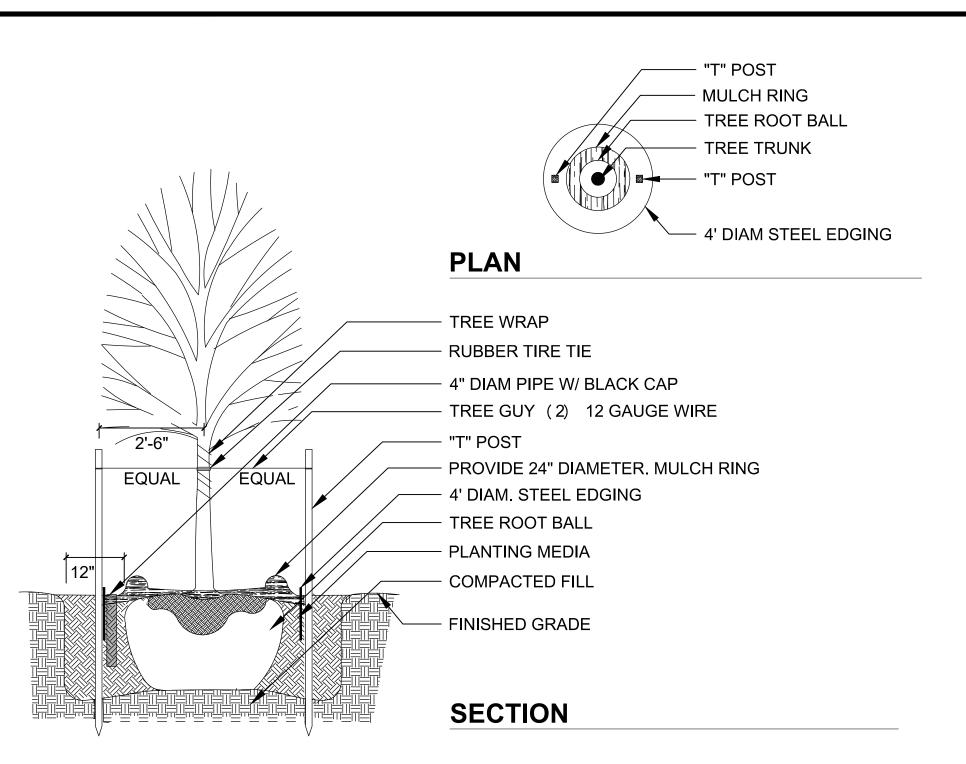


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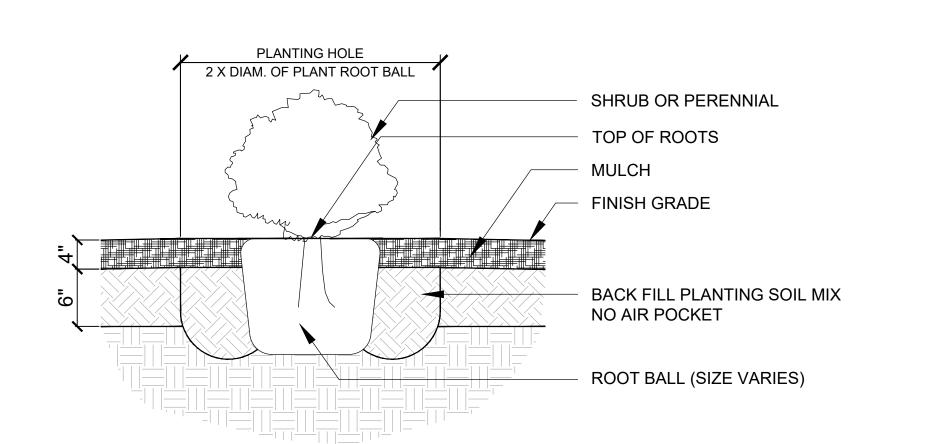
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CASE NUMBER SP2019-037



- MULCH RING - TREE ROOT BALL TREE TRUNK "T" POST **PLAN** TREE WRAP RUBBER TIRE TIE - 4" DIAM PIPE W/ BLACK CAP - TREE GUY (2) 12 GAUGE WIRE 2'-6" - "T" POST EQUAL /EQUAL - PROVIDE 24" DIAMETER. MULCH RING - TREE ROOT BALL PLANTING MEDIA - COMPACTED FILL FINISHED GRADE **SECTION**

- "T" POST



TREE PLANTING IN LAWN WITH 4' DIAMETER STEEL EDGING

ROOTS

MULCH

VARIES)

FINISH GRADE

TREE PLANTING IN MULCH NOT TO SCALE

ORNAMENTAL GRASS TOP OF FLARED **BACK FILL PLANTING SOIL** NO AIR POCKET ROOT BALL (SIZE

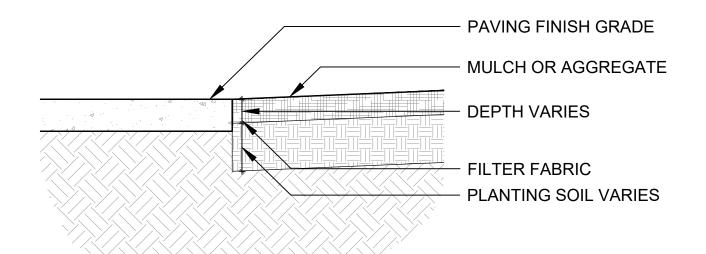
SPACING AS NOTED PLANTING ON PLANT LIST LOCATION SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHER WISE. ON PLANT LIST PAVING EDGE / BUILDING / CURB / STEEL EDGING

GRASS PLANTING DETAIL

NOT TO SCALE

- LAWN - STEEL EDGING - MULCH FINISH -- PLANTING BED GRADE - PLANTING MEDIA 12" STEEL STAKE LOCATED ON PLANTING BED SIDE

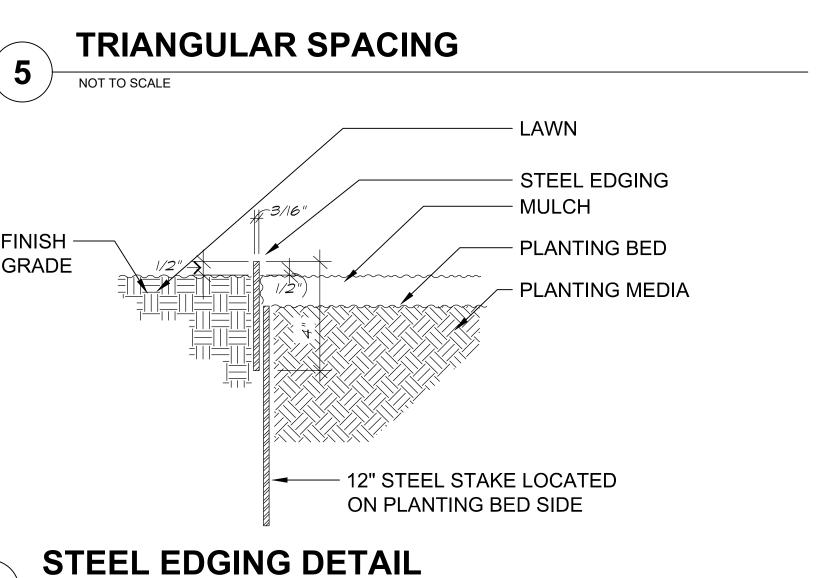
NOT TO SCALE



PLANTING HOLE

2 X DIAM. OF PLANT ROOT BALL

BED AT EDGE OF PAVING





UB 36-2/UB 48-2 Specifications 36" and 48" DeepRoot® Tree Root Barrier THIS SIZE FOR THIS PROJECT Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8' (243cm) diameter. 90° Root Directing Ribs, A. Materials 1. The contractor shall furnish and install tree root barrier as specified.
The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668). 2. Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep. 36" (91.44 cm 3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors. 4. Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A) 5. Root barrier shall have an integrated Joining System for assembly by sliding one panel into another. Material and Thickness Homopolymer Polyethylene 0.080 inch Extruded **ASTM Test Method** Properties Typical Value TREE ROOT BARRIER PANEL Tensile stress @ yield 3800 PSI D638 Elongation @ break % 10% D638 Tensile Modulus 155,000 PSI D638 0.4 - 4.0 D256A Notched Izod Impact Flexual Modulus 73 ‡ PSI 145,000 D790 D2240 Hardness Shore P66 deeproot



BERKENBILE

LANDSCAPE ARCHITECTS

<u>DALLAS OFFICE</u> 2001 N Lamar Suite 290 (214) 922-9946 Dallas, TX 75202

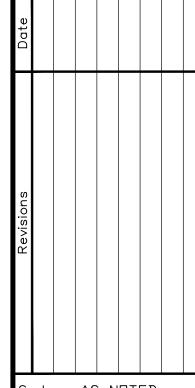
SOUTHLAKE OFFICE 2355 Johnson Rd

Southlake, TX 76092



PRELIMINARY THIS DRAWING IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED LANDSCAPE ARCHITECT STEPHEN C BERKENBILE, LIC. #176 ON 11-05-2019 IT IS NOT INTENDED FOR BIDDING PERMITTING, OR CONSTRUCTION

Issue Dates: 01-15-2020



Scale: AS N□TED Drawn By: DLB

Checked By: SCB

Sheet

CASE NUMBER SP2019-037

EXISTING TREE CHART

TREE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATEF 25" CAL 1:2 REPLACE
1	CEDAR	LOAD DOCK	17				8.5	
	ELM	RAMP	17			17.0		
3	HACKBERRY	RAMP	16				8.0	
4	ASH	RAMP	12			12.0		
5	CEDAR	RAMP	13				6.5	
6	CEDAR	RAMP	12				6.0	
7	CEDAR	BUILDING	11				5.5	
8	CEDAR	BUILDING	11				5.5	
9	CEDAR	BUILDING	9			9.0		
10	MULBERRY	BUILDING	32					64
11	MULBERRY	BUILDING	26					52
12	MULBERRY	BUILDING	21					42
13	MULBERRY	BUILDING	28					50
14	CEDAR	LANDS AREA	10	10				
15	CEDAR	LANDS AREA	15	15				
	CEDAR	LANDS AREA	30	30				
	CEDAR	LANDS AREA	17	17				
18	CEDAR	LANDS AREA	15	15				
	ELM	LANDS AREA	18	18				
	MULBERRY	CEMETERY ST.	28		28			
	CEDAR	CEMETERY ST.	28		28			
22	MULBERRY	CEMETERY ST.	22		22			
23	MULBERRY	PARKING LOT	20			20.0		
24	MULBERRY	PARKING LOT	32					6
	LIVE OAK	PARKING LOT	27					5
	MULBERRY	PARKING LOT	18			18.0		
	LIVE OAK	PARKING LOT	34					6
28	PECAN	PARKING LOT	18			18.0		
	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	TOTALS	 	557	105		94	40	40

TOTAL REQUIRED TREE MITIGATION CALIPER INCHES

MITIGATION PROVIDED

PROVIDED REPLACEMENT 42 TREES AT 3" CALIPER

PROVIDED REPLACEMENT 49 TREES AT 4" CALIPER

CALIPER INCHES NOT MITIGATED ON SITE

REMAINING CALIPER INCHES NOT MITIGATED ON SITE REPLACEMENT CALIPER INCH WOULD EQUAL 71 TREES AT 3" CALIPER PER TREE

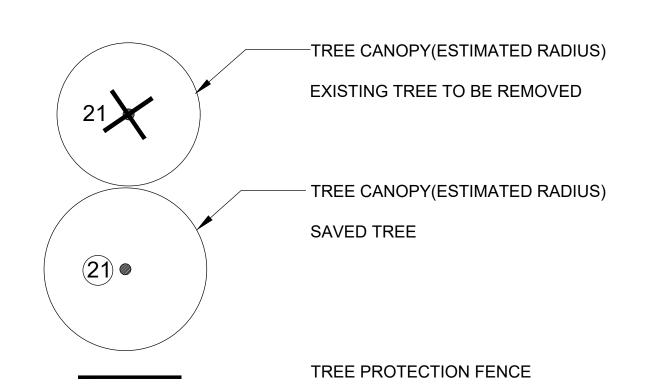
- 1) TREES 20, 21 & 22 ARE NOT REQUIRED TO BE MITIGATED SINCE THEY ARE WITHIN THE PROPOSED ROAD R.O.W.
- 2) PRIMARY PROTECTED TREES 4 INCHES 25 INCHES REPLACED WITH INCH FOR INCH REMOVED
- 3) SECONDARY PROTECTED TREES HACKBERRY & CEDAR TREES MEASURE 11 INCHES 25 INCHES DBH REPLACED WITH 1/2 INCH FOR EVERY INCH REMOVED.

4) FEATURED TREES - ALL TREES GREAT THAN 25 INCHES SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED.



TREESCAPE PLAN

EXISTING LANDSCAPE LEGEND





TREE PROTECTION FENCE

NOT TO SCALE

EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL-UNDER AND AROUND THE CRITICAL ROOT ZONE OF THE TREE. ALL ROOTS 2", OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE. NO DISTURBANCE OF THE SOIL WITH IN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES MUST BE DONE BY HAND. IF MECHANIZED EQUIPMENT MUST BE USED, THIS SHOULD BE DONE WITH LIGHT MACHINERY SUCH AS A BOBGAT OR LIGHT TRACTOR, WITH MINIMAL TURNING AND COMPACTION OF ROOTS. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE. GRADING WITHIN THE CRITICAL ROOT ZONE MUST BE APPROVED BY THE CITY OF FORT WORK. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR POMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE. PROTECTED TREE TO REMAIN. PROTECTED TREE TO REMAIN. ORANGE VINYL. CONSTRUCTION FENCE! ORANGE VINYL. CONSTRUCTION FENCE! NO SIGNS, WRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHMENTS. METAL T-POST (DIRECT BURNED) METAL T-POST (DIRECT BURNED) METAL T-POST (DIRECT BURNED) BURNED 24 MIN) 10. RRIGGIAND TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER AFTER BEING APPROVED BY THE CITY OF FORT WORTH'S URBAN FORESTER. 111. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT AND MAY TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING. 122. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FERNING LOCATED AT THE CRITICAL ROOT ZONE. THE PROTECTION SHALL REMAIN IN PLACE UNTIL JOIN THE PROTECTION PLAN AND DETAILS. FENCING MUST BE INSTALLED PRIOR TO THE PROTECTION FENCING LOCATED AT THE CRITICAL ROOT ZONE. THE PROTECTION SHALL REMAIN IN PLACE UNTIL JOIN THE PRIOR TO ANY TREE REMOVED. FENCING SHALL BE LOCATED AS NIDICATED ON THE THE CRITICAL ROOT ZONE. THE PROTECTION SHALL REMAIN IN PLACE UNTIL JOIN THE PROTECTION PLAN AND DETAILS. FENCING MUST BE INSTALLED PRIOR TO THE PROTECTION FENCING LOCATED AT THE CRITICAL ROOT ZONE. THE PROTECTION SHALL REMAIN IN PLACE UNTIL JURNED HO CRICICAL WORK IS COMPLETED. 132. PRIOR TO CONSTRUCTION, THE PROTECTIVE FENCING SHALL BE LOCATED AS NIDICATED ONNER'S REP. WITH DECREMENT OF THE DEPORT OF THE PROTECTION SHALL REMAIN IN PLACE UNTIL JURNED HOURS HAVE THE PROTECTION THE CONTRACTOR SHALL NOTE

TREE PROTECTION DETAIL

BERKENBILE

LANDSCAPE ARCHITECTS
 DALLAS OFFICE

 2001 N Lamar Suite 290
 (214) 922-9946
 Dallas, TX 75202

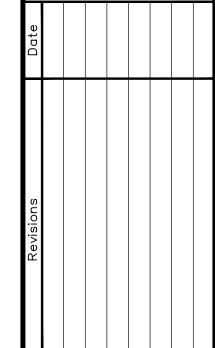
SOUTHLAKE OFFICE (817) 379-9853 2355 Johnson Rd Southlake, TX 76092

THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF REGISTERED

STEPHEN C BERKENBILE, LIC. #1763 ON 11-05-2019 IT IS NOT INTENDED FOR BIDDING PERMITTING, OR CONSTRUCTION

126

Issue Dates: 02-06-2020

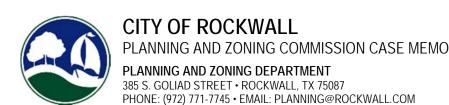


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Drawn By: DLB Checked By: SCB

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CASE NUMBER SP2019-037



TO: Planning and Zoning Commission

DATE: February 11, 2020

APPLICANT: Jeff Carroll; Carroll Architects, Inc.

CASE NUMBER: SP2019-047; Site Plan for Lot 1-M, Bodin Industrial Tract

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a <u>Site Plan</u> for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on May 5, 1980 by *Ordinance No. 80-09.* Additionally, the subject property was zoned from an Agricultural (AG) District to a Light Industrial (LI) District on August 4, 1980 by *Ordinance No. 80-18* (*PZ1980-008-01*).

PURPOSE

On December 13, 2019, the applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- submitted an application requesting approval of a site plan for the purpose of constructing a ~20,823 SF, single-story office/warehouse facility. The proposed site plan also indicates a ~11,590 SF facility as a future expansion on the site. The expansion will require submittal and approval of an amended site plan.

ADJACENT LAND USES AND ACCESS

The subject property is located within the cul-de-sac of Kristy Lane and is addressed as 2055 Kristy Lane. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are two (2) businesses (i.e. Rockwall Credit Services & Multi-Metal & MFG Co., Inc.) on a 4.738-acre tract of land that fronts IH-30. Both of these properties are zoned Light Industrial (LI) District. Beyond these properties is IH-30.
- South: Directly south of the subject property are two (2) properties developed with businesses (i.e. Hawn Holdings LC) that are addressed as 2040 & 2050 Kristy Lane, and zoned Light Industrial (LI) District. Beyond these properties is a four (4) acre vacant tract of land located within the Bodin Industrial Tract and zoned Light Industrial (LI) District.
- <u>East</u>: Directly east of the subject property are three (3) properties: Cooper Canyon Homes, LLC and Collin G Properties (vacant tract) zoned Light Industrial (LI) District, and Rockwall Credit Services zoned Planned Development District 31 (PD-31).
- <u>West</u>: Directly west of the subject property are two (2) businesses (*i.e. Hemisphere Brewing & Xcel Metal Finishing*) on 3.215-acres of land. Both of these properties are zoned Light Industrial (LI) District and located within the Bodin Industrial Tract.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), office/warehouse facilities are a permitted by-right land use in a Light Industrial (LI) District. The subject property proposes two (2) points of ingress and egress at the cul-de-sac of Kristy Lane. Other than the variances and 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 the IH-30 Overlay (IH-30 OV) District and a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	12,500 SF	x>3.57-acres; In Conformance
Minimum Lot frontage	100-Feet	x> 178-feet; In Conformance
Minimum Lot Depth	125-Feet	x>490-feet; In Conformance
Minimum Front Yard Setback	25-Feet	x>25-feet; In Conformance
Minimum Rear Yard Setback	0-Feet + ½ H	x>93-feet; In Conformance
Minimum Side Yard Setback	0-Feet + ½ H	x>65-feet; In Conformance
Maximum Building Height	60-Feet	x=33.0-feet; In Conformance
Maximum Building/Lot Coverage	60%	x=13.4%; In Conformance
Minimum Masonry Requirement	90%	x>90%; Variance Required for Metal Construction
Minimum Number of Parking Spaces	1:300 = 42 & 1:1000 = 9	x=123; In Conformance
Minimum Stone Requirement	20% Each Facade	x=0%; Two (2) Sides - Variance Required
Minimum Landscaping Percentage	15%	x=30.49%; In Conformance
Maximum Impervious Coverage	90-95%	x<70%; In Conformance

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article 05, *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 office/warehouse facility is a permitted land use in the Light Industrial (LI) District. Additionally, the code goes on to say that all operations shall be indoors with no outside storage of materials unless properly screened or buffered. The code also states that "locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres." In this case, the subject property generally meets these guidelines and is 3.57-acres.

In addition, the applicant has indicated to staff that the proposed business will require approximately 50 vehicles to be stored on-site and that will be parked overnight at the rear of the property. The UDC defines service vehicles being stored on a lot overnight or for more than 24 hours as outside storage. Subsection 05.02.A, *Loading Docks and Outside Storage Areas*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), states that "...outside storage areas shall be screened from all public streets, open space, adjacent properties ...in accordance with the requirements of Subsection 01.05, *Screening Standards*, of Article 05, *District Development Standards*." As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates one (1) of the following options:

- (1) <u>Alternative #1</u>. A wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers.
- (2) <u>Alternative #2</u>. A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six [6] caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

In this case, the applicant is requesting <u>Alternative #1</u>, which incorporates the three (3) tiered screening system along the entire northern property boundary (*i.e. rear*); however, the applicant is showing the use of a chain-link fence with vinyl coating

for the subject property in lieu of the required wrought-iron fence along the side and rear property boundaries. Staff should note that while the proposed chain-link fence is not permitted in conjunction with the screening request, vinyl coated chain-link fences are permitted within the Light Industrial (LI) District. It should also be noted, that the proposed fence would be adjacent to other industrial land uses and does not appear to have a negative impact on these properties. The applicant has provided a letter requesting an exception for the use of a chain-link fence rather than a wrought iron fence. With this being said, the proposed landscape screening is a discretionary approval for the Planning and Zoning Commission upon a determination that the provided screening will achieve the intent of the screening ordinance. 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 and variances to the requirements of the IH-30 Overlay (IH-30 OV) District and the Unified Development Code (UDC):

(1) Building Materials.

- (a) Primary Materials. Section 6.02.C.1.a, General Overlay District Standards, of Article 05, District Development Standards, of the UDC, requires each exterior wall of a building's façade to consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials, excluding doors and windows. In this case, the applicant is constructing a metal building and does not meet this standard on two (2) sides of the structure (i.e. east & west facades). Staff should note that this is not an uncommon request with larger industrial buildings; however, the building is located within the IH-30 OV.
- (b) *Stone.* According to Section 6.02.C.1.a.1, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC, a minimum of 20% natural or quarried stone is required on all building façades. In this case, the applicant is providing stone on all façades, but does not meet this standard on two (2) sides of the structure (*i.e. east and west facades*).
- (c) Secondary Materials. According to Section 6.02.C.1.b, General Overlay District Standards, of Article 05, District Development Standards, of the UDC, Secondary Materials are any material that is not a Primary Material and that does not exceed more than ten (10) percent of the building's façade. Secondary Materials are further identified as aluminum composite materials (i.e. ACM panels), metal panels, acrylic products (i.e. EIFS products) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee. In this case, the applicant is providing an exterior wood panel system on the primary entrance to the facility (i.e. south facing façade = 23.5%) and on the rear of the building (i.e. north facing façade = 26.3%), and exceeds the permitted amount of metal/steel on the east and west building facades.

(2) Building Articulation.

- (a) Secondary Building Façades. According to Section 5.01.C.2, General Industrial District Standards, of Article 05, District Development Standards, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building incorporates a vertical projection at the rear (i.e. north facing façade); however, the building design does not meet the horizontal projection standards for the secondary façades (i.e. north, east, and west elevations).
- (b) Four (4) Sided Architecture. According to Section 6.02.C.5, General Overlay District Standards, of Article 05, District Development Standards, of the UDC, all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In this case, the applicant is constructing a metal building and does not meet this standard on two (2) sides of the structure (i.e. east and west facades).

(3) Landscape Screening Fence.

(a) Screening Fence. According to Subsection 5.02.A, Loading Docks and Outside Storage Areas, of Article 08, of the Unified Development Code (UDC), states that "...outside storage areas shall be screened from all public

streets, open space, and adjacent properties...or outside storage area in accordance with the requirements of Subsection 1.05, *Screening Standards*, of Article 05, *District Development Standards*. As an alternative, the Planning and Zoning Commission may approve an alternative screening method as noted in above in this case memo (*see the Conformance with the City's Codes section*).

(4) Driveway Spacing Requirements.

(a) *Driveway Locations*. According to Section 2.6 of the *Engineering Standards of Design and Construction*, the minimum separation between driveways accessing the same site must be 50-feet. In this case, the applicant is showing a minimum separation of ~30-feet. This is due to the width of the site at the street and the fact that the property is partially only accessible by a cul-de-sac. Based on this the applicant is requesting the variance to accommodate two (2) drive approaches for the purpose of providing two (2) points of ingress and egress.

According to Section 9, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC)" or "a variance to any provision contained in Section 6.02, General Overlay District Standards, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In cases where variances or exceptions are being requested, the applicant shall provide compensatory measures that directly offset the requested exception or variance. In this case, the applicant has provided letters explaining the exceptions and variances being requested and the proposed compensatory measures for the requested exceptions and variances; however, staff should note that some of the compensatory measures listed by the applicant are already required by the Unified Development Code (UDC), and therefore could not be considered compensatory measures. The compensatory measures listed by the applicant that are not already required by the Unified Development Code (UDC) are summarized as follows:

- (a) The incorporation of 15% more landscaping in the front yard building setback. This represents a 100% increase over the current requirements. This includes the incorporation of a raised berm, shrubs, and additional trees in the front of the subject property.
- (b) Additional landscaping and trees along the east and west property lines.
- (c) Providing additional stone on the front and rear facades (i.e. front = 30.2% and rear = 34.8%).

Staff should also note the number of compensatory measures listed by the applicant does not meet the exact requirements of the ordinance; however, the Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variances. This is a discretionary decision for the Planning and Zoning Commission that requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In 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 within 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* designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region." (*Chapter 1; Land Use Plan*) In this case, the applicant's request does not conform to the development referred to by the Comprehensive Plan; however, the development is going into an existing industrial park that is already zoned for the proposed land use. While these properties are zoned Light Industrial (LI) District, they were annexed at the same time as the *subject property* and these properties were developed prior to the adoption of the IH-30 Overlay (IH-30 OV) District, and many of the properties do not conform to today's standards. With this being said, the applicant is proposing to install a three (3) tiered landscape screening system at the rear of the property for the purpose of screening the outside storage of the service vehicles to accomplish the guidelines for screening referred to by the Comprehensive Plan and required by the Unified Development Code (UDC).

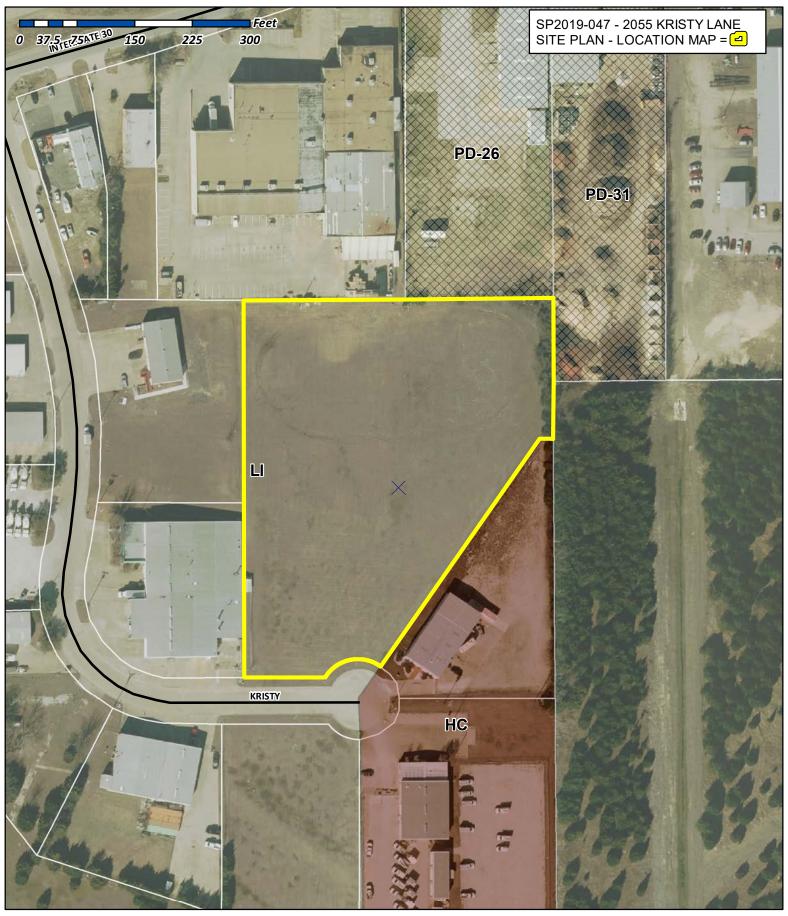
ARCHITECTURAL REVIEW BOARD (ARB):

On December 30, 2019, the Architectural Review Board (ARB) did not meet due to lack of a quorum; however, the ARB did provide recommendations to the applicant at their <u>January 14, 2020</u> meeting. The ARB requested the applicant provide the same materials and detailing on the north elevation (*i.e. rear*) as are found on the south elevation (*i.e. front entry*). The reason for this recommendation is the north elevation faces IH-30, and the ARB felt it necessary to protect the IH-30 Overlay (IH-30 OV) District standards. At their meeting on <u>January 28, 2020</u>, the ARB passed a motion recommending approval of the building elevations, and the associated exceptions and variances for the building as outlined in staff's case memo above (*see the Variances/Exceptions Requested by the Applicant section*).

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 and variances requested as outlined in staff's case memo:
- (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.

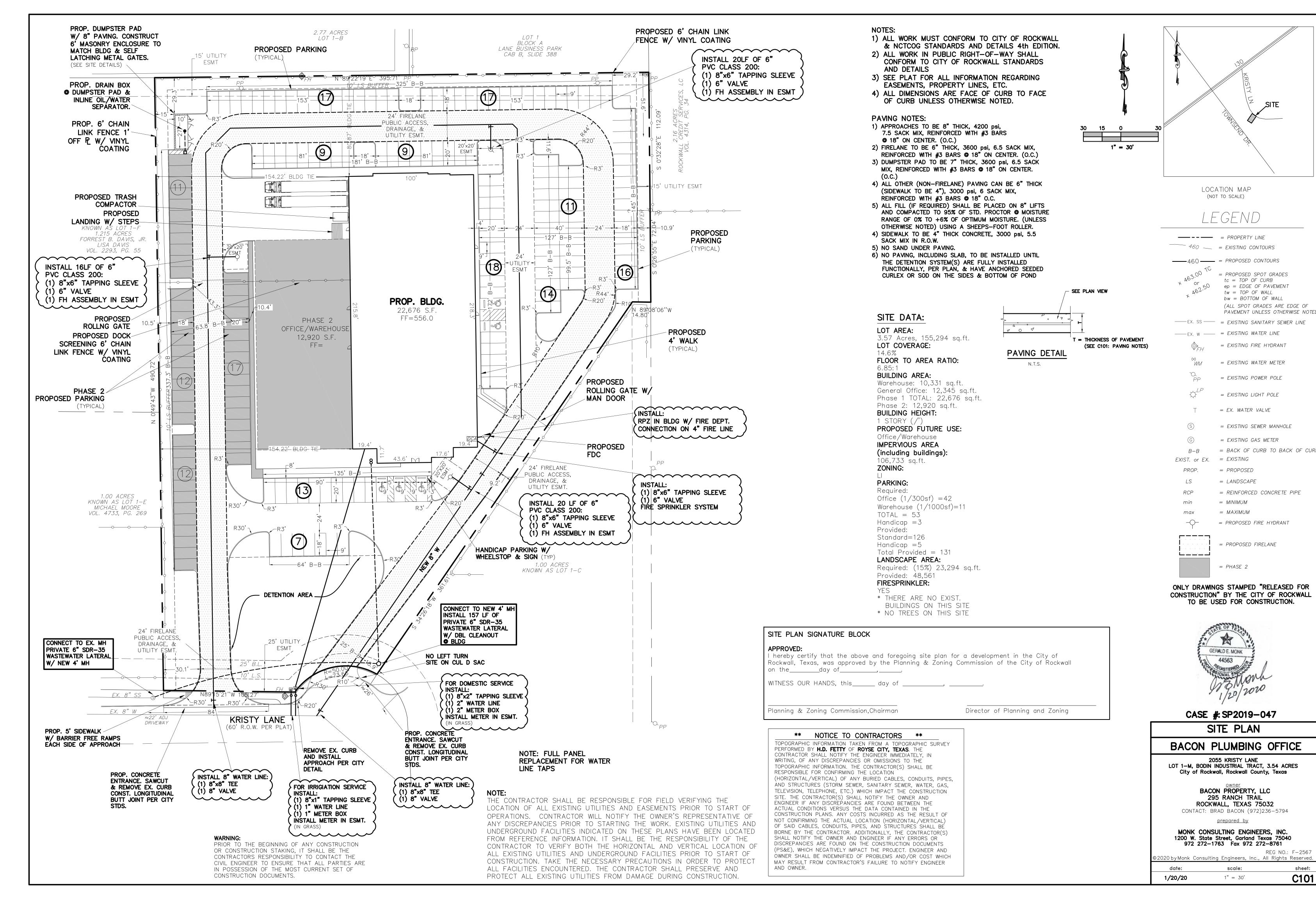




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

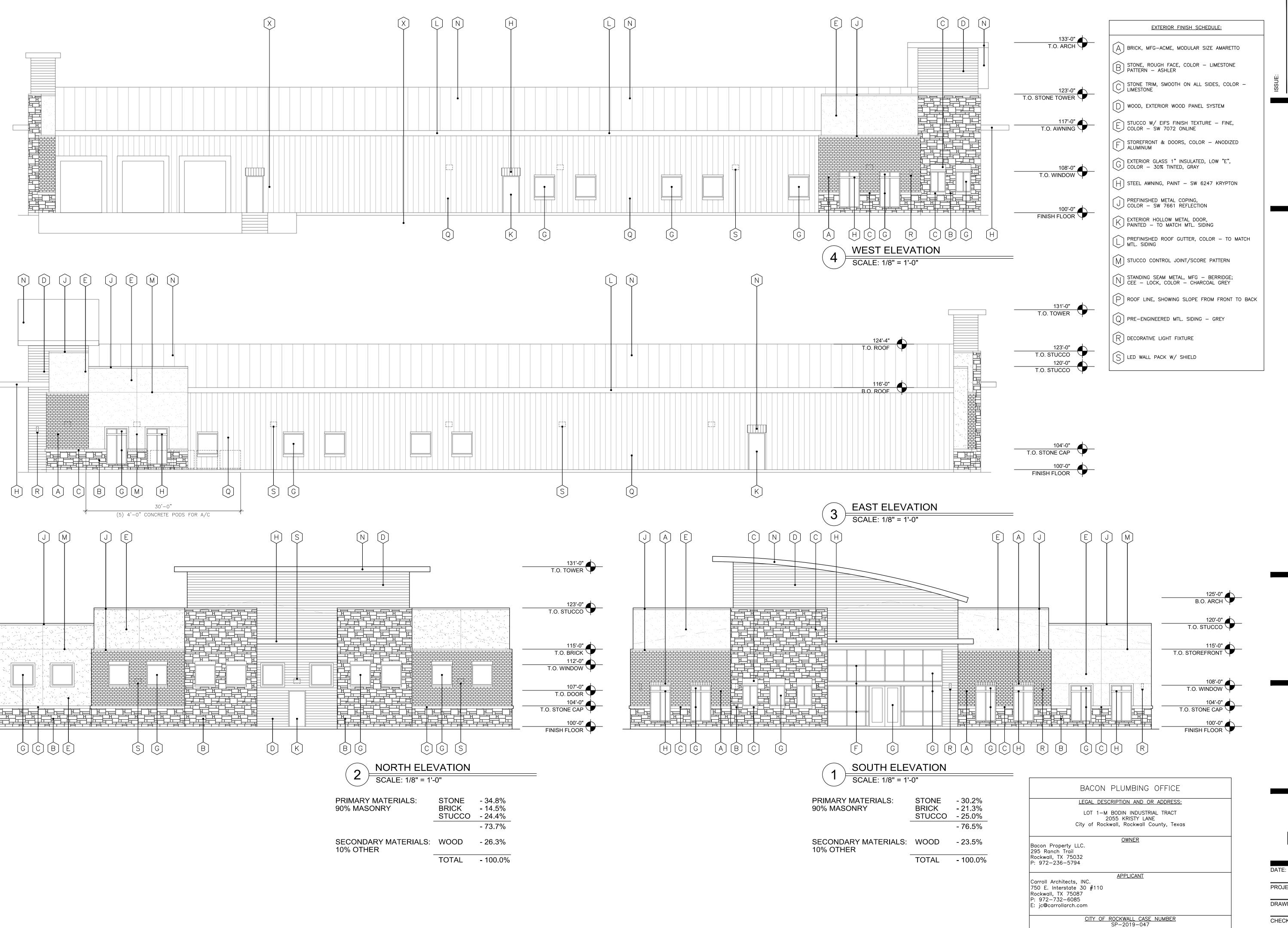
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees.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





sheet:

C101





BACON PLUMBIN CORPORATE OFFI Kristy Lane



EXTERIOR ELEVATIONS

DATE: SHEET N

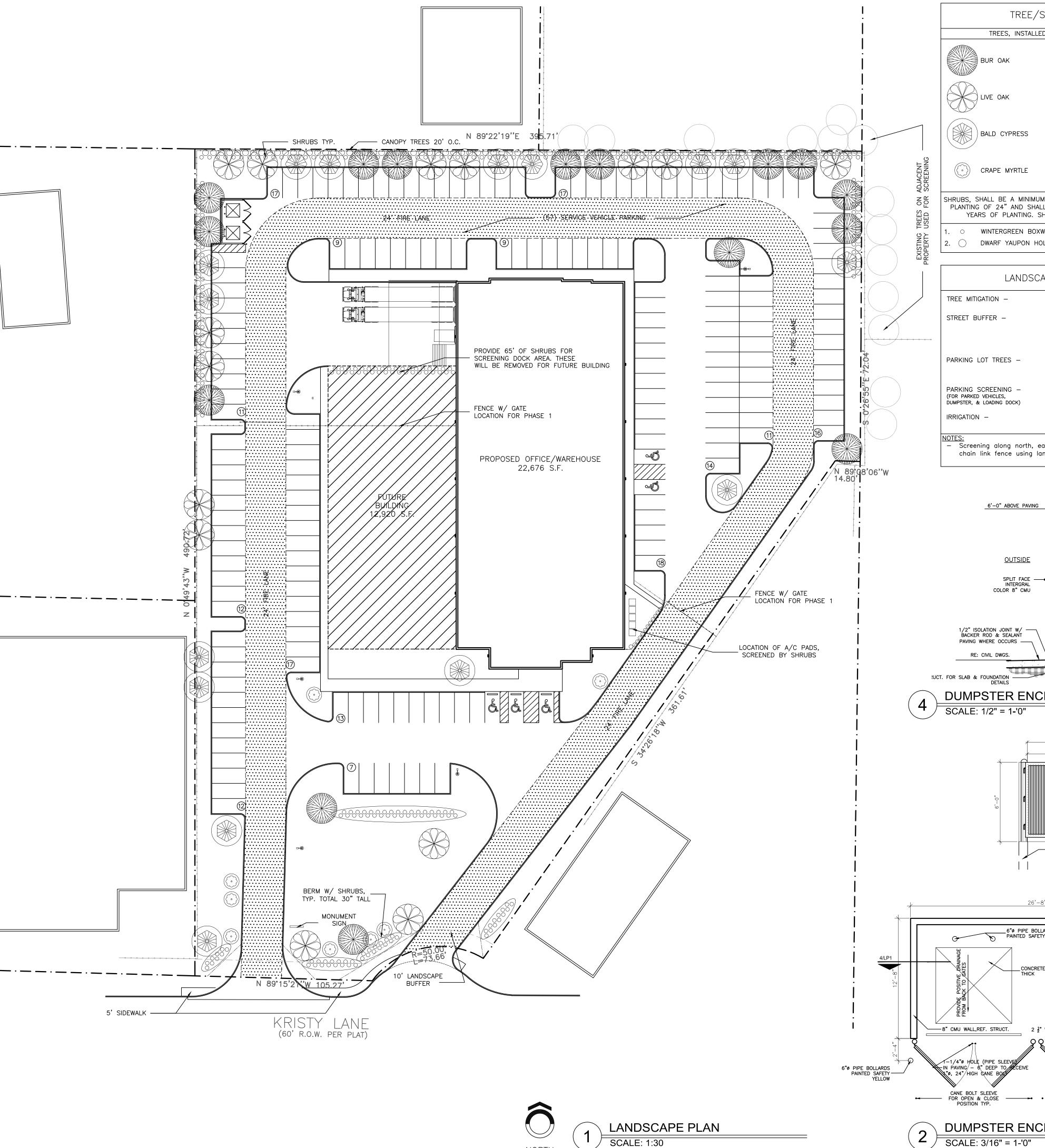
JUN 2019

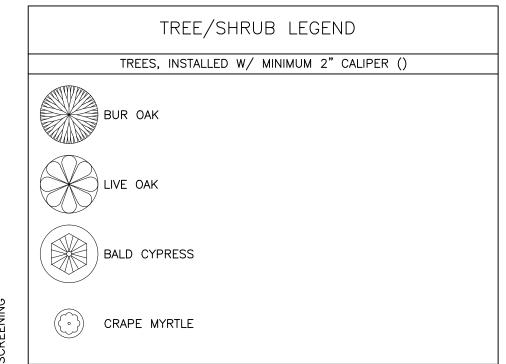
PROJECT NO: 2019037

PROJECT NO: 2019037

DRAWN BY: A501

CHECKED BY:





SHRUBS, SHALL BE A MINIMUM OF 3-GALLONS W/ A MINIMUM HEIGHT @ PLANTING OF 24" AND SHALL CREATE A 3' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C. (230)

WINTERGREEN BOXWOOD (7 GAL. 12" SPD.) DWARF YAUPON HOLLY (7 GAL. 24" SPD.)

IRRIGATION -

6'-0" ABOVE PAVING

<u>OUTSIDE</u>

SPLIT FACE -INTERGRAL COLOR 8" CMU

1/2" ISOLATION JOINT W/ — BACKER ROD & SEALANT

RE: CIVIL DWGS.

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

				PARKI
	LANDSCAPE T	ABULATION	-	PROPOSEI
REE MITIGATION -	-	THERE ARE NO TREES ON THIS SITE		
REET BUFFER —	,	178.93 LF. @ 1/50 = (4) REQUIRED SHADE CANOPY TREES (4) PROVIDED SHADE CANOPY TREES (4) REQUIRED ACCENT TREES (4) PROVIDED ACCENT TREES		
RKING LOT TREE	ES -	137 SPACES @ 1/10 SPACES = (14) REQUIRED SHADE CANOPY TREES		GR
		(14) PROVIDED SHADE CANOPY TREES		REQUIRED 15% 0
NRKING SCREENIN OR PARKED VEHICLES, MPSTER, & LOADING	į	LANDSCAPE ALTERNATIVE #1		PROVIDED 31% 0

IRRIGATION SHALL BE PROVIDED TO ALL LANDSCAPE AREAS. existing trees on this property.

 Screening along north, east & west property line as required w/ chain link fence using landscape screening alternative #1.

- SLOPE TO EACH SIDE

- BOND BEAM W/ 2-#5s CONTINUOUS

- GROUT ALL CELLS FULL

— RE: STRUCT. FOR REINFORCING DETAILS

- BOND BEAM W/

DUMPSTER ENCLOSURE WALL SECTION

2-#5s CONTINUOUS

SITE DAT	A TABLE
SITE AREA	3.57 ACRES (155,294 S.F.)
ZONING	L1-INDUSTRIAL
PROPOSED USE	OFFICE/WAREHOUSE
PROPOSED BUILDING AREA: OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	12,600 S.F. 10,076 S.F. 22,676 S.F.
LOT COVERAGE	14.6%
FLOOR TO AREA RATIO	0.146 : 1
BUILDING HEIGHT MAX.	60'-0"

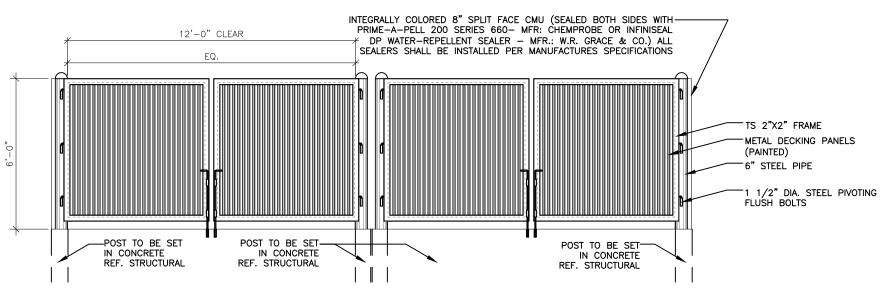
PARKING TABLE		
OFFICE PARKING	12,600/300 SF = 42	
WAREHOUSE PARKING	10,076/1000 SF = 11	
PARKING REQUIRED	53 SPACES (3 ADA)	
PROPOSED BUILDING AREA: PHASE 1: PHASE 2: TOTAL:	131 SPACES 52 SPACES 183 SPACES	

LANDSCAPE	TABULATION
GROSS AREA	3.57 ACRES (155,294 S.F.)
REQUIRED LANDSCAPE AREA— 15% OF 155,294 S.F.	23,294 S.F.
PROVIDED LANDSCAPE AREA— 31% OF 155,294 S.F.	49,275 S.F.
IMPERVIOUS COVERAGE— 69% OF 155,294 S.F.	106,019 S.F.
NOTES: — Irrigation shall be provided to a — There is no tree mitigation for	

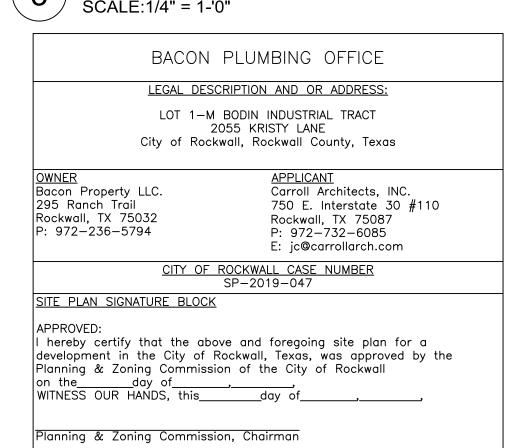
All perimeter parking are within 50'-0" of a shade tree.

GENERAL NOTES:

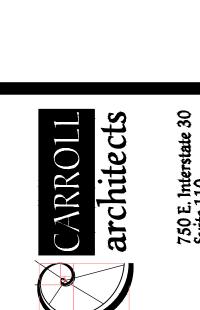
- VERIFY ALL UTILITIES BEFORE CONSTRUCTION. 2. FOR PRICING PURPOSES ALL LIGHT POLE BASES SHALL BE A MINIMUM IF 24" DIAMETER, 8'-0" DEEP, W/ 1/2" STEEL, VERIFY W/ STRUCTURAL ENGINEER.
- 3. EA. SUB-CONTRACTOR SHALL COORDINATE AND CALL FOR ALL INSPECTIONS W/ TESTING LAB, OWNER WILL PAY FOR TESTING LABS. ALL BUILDING ENTRANCES AND EXITS SHALL BE HANDICAP ACCESSIBLE, SIDEWALK AND RAMP SLOPES SHALL NOT EXCEED THE MAXIMUM REQUIRED SLOPE NOT REQUIRING HANDRAILS, SEE TAS
- NOTES & DETAILS. LANDSCAPE SUBCONTRACTORS SHALL PROVIDE STABILIZATION OF ALL DISTURBED AREAS.
- 6. LANDSCAPE SUBCONTRACTORS SHALL PROVIDE AN IRRIGATION SYSTEM AND PLANS THAT MEET ALL CITY REQUIREMENTS. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER,
- THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND 8. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE
- HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE. 10. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/
- 12. NO OUTSIDE EQUIPMENT STORAGE, THE OWNER IS PARKING SERVICE VEHICLES. NO VEHICLE IS STATIONARY FOR MORE THAN 24 HOURS.



DUMPSTER ENCLOSURE ELEVATION SCALE:1/4" = 1-'0"



Director of Planning & Zoning



LANDSCAPE **PLAN**

DATE:	Ş	SHEET NO:	
	JUN 2019		
PROJECT NO:			
	2019037	1	
DRAWN BY:			. 1
CHECKED BY:			

DUMPSTER ENCLOSURE PLAN SCALE: 3/16" = 1-'0"

-1/4"ø HOLE (PIPE SLEEV IN PAVING/- 6" DEEP T

__6"ø PIPE BOLLARDS PAINTED SAFETY YELLOW

_CONCRETE DUMPSTER PAR 7

2 ½" WIDE AREA DRAIN—

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EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	EXTERIOR FIXTURE	DESCRIPTION	MOUNTING HEIGHT	QTY.	WATTS	TOTAL WATTS
SA	LIGHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MO UNTING]-[OPTIONS]-[FINISH]-DM19AS	22	4	163	652
SB	LIGHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MO UNTING]-[OPTIONS]-[FINISH]-DM28AS	22	3	268	804
SC	LED WALL LIGHT	LITHONIA_KAXW LED-P1-40K-R4-MVOLT-[OPTIONS]-[FINISH]	10	12	29	348
SD	LIGHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T2M-MVOLT HS-[MOUNTING]-[OPTIONS]-[FINISH]-DM19AS	10	1	163	163
TOTAL EXTERIOR WATTAGE						1967
SEE EXTERIOR LIGHTING COMCHECK FOR ALLOWABLE EXTERIOR WATTAGE						PASSES

4. ALL FIXTURES SPECIFIED AT 120V-1PH.

PARKING AREA

Illuminance (Fc)

Average = 1.50

Maximum = 7.3

Minimum = 0.1

OF ROCKWALL

Avg/Min Ratio = 15.00

Max/Min Ratio = 73.00

PHOTOMETRIC NOTES FOR THE CITY

1. SOLID HATCH ON SYMBOL OR 'EM' LABEL INDICATES EMERGENCY LIGHTING SYSTEM FIXTURE AND REQUIRES EMERGENCY BALLAST 2. 'NL' LABEL INDICATES UNSWITCHED NIGHTLIGHT FIXTURE; 'MH' MOUNTING HEIGHT; 'AFF' ABOVE FINISH FLOOR; 'AG' ABOVE GRADE 3. STD-STANDARD; OS-OCCUPANT SENSOR; DIM-DIMMING. CONTRACTOR TO ENSURE COMPATIBLE BALLAST IS PROVIDED TO MATCH SWITCHING AS SHOWN ON PLANS.

* OWNER, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT

* CONTACT MARK SCHMULEN FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 972-974-7381. * CONTACT MARK SCHMULEN WITH ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-658-9000

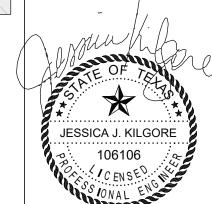
└─ IES FULL-CUTOFF OR CUTOFF "NIGHTTIME

GROUND LUG WITH #6 AWG COPPER TO REBAR

TEMPERED BASE PLATE AND ANCHOR BOLTS (BY

FRIENDLY" CLASSIFIED LUMINAIRE





The seal appearing on this document was authorized Jessica J. Kilgore, P.E. 106106 on DECEMBER 20, 2019.

PLUMBING BACO

CONTACT TERRY CUNNINGHAM CONTACT TRC ARCHITECTS COMPANY

CONTACT 682-667-0044 PHONE ISSUES

SHEET REVISIONS

1.CITY COMMENTS - 01/02/2020

PRINTED 1/2/2020 4:47 PM DESIGNED CHECKED JJK 2015 IECC 2014 1:30

SITE PHOTOMETRIC LIGHTING PLAN

1505

PROJECT

TYPICAL LIGHT POLE AND BASE

SITE PHOTOMETRIC NOTES

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS AND IS ALSO RESPONSIBLE FOR REPORTING ANY CONFLICTS TO THE ENGINEER PRIOR TO THE START OF WORK.

2. THE PHOTOMETRIC ZONE IS CALCULATED AT 3 FEET ABOVE FINISH GRADE LEVEL AND SPACED EVERY 10FTx10FT

B. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

- REVIEW PLAN SHEET "MEP0 MEP NOTES" PRIOR TO BIDDING, PERMITTING, AND CONSTRUCTION.
- THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL
- CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.
- REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.

MEP GENERAL NOTES

ELECTRICAL LIGHTING AND POWER NOTES

3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ.

RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.

ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.

ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2

11. CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS.

5. ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS,

INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.

ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE.

10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.

LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTAGES AND SUPPLY CORRECT EQUIPMENT AS NEEDED.

ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL.

EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN

ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO PURCHASE AND INSTALLATION.

COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS. SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES. SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN.

WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.

DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE

1. ACCORDING TO SECTION 3.3, MINIMUM REQUIREMENTS, OF ARTICLE VII, ENVIRONMENTAL PERFORMANCE, OF THE UDC, THE MAXIMUM ALLOWABLE LIGHT INTENSITY MEASURED AT THE PROPERTY LINE OF ANY NON-RESIDENTIALLY ZONED LOT SHALL BY 0.2 FC. 2. NO LIGHT POLE, BASE OR COMBINATION THEREOF SHALL EXCEED AN OVERALL HEIGHT OF 30-FT. PROVIDE POLE DETAIL. (AR. VII, SEC. 3.3.D)

(3)#3 TIES WITHIN 5" FROM SURFACE SHOWN IS TYPICAL AND VARIES WITH LOCATION. EXPANSION MATERIAL REQUIRED WHERE CONCRETE SURFACES MEET. ANY DISTURBED LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITION. → GROUNDING CONNECTOR ─ #6 COPPER GROUND WIRE 1/2" X 10'-0" COPPER-CLAD GROUND ROD. CONNECT WIRE TO POLE AND ROD PER NEC ARTICLE 250. __ (6)#5 VERTICAL WITH #3 HORIZONTAL @ 12" ON CENTER 1. NEW FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURERS ___ #3 TIES @ 12" ON CENTER SPECIFICATIONS AND MEET THE MINIMUM DIMENSIONS SHOWN. MINIMUM REINFORCEMENT SHALL BE: (6) #5 BARS VERTICAL WITH #3 BAR HOOPS

MAXIMUM PERMITTED HEIGHT INCLUDING THE BASE SHALL-NOT EXCEED THE HIGHEST POINT OF THE PRIMARY STRUCTURE OR THAT APPROVED BY AUTHORITY HAVING

HANDHOLE COVER

CHAMFER EDGES ON

BASE COVER

SITE PHOTOMETRIC NOTES PER THE CITY OF ROCKWALL



750 Interstate 30 Suite 110 Rockwall,TX 75087 t: 972-732-6085

f: 972-732-8058

January 24, 2020

Mr. Ryan Miller City of Rockwall Director of Planning City Hall 385 S. Goliad Rockwall, TX 75087

Re: SP2019-047 Variance Requested

Bacon Office/ Warehouse Development

Rockwall, TX.

Mr. Miller.

This letter serves as a summary of the Request for Variances. The Variances include: **Building Articulation**, **4-Sided Architecture**, **Building Primary Materials**, **Building Secondary Materials** and **Drive Approaches**.

The 4 Building Variances noted above are for the (2) side elevations, East and West. The North and South building elevations are provided with full masonry and secondary materials.

Compensatory items we are providing for these variances.

- 1) We are showing future building expansion on the west side of the new building where articulation and building materials are not conducive to this expansion.
- 2) Providing extra landscaping and trees along the east and west property lines to help screen both sides.
- 3) There will be a 6'-0" tall vinyl coated chain link fence surrounding the property for security and securing the overnight vehicles in the parking areas.
- 4) We have provided 15% more landscaping totaling 30% on our property which is 100% more than required by zoning code. This extra 15% is in the front area.
- 5) We are proposing to add a raised berm, shrubs and additional trees in this front landscape area.
- 6) We are providing a Major 3 tier landscaping screen with canopy trees along the north, east and west property line to provide screening of the loading dock area and overnight vehicles per landscape screening Alternative #1.
- 7) Providing more stone material on the front and rear elevations than required by code.
- 8) Provided a tower on the front and rear of the building to identify the main entry areas.
- 9) We are asking for these two drive approaches which allow the vehicle circulation and fire lane to flow uninterrupted. The street cul-de-sac has created this hardship for this property.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.
Sincerely,
Jeffrey Carroll Carroll Architects, Inc. President / CEO