

# AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 28, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

**NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

*This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

(IV) CONSENT AGENDA

*These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- (2) Approval of minutes for the February 7, 2023 Planning and Zoning Commission meeting.
- (3) Approval of minutes for the February 14, 2023 Planning and Zoning Commission meeting.
- (4) Approval of minutes for the February 28, 2023 Planning and Zoning Commission meeting.
- (5) Approval of minutes for the March 14, 2023 Planning and Zoning Commission meeting.

(6) **P2023-005 (HENRY LEE)**

Consider a request by Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 8-10, Block A, Sky Ridge Addition being a 2.293-acre tract of land identified as Lots 2-4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southwest corner of the intersection of Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

(V) ACTION ITEMS

*These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

(7) **MIS2023-004 (BETHANY ROSS)**

Discuss and request by Tim Wolf for the approval of a Miscellaneous Case for an Exception to the residential fence material requirements on a 0.2498-acre parcel of land identified as Lot 17, Block D, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1670 Avonlea Drive, and take any action necessary.

(8) **MIS2023-005 (HENRY LEE)**

Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Miscellaneous Case for Exception to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.



(VI) **DISCUSSION ITEMS**

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is April 11, 2023.*

(9) **Z2023-014 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

(10) **Z2023-015 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

(11) **Z2023-016 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

(12) **Z2023-017 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

(13) **Z2023-019 (RYAN MILLER)**

Hold a public hearing to discuss and consider a Text Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the Unified Development Code (UDC) to create a Credit Access Business land use, and take any action necessary.

(14) **Z2023-020 (RYAN MILLER)**

Hold a public hearing to discuss and consider an Amendment to the Comprehensive Plan for the purpose of adopting changes to the Master Thoroughfare Plan contained in Appendix 'C', Maps, and take any action necessary.

(15) **P2023-006 (BETHANY ROSS)**

Discuss and consider a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

(16) **P2023-007 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(17) **SP2023-010 (BETHANY ROSS)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205], and take any action necessary.

(18) **SP2023-011 (BETHANY ROSS)**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

(19) **SP2023-012 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

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

- SP2023-005: Alternative Tree Mitigation Settlement Agreement for the Pregnancy Resource Center (**APPROVED**)
- SP2023-008: Alternative Tree Mitigation Settlement Agreement for the Harbor Residences (**APPROVED**)
- Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy (**APPROVED**)
- Z2023-009: Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit and Detached Garage* at 504 Nash Street (**APPROVED; 1<sup>ST</sup> READING**)
- Z2023-010: Zoning Change (AG to LI) for 1760 Airport Road (**APPROVED; 1<sup>ST</sup> READING**)
- Z2023-011: SUP for a *Residential Infill in an Established Subdivision* for 104 Glenn Avenue (**APPROVED; 1<sup>ST</sup> READING**)
- Z2023-012: Specific Use Permit (SUP) for a *Detached Garage* at 2333 Saddlebrook Lane (**APPROVED; 1<sup>ST</sup> READING**)
- Z2023-013: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 118 Blanche Drive (**APPROVED; 1<sup>ST</sup> READING**)
- Subdivision Ordinance (**APPROVED; 1<sup>ST</sup> READING**)

(VII) ADJOURNMENT

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

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

I, Angelica Guevara, Planning Technician 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 March 24, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

# MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
FEBRUARY 7, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT  
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR  
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM  
5 ON THE CITY'S WEBSITE.  
6

7 I. CALL TO ORDER  
8

9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, Derek Deckard, Ross Hustings, Brian Llewellyn,**  
10 **and Jean Conway. Absent from the meeting was Commissioner Womble. Staff members present were Director of Planning and Zoning Ryan Miller,**  
11 **Planner Bethany Ross, Planner Henry Lee, Planning Coordinator Sarah Chapin, City Engineer Amy Williams, Assistant City Engineer Jonathan**  
12 **Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**  
13

14 II. APPOINTMENTS  
15

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.  
18

19 **A representative from the Architecture Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural**  
20 **Review Board meeting.**  
21

22 III. OPEN FORUM  
23

24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*  
25 *policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN*  
26 *FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings*  
27 *Act.*  
28

29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one**  
30 **coming forward, Chairman Thomas closed the open forum.**  
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32 IV. CONSENT AGENDA  
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34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*  
35 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
36

37 2. Approval of minutes for the January 10, 2022 Planning and Zoning Commission meeting.  
38

39 3. **P2023-001 (BETHANY ROSS)**

40 Consider a request by Ryan Moorman of Truman Heights, LLC for the approval of a Replat for Lot 26, Rainbo Acres Addition being a 1.222-acre parcel of land  
41 identified as Lot 24, Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 & 263 Ranch Trail, and  
42 take any action necessary.  
43

44 4. **P2023-003 (HENRY LEE)**

45 Consider a request by Nick Hobbs of BGE Engineering on behalf of USEF Rockwall Owner, LLC for the approval of a Replat for Lots 4 & 5, Block A, Rockwall  
46 Park 30 Addition being a 22.275-acre tract of land identified as Lots 1 & 2, Block A, Rockwall Park 30, City of Rockwall, Rockwall County, Texas, zoned Light  
47 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection  
48 of Corporate Crossing and IH-30, and take any action necessary.  
49

50 5. **P2023-004 (BETHANY ROSS)**

51 Consider a request by Bryan Connally of CBG Surveying on behalf of Todd and Whitney Abbott for the approval of a Final Plat for Lot 1, Block A, Abbott Addition  
52 being a 1.25-acre tract of land identified as Tract 52 of the R. Ballard Survey, Abstract No. 29 and Lot 2 of the Renfro Place South Addition, City of Rockwall,  
53 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 619 Renfro Street, and take any action necessary.  
54

55 6. **SP2023-002 (HENRY LEE)**

56 Discuss and consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC/Discovery Lakes  
57 Phase I, LLC for the approval of a Site Plan for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract  
58 of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
59 District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road.  
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61 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Conway seconded the motion which passed by a vote of 6-0.**  
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63 V. ACTION ITEMS

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*These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

**7. MIS2023-001 (BETHANY ROSS)**

Discuss and consider a request by Jarod Wicker of RGC's Fence and Deck, LLC on behalf of Linda Norman for the approval of a *Miscellaneous Case* for an *Exception* for a *Front Yard Fence* on a 1.45-acre parcel of land identified as Lot 2, Block A, Burke's Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406B Ridge Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting an exception for a 48-inch wrought iron front-yard fence. The fence meets most of the requirements of the UDC with the exception of the height of the two wrought iron gates which the applicant is requesting a height of 60 inches for. However, the front yard fence does not appear to impair the visibility of the primary structure. Planner Ross also indicated that the Building Inspections department requested that the gates be setback 20 feet instead of 15 feet to allow larger vehicles clearance off of Ridge Road and staff requested that the commission condition their vote to allow for that adjusted setback. Exceptions for a front-yard fence are a discretionary decision for the Planning and Zoning Commission and do require a super majority vote. Planner Ross indicated that the applicant and staff were present and available for questions.

Commissioner Welch asked for an exhibit of the gate.

Jared Wicker  
P.O. Box 1165  
Royse City, Texas 75189

Mr. Wicker came forward and provided additional details regarding the request.

Commissioner Welch made a motion to approve Case MIS2023-001 with the condition that the applicant set the gates back 20 feet. Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.

**8. MIS2023-002 (HENRY LEE)**

Discuss and consider a request by Johnathan Brown for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards for Existing and Infill Single-Family Properties* on a 0.45-acre parcel of land identified as a portion of Lot 3, Block 3, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting approval of a fence that does not meet the fence standards of the UDC for a solid cedar fence. The fence will be a 4-foot solid cedar fence with cedar posts as well for the purpose of it matching the Historic District better.

Jonathan Brown  
601 Kernodle Street  
Rockwall, TX 75087

Mr. Brown came forward and provided additional details in regard to his request.

Commissioner Llewellyn made a motion to approve Case MIS2023-002. Commissioner Hustings seconded the motion which passed by a vote of 5-1, with Commissioner Conway dissenting.

**VI. PUBLIC HEARING ITEMS**

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

**9. Z2022-060 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] for the purpose of making changes to the *Solar Collector Panels and Systems* requirements for residential properties, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. Staff had brought forward a text amendment to the Commission that was unanimously passed previously as well as a survey of the cities and how they regulated solar panels. Ultimately, staff drafted an amendment that was taken to City Council and, before the Council meeting, staff found out that a bill was passed in 2021 prohibiting cities from regulating solar energy collector panels for residential properties. Staff then asked Council to remand this back to the Planning and Zoning Commission in order to allow staff time to redraft an ordinance that met the legislation. The text amendment that was brought before the Commission tonight is strictly for residential and small commercial installation of solar energy collector panels using the International Building Code.

Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating such; Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Case Z2022-060. Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.

132 VII. DISCUSSION ITEMS

133

134 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*  
135 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*  
136 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*  
137 *following cases is February 14, 2023.*

138

139 10. **Z2023-001 (BETHANY ROSS)**

140 Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential  
141 Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County,  
142 Texas, zoned Planned Development District 8 (PD-8) for Single-Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.

143

144 **Planner Bethany Ross advised that this is a request for approval of a SUP for residential infill. Staff is currently working through comments with the**  
145 **applicant.**

146

147 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

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149 11. **Z2023-002 (HENRY LEE)**

150 Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific  
151 Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified  
152 as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for  
153 Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the  
154 intersection of Springer Road and Corporate Crossing, and take any action necessary.

155

156 **Planner Henry Lee advised that this is for approval of a SUP for an indoor motor vehicle showroom. The applicant's letter indicates this facility will**  
157 **be used for the showroom, an office, and a storage area.**

158

159 **Matthew Peterson**

160 **2400 Great Southwest Pkwy**

161 **Fort Worth, TX 76106**

162

163 **Mr. Peterson came forward and provided additional details in regard to his request.**

164

165 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

166

167 12. **Z2023-003 (RYAN MILLER)**

168 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Vicmar I, LTD for the approval of a Zoning  
169 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 140.50-acre tract of land  
170 identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County,  
171 Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take  
172 any action necessary.

173

174 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request.**

175

176 **Ryan Joyce**

177 **767 Justin Road**

178 **Rockwall, TX 75087**

179

180 **Mr. Joyce came forward and provided a PowerPoint presentation in regard to the request.**

181

182 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

183

184 13. **Z2023-004 (RYAN MILLER)**

185 Hold a public hearing to discuss and consider a request by Mike Pizzola of Designhaus Architecture on behalf of Viper Development for the approval of a Specific  
186 Use Permit (SUP) to allow a Mini-Warehouse on a 3.15-acre tract of land identified as Lots 1 & 2, Block A, Eastshore Addition, City of Rockwall, Rockwall  
187 County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,  
188 generally located on the eastside of S. Goliad Street [SH-205] south of the intersection of Community Lane and S. Goliad Street [SH-205], and take any action  
189 necessary.

190

191 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request.**

192

193 **Joe Watosis**

194 **3300 Auburn Road**

195 **Auburn Hills, MI 48326**

196

197 **Mr. Watosis came forward and provided additional details in regard to the request. He advised that they're proposing to bring a climate controlled**  
198 **self-storage. He let the Commission know that they are currently working through staff comments at the moment.**

199



200 Director Miller then proceeded to inform the Commission of the areas of non-conformance.  
201  
202 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
203  
204 14. Z2023-005 (HENRY LEE)  
205 Hold a public hearing to discuss and consider a request by Peter and Janyce Gardner for the approval of a Zoning Change from an Agricultural (AG) District to  
206 a Single-Family Estate 2.0 (SFE-2.0) District on a 6.019-acre parcel of land identified as Lot 11 of the Dowell Road Addition, City of Rockwall, Rockwall County,  
207 Texas, zoned Agricultural (AG) District, addressed as 548 Dowell Road, and take any action necessary.  
208  
209 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning from Agricultural (AG) District  
210 to Single-Family Estate 2.0 (SFE-2.0) District. They intend to build an accessory building and must change the zoning beforehand.  
211  
212 Peter Gardner  
213 548 Dowell Road  
214 Rockwall, TX 75032  
215  
216 The applicant came forward and provided additional details in regard to his request.  
217  
218 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
219  
220 15. Z2023-006 (HENRY LEE)  
221 Hold a public hearing to discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor on behalf of Gene and Brooke Rogers for the approval of a  
222 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 5.41-acre parcel of land identified as a portion of Tract 4-  
223 06 and all of Tract 4-2 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 626  
224 Cullins Road, and take any action necessary.  
225  
226 Planner Henry Lee provided a brief summary in regard to the request. The applicant is requesting to change the zoning from Agricultural (AG) District  
227 to Single-Family Estate 4.0 (SFE-4.0) District.  
228  
229 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
230  
231 16. Z2023-007 (BETHANY ROSS)  
232 Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an  
233 Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas,  
234 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.  
235  
236 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is presenting a single-family home that meets all of the  
237 zoning requirements.  
238  
239 Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.  
240  
241 17. P2023-002 (BETHANY ROSS)  
242 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a  
243 Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-  
244 06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family  
245 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection  
246 of Hays Road and John King Boulevard, and take any action necessary.  
247  
248 Planner Bethany Ross advised that this item will have to go before the Parks Board on February 8, 2023.  
249  
250 18. SP2023-001 (BETHANY ROSS)  
251 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site  
252 Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06  
253 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10  
254 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of  
255 Hays Road and John King Boulevard, and take any action necessary.  
256  
257 Planner Bethany Ross advised that this item will have to go before the Parks Board on February 8, 2023.  
258  
259 19. SP2023-003 (HENRY LEE)  
260 Discuss and consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Donald Silverman of Rockwall 205-552, LLC for the approval of a  
261 Site Plan for a Daycare with Seven (7) or More Children on a 1.35-acre parcel of land identified as Lot 7, Block A, Dalton Goliad Addition, City of Rockwall,  
262 Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road,  
263 and take any action necessary.  
264  
265 Planner Henry Lee provided a brief summary in regard to the request. This request is for approval of a site plan for a daycare. The applicant will also  
266 be requesting a variance for vinyl fencing as well as for articulation to meet the four-sided architecture requirements.  
267

268 **Juan Vásquez**  
269 **1919 S. Shiloh Road**  
270 **Garland, TX 75042**

271  
272 **Mr. Vasquez came forward and was prepared to answer any questions.**

273  
274 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

275  
276 **20. SP2023-004 (BETHANY ROSS)**

277 Discuss and consider a request by Ibrahim Kassem for the approval of an *Amended Site Plan* for a *Carwash* on a 1.6985-acre parcel of land identified as Lot 1,  
278 Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,  
279 addressed as 2525 Horizon Road, and take any action necessary.

280  
281 **Planner Bethany Ross provided a brief summary in regard to the request. This is for an amendment to the site plan of the existing Horizon Car Wash.**  
282 **She explained that ARB did have a few minor changes but other than that, they were fine with the site plan.**

283  
284 **Ibrahim Kassem**  
285 **3312 Hayley Court**  
286 **Richardson, TX 75082**

287  
288 **Mr. Kassem came forward and provided additional details in regard to the request.**

289  
290 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on February 14, 2023.**

291  
292 **21. *Director's Report* of post City Council meeting outcomes for development cases (RYAN MILLER).**

- 293  
294 • Z2022-056: SUP for a *Detached Garage* at 835 Clem Road [APPROVED; 1<sup>ST</sup> READING]  
295 • Z2022-057: Zoning Change for Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) Districts Land  
296 Uses [ANNOUNCED NEW PUBLIC HEARING DATE OF FEBRUARY 21, 2023]  
297 • Z2022-058: PD Development Plan for the Harbor Residence Condominiums [APPROVED; 1<sup>ST</sup> READING]  
298 • Z2022-059: SUP for a *Restaurant with 2,000 SF or More with a Drive-Through [Smoothie King]* [ANNOUNCED NEW PUBLIC HEARING DATE OF  
299 FEBRUARY 21, 2023]  
300 • Z2022-060: Text Amendment to Article 04, *Permissible Uses*, of the UDC for *Solar Collector Energy Panels* [REMANDED BACK TO THE PLANNING AND  
301 ZONING COMMISSION]

302  
303 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

304  
305 **VIII. ADJOURNMENT**

306  
307 **Chairman Thomas adjourned the meeting at 7:10 pm.**

308  
309 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
310 \_\_\_\_\_, 2023.

311  
312 \_\_\_\_\_  
313 Sedric Thomas, Chairman

314 Attest:  
315 \_\_\_\_\_  
316 Angelica Guevara, Planning Technician

# MINUTES

PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
FEBRUARY 14, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT  
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR  
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT  
5 FORM ON THE CITY'S WEBSITE.  
6

## 7 I. CALL TO ORDER

8  
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Brian Llewelyn, Jerry Welch, Derek Deckard, John Womble, Ross Hustings and Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara and Assistant City Engineer Jonathan Browning.**  
12

## 14 II. APPOINTMENTS

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.  
18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**  
20

## 22 III. OPEN FORUM

23  
24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*  
27

29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.**  
30

## 32 IV. PUBLIC HEARING ITEMS

33  
34 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*  
37

### 39 2. Z2022-057 (HENRY LEE)

40 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an  
41 Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre  
42 tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned  
43 Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66  
44 and Davis Drive, and take any action necessary.  
45

46 **Planner Henry Lee provided a brief summary in regards to the request. He reminded the Commission that this case had been presented last month and the Commission had taken a vote to table the item to allow the applicant to look at the potential cell tower they are proposing as well as allowing them to provided more clarity in regard to the height of the structure. The applicant is also requesting OSSF systems for these lots on both residential and commercial. The only change that they have made is they have wrapped the 50-foot landscape buffer up to the structure. Planner Lee then advised that the applicant and staff were present and available to answer questions.**  
51

52 **Dub Douphrate**  
53 **2235 Ridge Road**  
54 **Rockwall, TX 75087**  
55

56 **Mr. Douphrate came forward and provided additional details in regard to his request.**  
57

58 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**  
59  
60

61 **After discussion, Commissioner Llewelyn made a motion to approve item Z2022-057. Commissioner Welch seconded the motion which passed by a vote of 7-0.**  
62

63  
64 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

65  
66 **3. Z2022-059 (HENRY LEE)**

67 Hold a public hearing to discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad  
68 Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through (i.e. Smoothie King) on a 0.579-  
69 acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned  
70 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  
71 at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.  
72

73 **Planner Henry Lee provided a brief summary in regard to his request. He explained that the applicant requested they table this item last month which**  
74 **is why is returned today. This request has come before the Commission twice before but the case was ultimately withdrawn both times. The Planning**  
75 **and Zoning Commission had made a recommendation for denial based on the traffic concerns, concerns about access to the property and general**  
76 **public opposition. Staff should note that the concept plan shows 27 parking spaces but will be required 31. Planner Lee then advised that this was**  
77 **a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On December 13, 2022, staff**  
78 **mailed out 20 notices to property owners and occupants within 500-feet of the subject property as well as all surrounding HOAs within 1500-feet of**  
79 **the property. At this time, staff has only received one notice in opposition to the applicant's request. Staff wanted to clarify that they had requested**  
80 **additional landscape screening as a condition of approval.**

81  
82 **Vice-Chairman Deckard wanted clarification in regard to the condition of approval.**

83  
84 **Commissioner Llewelyn expressed his concerns regarding to the parking in the area.**  
85 **Vice-Chairman Deckard had questions in regard to a flood study on the area.**

86  
87 **Dewayne Zinn**  
88 **1720 W. Virginia Street**  
89 **McKinney, TX 75069**

90  
91 **Mr. Zinn came forward and was prepared to answer questions regarding the request.**

92  
93 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**  
94 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

95  
96 **Commissioner Welch made a motion to approve item Z2022-059 with staff recommendations. Commissioner Womble seconded the motion which**  
97 **passed by a vote of 5-2, with Vice-Chairman Deckard and Commissioner Hustings dissenting.**

98  
99 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

100  
101 **4. Z2023-001 (BETHANY ROSS)**

102 Hold a public hearing to discuss and consider a request by Ali Abedini on behalf of John Fenianos for the approval of a Specific Use Permit (SUP) for Residential  
103 Infill in an Established Subdivision on a 0.20-acre parcel of land identified as Lot 16, Block C, Harborview Landing, Phase 2, City of Rockwall, Rockwall County,  
104 Texas, zoned Planned Development District 8 (PD-8) for Single- Family 7 (SF-7) District, addressed as 310 Harborview Drive, and take any action necessary.  
105

106 **Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting a Specific Use Permit (SUP) for Residential**  
107 **Infill in an Established Subdivision. The proposed home does meet all of the requirements of the zoning, the settlement, and the UDC with the**  
108 **exception of the garage orientation. The applicants are asking for a variance on the front facing garage. Staff mailed out 86 notices to property**  
109 **owners and occupants within 500-feet of the subject property. Staff has since received two (2) notices in opposition to the applicant's request.**  
110 **Planner Ross advised that this was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning**  
111 **Commission.**

112  
113 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**  
114 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

115  
116 **Vice-Chairman Deckard made a motion to approve item Z2023-001. Commissioner Womble seconded the motion which passed by a vote of 7-0.**

117  
118 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

119  
120 **5. Z2023-002 (HENRY LEE)**

121 Hold a public hearing to discuss and consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Jeff Fleming for the approval of a Specific  
122 Use Permit (SUP) to allow a New and/or Used Indoor Motor Vehicle Dealership/Showroom on a 1.99-acre portion of a larger 3.853-acre tract of land identified  
123 as Tract 2-09 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development 46 (PD-46) District for  
124 Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the southside of Springer Road east of the  
125 intersection of Springer Road and Corporate Crossing, and take any action necessary.  
126

127 **Planner Henry Lee provided a brief summary in regard to the request. The applicant has included a floor plan and concept plan showing how the**  
128 **business facility will be laid out. Planner Lee explained the conditional land use standards associated with this use. According to the applicant's**  
129 **concept plan, they are in conformance with these requirements. They are also in general conformance with the density and dimensional requirements**  
130 **as well as the overlay district requirements. Staff would like to note that their plan shows 29 parking spaces where they would be required 34. Planner**  
131 **Lee then advised that this was a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.**

132 On January 27<sup>th</sup>, staff mailed out 27 notices to property owners and occupants within 500-feet of the subject property. He also advised that staff and  
133 the applicant were present and available to answer questions.

134  
135 **Matthew Peterson**  
136 **2400 Great Southwest Pkwy**  
137 **Fort Worth, TX 76106**

138  
139 **Mr. Peterson came forward and provided additional details in regard to his request.**

140  
141 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating**  
142 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**

143  
144 **Commissioner Conway made a motion to approve item Z2023-002 with staff recommendations. Commissioner Llewelyn seconded the motion which**  
145 **passed by a vote of 7-0.**

146  
147 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

148  
149 **6. Z2023-003 (RYAN MILLER)**

150 Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Vicmar I, LTD for the approval of a Zoning  
151 Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 140.50-acre tract of land  
152 identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128 and Tract 3 of the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County,  
153 Texas, zoned Agricultural (AG) District, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take  
154 any action necessary.

155  
156 **Planning and Zoning Director Ryan Miller provided a brief summary in regard to the request. The applicant is requesting to rezone the property from**  
157 **an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, what the applicant is**  
158 **requesting is zoning to establish a 292-lot subdivision that will consist of four (4) lot sizes. Director Miller advised that this is a discretionary decision**  
159 **for the City Council pending a recommendation from the Planning and Zoning Commission. Staff mailed out 288 notices to property owners and**  
160 **occupants within 500-feet of the subject property. Staff has since received three (3) property owner notifications with one (1) being within the buffer,**  
161 **in opposition to the request. The other two were not signed and Staff could not verify ownership. He also advised that staff and the applicant were**  
162 **present and available to answer questions.**

163  
164 **Ryan Joyce**  
165 **767 Justin Road**  
166 **Rockwall, TX 75087**

167  
168 **Mr. Joyce came forward and provided a PowerPoint presentation in regard to the request.**

169  
170 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time.**

171  
172 **Sergio Loera**  
173 **588 Parks**  
174 **Rockwall, TX 75087**

175  
176 **Mr. Loera came forward and expressed his wanting to build a home if the development were to pass.**

177  
178 **Greg Brown**  
179 **112 Weston Court**  
180 **Rockwall, TX 75032**

181  
182 **Mr. Brown came forward and expressed his opposition to the request.**

183  
184 **Mario Ramirez**  
185 **908 Lakeside Drive**  
186 **Rockwall, TX 75032**

187  
188 **Mr. Ramirez came forward and expressed his opposition to the request.**

189  
190 **Chairman Thomas asked if anyone else wished to speak; there being no one indicating such, Chairman Thomas closed the public hearing and**  
191 **brought the item back to the Commission for discussion or action.**

192  
193 **Chairman Thomas allowed Mr. Joyce to come forward and address the concerns expressed by the public.**

194  
195 **Vice-Chairman Deckard made a motion to approve item Z2023-003. Commissioner Womble seconded the motion which passed by a vote of 7-0.**

196  
197 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**

198  
199 **7. Z2023-004 (RYAN MILLER)**



200 Hold a public hearing to discuss and consider a request by Mike Pizzola of Designhaus Architecture on behalf of Viper Development for the approval of a Specific  
201 Use Permit (SUP) to allow a Mini-Warehouse on a 3.15-acre tract of land identified as Lots 1 & 2, Block A, Eastshore Addition, City of Rockwall, Rockwall  
202 County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,  
203 generally located on the eastside of S. Goliad Street [SH-205] south of the intersection of Community Lane and S. Goliad Street [SH-205], and take any action  
204 necessary.  
205

206 **Planning and Zoning Director Ryan Miller provided a brief summary in regard to the request. The applicant is proposing two (2) mini-warehouse**  
207 **buildings, each with a building footprint of 30,500 SF for a total of 91,560-SF overall. The only changes that were made that were not included in the**  
208 **packet were some cosmetic changes as well as adding 12 parking spaces. All other areas of non-compliance on the area remain. Staff mailed out 55**  
209 **notices to property owners and occupants within 500-feet of the subject property. Staff has since received one (1) notice in favor of the request.**  
210

211 **Commissioner Conway wanted to discuss the proximity to another mini-warehouse.**  
212 **Commissioner Llewelyn wanted clarification in regard to the two-story height of the building.**  
213

214 **Mike Pizzola**  
215 **3300 Auburn Road**  
216 **Auburn Hills, MI 48326**  
217

218 **Mr. Pizzola came forward and provided additional details in regard to the request. The applicant advised that he had revised plans that were ready**  
219 **to be submitted.**  
220

221 **Director Miller advised the Commission and the applicant that staff had not gotten a chance to review the new revised elevations due to them not**  
222 **being resubmitted on time.**  
223

224 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**  
225 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**  
226

227 **After discussion, Vice-Chairman Deckard made a motion to deny item Z2023-004. Commissioner Conway seconded the motion which passed by a**  
228 **vote of 6-1, with Commissioner Llewelyn dissenting.**  
229

230 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**  
231

232 **8. Z2023-005 (HENRY LEE)**

233 Hold a public hearing to discuss and consider a request by Peter and Janyce Gardner for the approval of a Zoning Change from an Agricultural (AG) District to  
234 a Single-Family Estate 2.0 (SFE-2.0) District on a 6.019-acre parcel of land identified as Lot 11 of the Dowell Road Addition, City of Rockwall, Rockwall County,  
235 Texas, zoned Agricultural (AG) District, addressed as 548 Dowell Road, and take any action necessary.  
236

237 **Planner Henry Lee provided a brief summary in regard to his request. The applicant is proposing to change the subject property from Agricultural**  
238 **(AG) District to a Single-Family Estate 2.0 (SFE-2.0) District. The applicant has stated that they are making this request as they are wanting to get**  
239 **some smaller grazing animals along with an accessory building on the property.**  
240

241 **Commissioner Welch asked for clarification on the rezoning.**  
242

243 **Peter Gardner**  
244 **548 Dowell Road**  
245 **Rockwall, TX 75032**  
246

247 **The applicant came forward and provided additional details in regard to his request.**  
248

249 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**  
250 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**  
251

252 **Commissioner Llewelyn made a motion to approve item Z2023-005. Commissioner Womble seconded the motion which passed by a vote of 7-0.**  
253

254 **Chairman Thomas advised that this item will go before the City Council on February 21, 2023.**  
255

256 **9. Z2023-006 (HENRY LEE)**

257 Hold a public hearing to discuss and consider a request by Harold Fetty of HD Fetty Land Surveyor on behalf of Gene and Brooke Rogers for the approval of a  
258 Zoning Change from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 5.41-acre parcel of land identified as a portion of Tract 4-  
259 06 and all of Tract 4-2 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 626  
260 Cullins Road, and take any action necessary.  
261

262 **Planner Henry Lee provided a brief summary in regard to the request. The property owner is requesting to rezone the subject property from an**  
263 **Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District.**  
264

265 **Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating**  
266 **such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.**  
267

268 Commissioner Womble made a motion to approve item Z2023-006. Commissioner Conway seconded the motion which passed by a vote of 7-0.  
269  
270 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.  
271  
272 10. Z2023-007 (BETHANY ROSS)  
273 Hold a public hearing to discuss and consider a request by Urbano Fernandez for the approval of a Specific Use Permit (SUP) for Residential Infill in an  
274 Established Subdivision on a 0.27-acre parcel of land identified as Lot 905A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas,  
275 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 124 Lynne Drive, and take any action necessary.  
276  
277 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting approval of an SUP for Residential Infill in an  
278 Established subdivision. The request does meet all of the zoning requirements for Planned Development District 75 and the UDC.  
279  
280 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating  
281 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.  
282  
283 Commissioner Llewellyn made a motion to approve item Z2023-007. Commissioner Womble seconded the motion which passed by a vote of 7-0.  
284  
285 Chairman Thomas advised that this item will go before the City Council on February 21, 2023.  
286  
287 V. ACTION ITEMS  
288  
289 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
290 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
291  
292 11. P2023-002 (BETHANY ROSS) [TABLED TO THE FEBRUARY 28, 2023 PLANNING AND ZONING COMMISSION MEETING]  
293 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a  
294 Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-  
295 06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family  
296 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection  
297 of Hays Road and John King Boulevard, and take any action necessary.  
298  
299 Chairman Thomas advised that this request has been tabled to the February 28, 2023 Planning and Zoning meeting.  
300  
301 12. SP2023-001 (BETHANY ROSS) [TABLED TO THE FEBRUARY 28, 2023 PLANNING AND ZONING COMMISSION MEETING]  
302 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site  
303 Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06  
304 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10  
305 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of  
306 Hays Road and John King Boulevard, and take any action necessary.  
307  
308 Chairman Thomas advised that this request has been tabled to the February 28, 2023 Planning and Zoning meeting.  
309  
310 13. SP2023-003 (HENRY LEE)  
311 Discuss and consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Donald Silverman of Rockwall 205-552, LLC for the approval of a  
312 Site Plan for a Daycare with Seven (7) or More Children on a 1.35-acre parcel of land identified as Lot 7, Block A, Dalton Goliad Addition, City of Rockwall,  
313 Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3255 Dalton Road,  
314 and take any action necessary.  
315  
316 Planner Henry Lee provided a brief summary in regard to the request. The site plan the applicant indicated is for requesting a daycare for 7 or more  
317 children within a General Retail (GR) District. This use is allowed by right but there were some land use conditions that they had to meet which they  
318 weren't in compliance of. Planner Henry Lee also advised that the applicant is requesting three (3) variances.  
319  
320 Juan Vasquez  
321 1919 S. Shiloh Road  
322 Garland, TX 75042  
323  
324 Mr. Vasquez came forward and was prepared to answer any questions.  
325  
326 Vice-Chairman Deckard made a motion to approve SP2023-003 with staff recommendations and the alternative screening. Commissioner Llewellyn  
327 seconded the motion which passed by a vote of 7-0.  
328  
329 14. SP2023-004 (BETHANY ROSS)  
330 Discuss and consider a request by Ibrahim Kassem for the approval of an Amended Site Plan for a Carwash on a 1.6985-acre parcel of land identified as Lot 1,  
331 Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,  
332 addressed as 2525 Horizon Road, and take any action necessary.  
333

334 Planner Bethany Ross provided a brief summary in regard to the request. The applicant is requesting an amended site plan for the Horizon Car Wash.  
335 The request does meet all of the zoning requirements and does bring the building further into compliance with the UDC. Planner Ross indicated that  
336 the ARB had recommended approval of this item tonight.

337  
338 Ibrahim Kassem  
339 3312 Hayley Court  
340 Richardson, TX 75082

341  
342 Mr. Kassem came forward and provided additional details in regard to his request.

343  
344 Commissioner Llewellyn made a motion to approve SP2023-004. Vice-Chairman Deckard seconded the motion which passed by a vote of 7-0.

345  
346 VI. DISCUSSION ITEMS

347  
348 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 349  
350 • Z2022-056: SUP for a *Detached Garage* at 835 Clem Road [APPROVED; 2<sup>ND</sup> READING]  
351 • Z2022-058: PD Development Plan for the Harbor Residence Condominiums [APPROVED; 2<sup>ND</sup> READING]

352  
353 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

354  
355 VII. ADJOURNMENT

356  
357 Chairman Thomas adjourned the meeting at 7:55 pm.

358  
359 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
360 \_\_\_\_\_, 2023.

361  
362 \_\_\_\_\_  
363 Sedric Thomas, Chairman

364 Attest:  
365 \_\_\_\_\_  
366 Angelica Guevara, Planning Technician  
367

# MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
FEBRUARY 28, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT  
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR  
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM  
5 ON THE CITY'S WEBSITE.  
6

## 7 I. CALL TO ORDER

8  
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Jerry Welch, Derek Deckard, John Womble, and Jean Conway. Absent from the meeting were Commissioners Ross Hustings and Brian Llewellyn. Staff members present were Director of Planning and Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah Johnston. Absent from the meeting was Planning Technician Angelica Guevara.**  
12

## 14 II. APPOINTMENTS

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.  
18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**  
20

## 22 III. OPEN FORUM

23  
24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*  
27

29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.**  
30

## 32 IV. CONSENT AGENDA

33  
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
36

### 37 2. P2023-002 (BETHANY ROSS)

38 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Final Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.  
42

### 44 3. SP2023-001 (BETHANY ROSS)

45 Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Site Plan* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.  
49

51 **Vice-Chairman Deckard made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 5-0.**  
52

## 53 V. ACTION ITEMS

54  
55 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*  
56

### 58 4. MIS2023-003 (HENRY LEE)

59 Discuss and request by Ryan Joyce on Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Miscellaneous Case* for a *Treescape Plan* for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.  
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Planner Henry Lee provided a brief summary in regard to the request. The applicant is making changes to the treescape plan for staff. Staff is also working out on the final details for the final mitigation total.

Ryan Joyce  
767 Justin Road  
Rockwall, TX 75087

Mr. Joyce came forward and provided additional details in regard to his request.

Commissioner Womble made a motion to approve item MIS2023-003. Vice-Chairman Deckard seconded the motion which passed by a vote of 5-0.

5. Discuss and consider a text amendment to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances for the purpose of providing a recommendation on the proposed rewrite of the *Subdivision Ordinance* to the City Council, and take any action necessary (RYAN MILLER).

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to this item. He explained that Staff was bringing forward a completely new version of the Subdivision Ordinance.

Vice-Chairman Deckard made a motion to recommend approval of the text amendment to City Council. Commissioner Welch seconded the motion which passed by a vote of 5-0.

## VI. DISCUSSION ITEMS

*These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is March 14, 2023.*

### 6. Z2023-008 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a *Specific Use Permit (SUP)* allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting to replace the existing SUP that will allow the extension of a temporary educational building for a period of one year.

Brad Helmer  
2917 Chuckwagon Drive  
Rockwall, TX 75087

Mr. Helmer came forward and provided additional details in regard to his request.

Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

### 7. Z2023-009 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

Planner Bethany Ross advised that her applicant was requesting approval of a SUP for a guest quarters/detached garage. The proposed garage will be used to replace their current detached garage and allow for more space for guests on the top floor.

Jeff Brock-Jones  
504 Nash Street  
Rockwall, TX 75087

Mr. Brock-Jones came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

### 8. Z2023-010 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a *Zoning Change* from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.



132 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a zoning change from AG to LI and**  
133 **it does meet all of the Future Land Use designation for the property.**

134  
135 **Roy Bhavi**  
136 **835 Tillman Drive**  
137 **Allen, TX 75013**

138  
139 **The developer came forward and provided additional details in regard to the request.**

140  
141 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

142  
143 **9. Z2023-011 (BETHANY ROSS)**

144 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the  
145 approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W  
146 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

147  
148 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a SUP for residential infill in an**  
149 **established subdivision. Staff should note that the applicant was grading without a permit but has stopped and will continue when the building**  
150 **permit's been approved.**

151  
152 **Javier Silva**  
153 **58 Windsor Drive**  
154 **Rockwall, TX 75087**

155  
156 **Mr. Silva came forward and provided additional details in regard to the request.**

157  
158 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

159  
160 **10. Z2023-012 (HENRY LEE)**

161 Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached*  
162 *Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned  
163 Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

164  
165 **Planner Henry Lee provided a brief summary in regard to the applicant's request. The homeowners are looking to build a detached garage that**  
166 **matches the aesthetic of the single-family home. This generally meets the requirements except for the size which is why they are here tonight.**

167  
168 **Timothy Mack**  
169 **2333 Saddlebrook Lane**  
170 **Rockwall, TX 75087**

171  
172 **Mr. Mack came forward and was prepared to answer questions.**

173  
174 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

175  
176 **11. Z2023-013 (BETHANY ROSS)**

177 Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential*  
178 *Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall  
179 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action  
180 necessary.

181  
182 **Planner Bethany Ross provided a brief summary in regard to the applicant's request. The proposed single-family home meets all of the zoning**  
183 **requirements for the area.**

184  
185 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.**

186  
187 **12. SP2023-005 (HENRY LEE)**

188 Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the  
189 approval of an Amended Site Plan for an *office building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall,  
190 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay  
191 (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

192  
193 **Planner Henry Lee provided a brief summary in regard to the request. Due to the growing business, the applicants are looking to do an extension to**  
194 **the rear of the property with matching materials. It generally conforms to the requirements of the UDC.**

195  
196 **Dub Douphrate**  
197 **2235 Ridge Road**  
198 **Rockwall, TX 75087**

200 Mr. Douphrate came forward and provided additional details in regard to the request.

201

202 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

203

204 13. **SP2023-006 (HENRY LEE)**

205 Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for  
206 the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549  
207 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of  
208 the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

209

210 Planner Henry Lee provided a brief summary in regard to the request. He advised that there was a site plan that had been previously approved by  
211 the Commission but there is a new tenant making changes to the site plan. However, the applicant will be requesting a variance to the outside storage  
212 area screening requirements.

213

214 Dylan Adame  
215 13455 Noel Road  
216 Dallas, TX 75240

217

218 Mr. Adame came forward and provided additional details in regard to the request.

219

220 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

221

222 14. **SP2023-007 (HENRY LEE)**

223 Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings,  
224 LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City  
225 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and  
226 Ranch Trail, and take any action necessary.

227

228 Planner Henry Lee provided a brief summary in regard to the request. The subject property will carve out the southwest corner which is where the  
229 building will be located. The ARB did not see any problems with the building event though the applicants are requesting exceptions to the primary  
230 and secondary articulation.

231

232 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

233

234 15. **SP2023-008 (HENRY LEE)**

235 Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson,  
236 Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1;  
237 Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2,  
238 Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the  
239 Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and  
240 Summer Lee Drive, and take any action necessary.

241

242 Chairman Thomas announced that Commissioner Womble will be recusing himself from this case.

243

244 Planner Henry Lee provided a brief summary in regard to the request. He advised that they are working with the applicant right not thru staff  
245 comments. He also added that the ARB had some comments that have been relayed to the applicant.

246

247 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

248

249 16. **SP2023-009 (HENRY LEE)**

250 Discuss and consider a request by T. J. McDonald of Halff and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of  
251 an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of  
252 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

253

254 Planner Henry Lee provided a brief summary in regard to the request. Staff has identified several exceptions associated with the request mainly to  
255 the building. The applicant is also requesting a variance to the parking due to the number of employees they have.

256

257 Dave Morales  
258 5310 Harvest Hill Road  
259 Dallas, TX 75230

260

261 Mr. Morales came forward and provided additional details in regard to the request.

262

263 Chairman Thomas advised that this item will come back before the Commission for discussion or action on March 14, 2023.

264

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

266

- P2023-001: Replat for Lot 24 of the Rainbo Acres Addition [APPROVED]

267

- 268 • P2023-003: Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition [APPROVED]
- 269 • P2023-004: Final Plat for Lot 1, Block A, Abbott Addition [APPROVED]
- 270 • Z2022-057: Zoning Change from Agricultural (AG) to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) District land use
- 271 [APPROVED; 1<sup>ST</sup> READING]
- 272 • Z2022-059: SUP for a Restaurant with 2,000 SF or More with a Drive Through [APPROVED; 1<sup>ST</sup> READING]
- 273 • Z2022-060: Text Amendment to Article 04, Permissible Uses, of the UDC for Solar Collector Panels and Systems [APPROVED; 1<sup>ST</sup> READING]
- 274 • Z2023-001: SUP for a Residential Infill in an Established Subdivision for 310 Harborview Drive [APPROVED; 1<sup>ST</sup> READING]
- 275 • Z2023-002: SUP for a New and/or Used Indoor Motor Vehicle Dealership/Showroom [APPROVED; 1<sup>ST</sup> READING]
- 276 • Z2023-003: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) District for the Peachtree Meadows
- 277 Subdivision [APPROVED; 1<sup>ST</sup> READING]
- 278 • Z2023-004: SUP for a Mini-Warehouse Facility [DENIED]
- 279 • Z2023-005: Zoning Change from Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for 548 Dowell Road [APPROVED; 1<sup>ST</sup> READING]
- 280 • Z2023-006: Zoning Change from Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for 626 Cullins Road [APPROVED; 1<sup>ST</sup> READING]
- 281 • Z2023-007: SUP for a Residential Infill in an Established Subdivision for 124 Lynne Drive [APPROVED; 1<sup>ST</sup> READING]

282  
283 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

284  
285 VII. ADJOURNMENT

286  
287 **Chairman Thomas adjourned the meeting at 6:49 pm.**

288  
289 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_

290 \_\_\_\_\_, 2023.

291 \_\_\_\_\_

292  
293 Sedric Thomas, Chairman

294 Attest:

295 \_\_\_\_\_

296 Angelica Guevara, Planning Technician

# MINUTES



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MARCH 14, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT  
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR  
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT  
5 FORM ON THE CITY'S WEBSITE.  
6

7 I. CALL TO ORDER  
8

9 Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were Brian Llewelyn, Derek Deckard, John Womble, Ross Hustings  
10 and Jean Conway. Absent from the meeting was Commissioner Jerry Welch. Staff members present were Director of Planning and Zoning Ryan  
11 Miller, Planner Bethany Ross, Planner Henry Lee, City Engineer Amy Williams, Assistant City Engineer Jonathan Browning and Civil Engineer Sarah  
12 Johnston. Absent from the meeting was Planning Technician Angelica Guevara.  
13

14 II. APPOINTMENTS  
15

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on  
17 the agenda requiring architectural review.  
18

19 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural  
20 Review Board meeting.  
21

22 III. OPEN FORUM  
23

24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the  
25 policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN  
26 FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings  
27 Act.*  
28

29 Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one  
30 indicating such, Chairman Thomas closed the open forum.  
31

32 IV. CONSENT AGENDA  
33

34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)  
35 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
36

37 2. SP2023-005 (HENRY LEE)  
38

39 Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the  
40 approval of an *Amended Site Plan* for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall,  
41 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay  
42 (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.  
43

44 Commissioner Conway made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0.  
45

46 V. PUBLIC HEARING ITEMS  
47

48 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please  
49 submit a [Request to Address the Planning and Zoning Commission](#) (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning  
50 Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments  
51 to three (3) minutes out of respect for the time of other citizens.*  
52

53 3. Z2023-008 (RYAN MILLER)  
54

55 Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a *Specific Use Permit*  
56 (*SUP*) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of  
57 Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S.  
58 Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.  
59

60 Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The applicant is requesting the extension of three (3)  
61 temporary educational buildings to be used for a period of one year. Staff did add the ability for the applicant to add an additional year to that to  
62 allow them some flexibility when accounting for enrollment. The applicant has stated that the purpose of this request is due to the current enrollment.  
63 Director Miller advised that staff sent out 39 notices to property owners and occupants within 500-feet of the subject property. Staff has received 4  
64 notices from 1 property owner in favor of the applicant's request.

65 Brad Helmer

65 2917 Chuckwagon Drive  
66 Rockwall, TX 75087

67  
68 Mr. Helmer came forward and was prepared to answer questions.

69  
70 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
71 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

72  
73 After discussion, Vice-Chairman Deckard made a motion to approve item Z2023-008. Commissioner Llewellyn seconded the motion which passed  
74 by a vote of 6-0.

75  
76 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

77  
78 **4. Z2023-009 (BETHANY ROSS)**

79 Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a *Guest*  
80 *Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of  
81 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

82  
83 Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting an SUP for a 1,900-SF guest  
84 quarters/detached garage. According to the applicant the proposed garage is to replace the current detached garage and allow for space for guests  
85 on the top floor. Planner Ross that the request does exceed the height requirements for detached garages by 14-feet and the size requirements by  
86 1,300-SF. Planner Ross advised that staff sent out 69 notices to property owners and occupants within 500-feet of the subject property as well as  
87 HOAs within 1,500-feet of the subject property. Staff has since received 1 response in favor of the applicant's request.

88  
89 Jeff Brock-Jones  
90 504 Nash Street  
91 Rockwall, TX 75087

92  
93 Mr. Brock-Jones came forward and was prepared to answer questions.

94  
95 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
96 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

97  
98 Commissioner Conway made a motion to approve item Z2023-009. Vice-Chairman Deckard seconded the motion which passed by a vote of 6-0.

99  
100 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

101  
102 **5. Z2023-010 (BETHANY ROSS)**

103 Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a Zoning Change from an Agricultural (AG)  
104 District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall  
105 County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action  
106 necessary.

107  
108 Planner Bethany Ross provided a brief summary in regard to the applicant's request. The request is for a zoning change from Agricultural (AG)  
109 District to Light Industrial (LI) District. The request does meet all the Future Land Use designation of Technology Employment Center. Planner Ross  
110 advised that staff sent out 18 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-feet of  
111 the subject property.

112  
113 Roy Bhavi  
114 835 Tillman Drive  
115 Allen, TX 75013

116  
117 Mr. Bhavi came forward and provided a PowerPoint presentation in regard to his request.

118  
119 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
120 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

121  
122 Vice-Chairman Deckard made a motion to approve item Z2023-010. Commissioner Womble seconded the motion which passed by a vote of 6-0.

123  
124 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

125  
126 **6. Z2023-011 (BETHANY ROSS)**

127 Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the  
128 approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W  
129 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

130  
131 Planner Bethany Ross provided a brief summary in regard to the applicant's request. The applicant is requesting a SUP for residential infill in an  
132 established subdivision. The proposed single-family home does meet all of the zoning requirements and does match the surrounding area. Planner



133 Ross advised that staff sent out 69 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-  
134 feet of the subject property. Staff has since received 2 responses in favor and 1 response in opposition of the applicant's request.

135  
136 Patra Phillips  
137 1604 Montclair Drive  
138 Rockwall, TX 75087

139  
140 Mrs. Phillips came forward and was prepared to answer questions.

141  
142 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
143 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

144  
145 Commissioner Llewellyn made a motion to approve item Z2023-010. Commissioner Conway seconded the motion which passed by a vote of 6-0.

146  
147 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

148  
149 7. Z2023-012 (HENRY LEE)

150 Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached*  
151 *Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned  
152 Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

153  
154 Planner Henry Lee provided s brief summary in regard to the request. The applicant is requesting a SUP for a detached garage that exceeds the  
155 maximum permissible size. Other than that, they do meet all of the density and dimensional requirements. Planner Lee advised that staff sent out 19  
156 notices to property owners and occupants within 500-feet of the subject property as well as HOAs within 1,500-feet of the subject property. Staff has  
157 since received 1 response in favor of the applicant's request.

158  
159 Timothy Mack  
160 2333 Saddlebrook Lane  
161 Rockwall, TX 75087

162  
163 Mr. Mack came forward and was prepared to answer questions.

164  
165 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
166 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

167  
168 Chairman Thomas made a motion to approve item Z2023-012. Commissioner Hustings seconded the motion which passed by a vote of 6-0.

169  
170 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

171  
172 8. Z2023-013 (BETHANY ROSS)

173 Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential*  
174 *Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall  
175 County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action  
176 necessary.

177  
178 Planner Bethany Ross provided s brief summary in regard to the request. The proposed single-family home does meet all of the zoning requirements  
179 except for the garage orientation. Planner Ross advised that staff sent out 92 notices to property owners and occupants within 500-feet of the subject  
180 property as well as HOAs within 1,500-feet of the subject property. Staff has since received 1 response in favor and 1 response in opposition of the  
181 applicant's request.

182  
183 Chairman Thomas opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating  
184 such, Chairman Thomas closed the public hearing and brought the item back to the Commission for discussion or action.

185  
186 Commissioner Conway made a motion to approve item Z2023-013. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.

187  
188 Chairman Thomas advised that this item will go before the City Council on March 20, 2023.

189  
190 VI. ACTION ITEMS

191  
192 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*  
193 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

194  
195 9. SP2023-006 (HENRY LEE)

196 Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for  
197 the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549  
198 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of  
199 the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

200 Planner Henry Lee provided a brief summary in regard to the request. He advised that there was a site plan that had been previously approved by  
201 the Commission but there is a new tenant making minor changes to the site plan such as storage areas and silos. However, the applicant will be  
202 requesting a variance to the outside storage area screening requirements.  
203

204 Dylan Adame  
205 13455 Noel Road  
206 Dallas, TX 75240  
207

208 Mr. Adame came forward and provided additional details in regard to the request.  
209

210 Vice-Chairman Deckard made a motion to approve item SP2023-006. Commissioner Hustings seconded the motion which passed by a vote of 6-0.  
211

212 10. SP2023-007 (HENRY LEE)

213 Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings,  
214 LLC for the approval of a *Site Plan* for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City  
215 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and  
216 Ranch Trail, and take any action necessary.  
217

218 Planner Henry Lee provided a brief summary in regard to the request. The applicant is proposing an office building at the property and some changes  
219 have been made since the work session. Planner Lee advised that the applicant is also requesting a variance for the building articulation standards  
220 but, otherwise, it meets all of the density and dimensional requirements.  
221

222 Dan Whalen  
223 201 Center Street  
224 Forney, TX 75129  
225

226 Mr. Whalen came forward and was prepared to answer questions.  
227

228 Commissioner Hustings made a motion to approve item SP2023-007. Commissioner Womble seconded the motion which passed by a vote of 6-0.  
229

230 11. SP2023-008 (HENRY LEE)

231 Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson,  
232 Tony Moton, and Kathy Moton for the approval of a *Site Plan* for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1;  
233 Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2,  
234 Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the  
235 Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and  
236 Summer Lee Drive, and take any action necessary.  
237

238 Planner Henry Lee provided a brief summary in regard to the request. The applicants are requesting approval of a site plan for a 176-unit condominium  
239 building. The applicants are requesting two variances along Summer Lee Drive to the landscaping standards. The ARB had made comments that  
240 were addressed by the applicants so ARB did recommend approval of the site plan tonight. Planner Lee advised that other than that, the request  
241 does meet all of the density and dimensional requirements.  
242

243 Gabriela Blake  
244 2701 Sunset Ridge Drive  
245 Rockwall, TX 75032  
246

247 Mrs. Blake came forward and was prepared to answer questions.  
248

249 Vice-Chairman Deckard made a motion to approve item SP2023-008. Commissioner Hustings seconded the motion which passed by a vote of 5-0,  
250 with Commissioner Womble recusing himself.  
251

252 12. SP2023-009 (HENRY LEE)

253 Discuss and consider a request by T. J. McDonald of Half and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of  
254 an *Amended Site Plan* for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of  
255 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.  
256

257 Planner Henry Lee provided a brief summary in regards to the request. The ARB only had changes for the west elevations in regard to their stamped  
258 patterns and the parapets. Planner Lee advised that the ARB did recommend approval for tonight.  
259

260 TJ McDonald  
261 5855 Arbor Hills Way  
262 The Colony, TX 75056  
263

264 Mr. McDonald came forward and provided additional details in regard to his request.  
265

266 Commissioner Llewellyn made a motion to approve item SP2023-009. Commissioner Hustings seconded the motion which passed by a vote of 6-0.  
267

268 VII. DISCUSSION ITEMS

269

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

271

- 272 • P2023-002: Final Plat for the Quail Hollow Subdivision [APPROVED]

273

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

275

276 VIII. ADJOURNMENT

277

278 **Chairman Thomas adjourned the meeting at 6:46 pm.**

279

280 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_

281 \_\_\_\_\_, 2023.

282

283

284

285

286

287

288

\_\_\_\_\_  
Sedric Thomas, Chairman

Attest:

\_\_\_\_\_  
Angelica Guevara, Planning Technician



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** March 28, 2023  
**APPLICANT:** Josh Swiercinsky, 7.1 Ridge, LLC  
**CASE NUMBER:** P2023-005; *Replat for Lots 8-10, Block A, Sky Ridge Addition*

---

### SUMMARY

Consider a request by Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 8-10, Block A, Sky Ridge Addition being a 2.293-acre tract of land identified as Lots 2-4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southwest corner of the intersection of Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 2.293-acre tract of land (*i.e. Lots 2-4, Block A, Sky Ridge Addition*) into three (3) lots (*i.e. Lots 8-10, Block A, Sky Ridge Addition*) for the purpose of establishing access, fire lane, and utility easements for future infrastructure improvements. The subject property is located directly west of the intersection of Ridge Road and W. Yellowjacket Lane, and is zoned Commercial (C) District.
- The subject property was annexed into the City of Rockwall by *Ordinance No. 60-02* and *Ordinance No. 60-04*. The subject property was zoned Commercial (C) District according to the January 3, 1972 zoning map. On January 20, 2015, the City Council approved a tree mitigation plan (*Case No. 2014-018*) to allow for future development of the subject property. On August 7, 2017, the City Council approved a final plat (*Case No. P2017-037*) to establish the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a variance to the minimum 20-foot landscape buffer requirement (*Case No. MIS2021-001*) stipulated by Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to allow a variable width landscape buffer ranging between five (5) feet and 22-feet along the front of the subject property adjacent to Ridge Road. On August 2, 2021, the City Council approved a replat (*i.e. Case No. P2021-038*) to establish the subject property as Lots 2-4, Block A, Sky Ridge Addition. On June 14, 2022, the Planning and Zoning Commission approved two (2) site plans (*i.e. Case No. SP2022-025 & SP2022-026*) to allow the construction of two (2) *Restaurants with 2,000 SF or more with Drive-Through or Drive-In* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lots 8-10, Block A, Sky Ridge Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: P2023-005  
PROJECT NAME: Lots 8-10, Block A, Sky Ridge Addition  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Consider a request by Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 8-10, Block A, Sky Ridge Addition being a 2.293-acre tract of land identified as Lots 2-4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southwest corner of the intersection of Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 Consider a request by Josh Swiercinsky of 7.1 Ridge, LLC for the approval of a Replat for Lots 8-10, Block A, Sky Ridge Addition being a 2.293-acre tract of land identified as Lots 2-4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southwest corner of the intersection of Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

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

M.3 For reference, include the case number (P2023-005) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please provide two (2) corners that are tied to the State Plane Coordinates. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.6 Please provide the centerline for Ridge Road. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.7 The surveyor does not need a notary; their seal is all that is needed. Also, remove the preliminary language from the surveyor's signature block. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.8 The City signature block has the wrong subdivision name. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior approval. The Planning and Zoning Commission Meeting for this case will be held on March 28, 2023.

1.10 Although this agenda item may be on the consent agenda, staff recommends that a representative be present for all meetings.

1.11 The projected City Council Meeting date for this case will be April 3, 2023.

1.12 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Needs Review

03/21/2023: - Label easement type. FAUE?

- Need 20' radius on all fire lanes.
- What is this area?
- Drainage easement needed for both culverts and bar ditch along Ridge Road.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved

No Comments

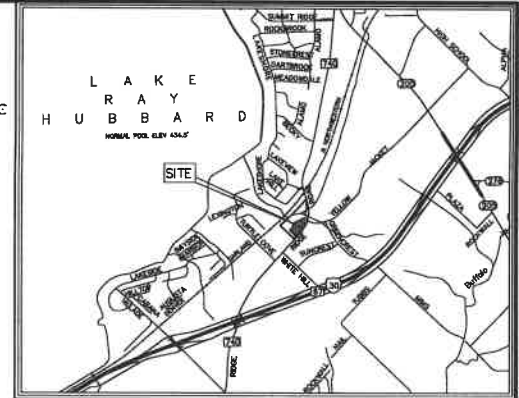
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved

No Comments

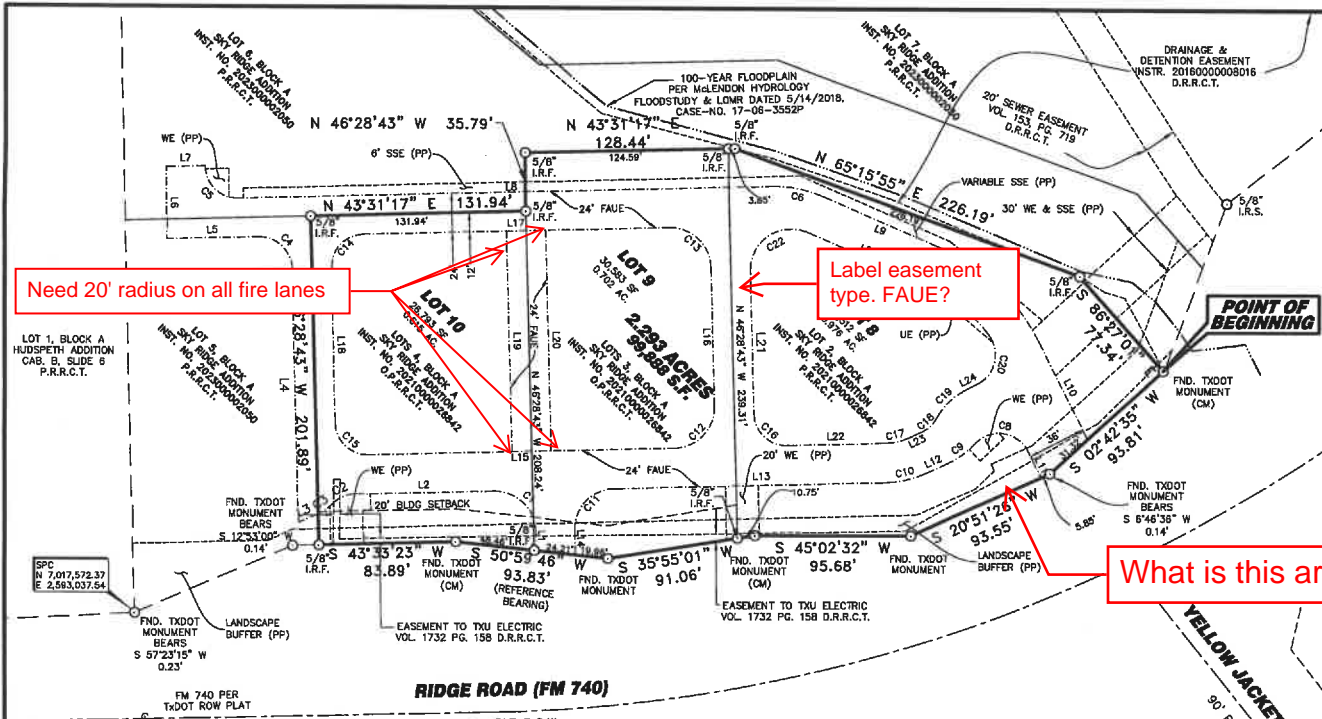
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved

No Comments





VICINITY MAP  
N.T.S.



Need 20' radius on all fire lanes

Label easement type. FAUE?

What is this area?

Drainage easement needed for both culverts and bar ditch along Ridge Road.

**LEGEND**

5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3983"

I.R.F. IRON ROD FOUND

FAUE FIRE LANE, ACCESS & UTILITY EASEMENT

SSE SANITARY SEWER EASEMENT

WE WATER LINE EASEMENT

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

WS WATER SURFACE ELEVATION

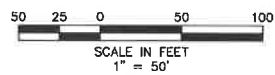
UE UTILITY EASEMENT

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	N 88°31'17" E	90°00'00"
C2	20.00	15.13	14.77	N 21°51'18" E	43°19'57"
C3	34.00	12.83	12.59	N 10°49'50" E	21°17'02"
C4	20.00	31.42	28.30	N 88°31'10" E	90°00'14"
C5	20.00	31.45	28.31	S 88°34'23" W	90°08'40"
C6	74.00	32.31	32.06	N 58°01'38" E	25°01'10"
C7	124.00	86.03	84.92	N 88°24'49" E	38°45'12"
C8	20.00	38.30	32.71	N 53°29'04" E	108°42'40"
C9	58.00	21.83	21.70	N 08°24'43" E	21°33'57"
C10	64.00	26.06	25.95	N 31°51'29" E	23°19'36"
C11	25.00	39.27	35.36	N 01°28'43" W	90°00'00"
C12	25.00	39.27	35.36	N 88°31'10" E	90°00'14"
C13	25.00	39.27	35.36	N 88°31'10" E	90°00'00"
C14	20.00	31.42	28.28	N 01°26'32" W	89°55'11"
C15	20.00	31.44	28.30	S 88°34'25" W	90°04'35"
C16	20.00	31.42	28.28	N 88°31'22" E	90°00'10"
C17	40.00	18.28	18.17	S 31°51'29" W	23°19'36"
C18	20.00	12.81	12.69	N 01°41'58" E	36°58'33"
C19	41.75	25.57	25.17	S 00°44'42" W	35°05'17"
C20	20.00	34.81	33.66	S 31°44'48" E	100°04'22"
C21	100.00	51.80	51.23	N 83°22'38" E	29°40'50"
C22	25.00	50.19	42.17	N 11°01'45" E	115°00'56"



LINE	BEARING	DISTANCE
L1	S 48°28'43" E	12.00
L2	N 43°31'17" E	68.12
L3	N 21°28'21" E	11.56
L4	S 46°28'43" E	156.97
L5	N 43°31'03" E	55.61
L6	N 46°22'12" W	44.02
L7	S 32°27'59" W	23.86
L8	S 43°31'17" W	325.98
L9	S 88°32'13" W	78.20
L10	S 71°42'35" E	67.01
L11	S 71°39'36" E	18.26
L12	N 20°11'42" E	13.50
L13	N 43°31'17" E	185.93
L14	N 48°28'43" W	15.15
L15	S 43°31'17" W	187.54
L16	S 48°28'43" E	85.41
L17	N 43°31'03" E	187.41
L18	N 48°24'08" W	95.40
L19	S 48°28'43" E	135.41
L20	S 48°28'43" E	135.41
L21	S 48°28'43" E	88.07
L22	S 43°31'17" W	59.54
L23	S 20°11'42" W	7.73
L24	S 18°17'25" W	7.73
L25	N 88°32'13" E	77.59

- GENERAL NOTES:**
1. Basis of bearing being S 50°59'48" W for a south line of deed recorded in Instr. 20160000018015, D.R.R.C.T.
  2. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership, title evidence or any other facts that an abstract of title would disclose.
  3. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any recording within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
  4. Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainages and detention easements on site.
  5. (PP) Indicates building lines, easements, right-of-ways, dimensions, etc. are per a previous plat recorded as Instrument Number 2021000028842.

OWNER/DEVELOPER  
**BEAUTY LEGACY, LLC**  
3508 RIM FIRE DRIVE  
GARLAND, TX 75044

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmysurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

**FINAL PLAT**  
**SKY RIDGE ADDITION**  
LOTS 8-10, BLOCK A

BEING A REPLAT OF  
BLOCK A, SKY RIDGE ADDITION  
INSTRUMENT NUMBER  
2021000028842 O.P.R.R.C.T.  
BEING  
3 LOTS AND CONTAINING  
**2.293 ACRES (99,888 S.F.)**  
AND SITUATED IN THE  
E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2023-005

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	FM 740			
SUBDIVISION	SKY RIDGE ADDITION LOTS 2-7	LOT	3&4	BLOCK A
GENERAL LOCATION	NORTH SIDE OF FM 740			

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL	CURRENT USE	COMMERCIAL/FAST FOOD	
PROPOSED ZONING	SAME	PROPOSED USE	SAME	
ACREAGE	PART OF 2.293 AC.	LOTS [CURRENT]	3	LOTS [PROPOSED] 3

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

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

<input checked="" type="checkbox"/> OWNER	7.1 RIDGE, LLC	<input checked="" type="checkbox"/> APPLICANT	SAME AS OWNER
CONTACT PERSON	Josh Swiercinsky	CONTACT PERSON	
ADDRESS	106 E. RUSK STREET, STE 200	ADDRESS	
CITY, STATE & ZIP	ROCKWALL, TX 75032	CITY, STATE & ZIP	
PHONE	972-771-7577	PHONE	
E-MAIL	joshua@skyrei.com	E-MAIL	

### NOTARY VERIFICATION [REQUIRED]

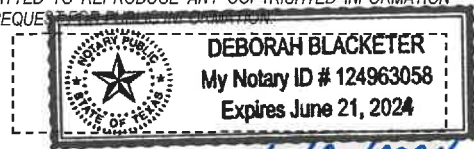
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Swiercinsky [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 345.86 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF March, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION SUBMITTED TO A REQUESTOR."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF March, 2023.

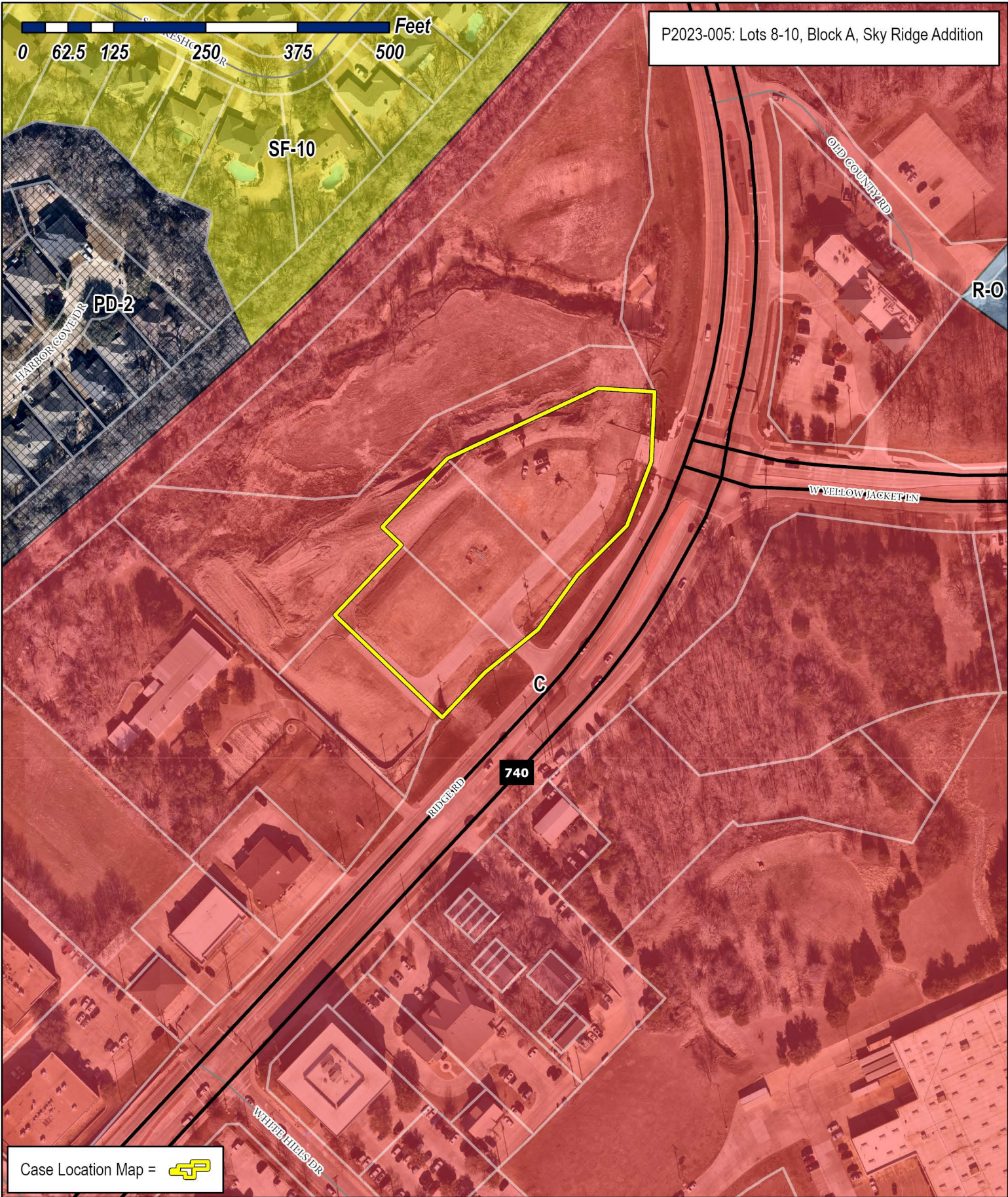
OWNER'S SIGNATURE Michael Swiercinsky

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deborah Blacketer



MY COMMISSION EXPIRES 6/21/2024





P2023-005: Lots 8-10, Block A, Sky Ridge Addition

Case Location Map = 



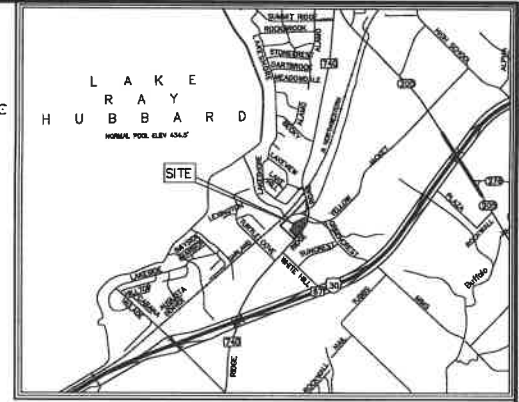
# City of Rockwall

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

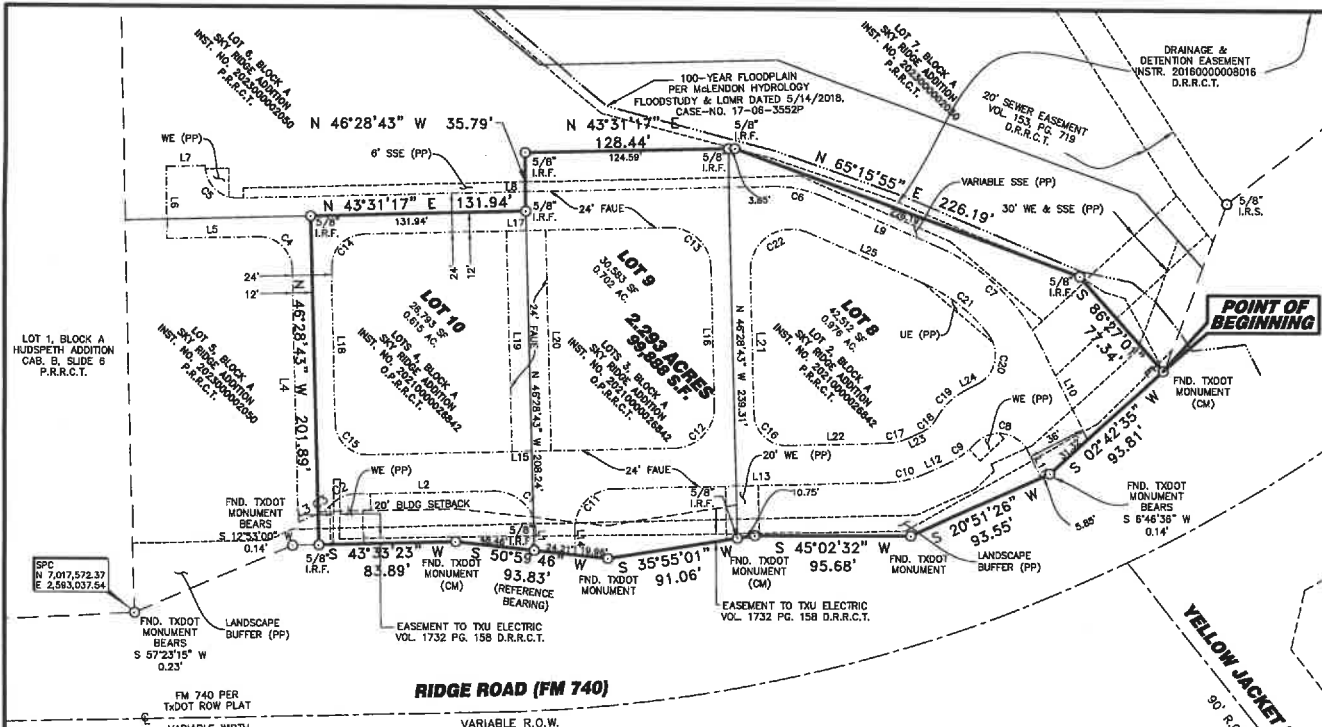
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







VICINITY MAP  
N.T.S.



**LEGEND**

5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3983"

I.R.F. IRON ROD FOUND

FAUE FIRE LANE, ACCESS & UTILITY EASEMENT

SSE SANITARY SEWER EASEMENT

WE WATER LINE EASEMENT

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

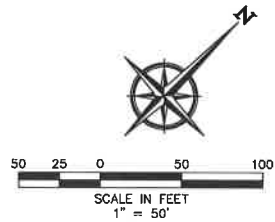
WS WATER SURFACE ELEVATION

UE UTILITY EASEMENT

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	N 88°31'17" E	90°00'00"
C2	20.00	15.13	14.77	N 21°51'18" E	43°19'57"
C3	34.00	12.83	12.59	N 10°49'50" E	21°17'02"
C4	20.00	31.42	28.30	N 88°31'10" E	90°00'14"
C5	20.00	31.45	28.31	S 88°34'23" W	90°08'40"
C6	74.00	32.31	32.06	N 58°01'38" E	25°01'10"
C7	124.00	86.03	84.92	N 88°24'49" E	38°45'12"
C8	20.00	38.30	32.71	N 53°29'04" E	108°42'40"
C9	58.00	21.83	21.70	N 08°24'43" E	21°33'57"
C10	64.00	26.06	25.95	N 31°51'29" E	23°19'36"
C11	25.00	39.27	35.36	N 01°28'43" W	90°00'00"
C12	25.00	39.27	35.36	S 01°28'43" E	90°00'00"
C13	25.00	39.27	35.36	N 88°31'10" E	90°00'14"
C14	20.00	31.42	28.28	N 01°26'32" W	89°55'11"
C15	20.00	31.44	28.30	S 88°34'25" W	90°04'35"
C16	20.00	31.42	28.28	N 88°31'22" E	90°00'10"
C17	40.00	18.28	18.17	S 31°51'29" W	23°19'36"
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C19	41.75	25.57	25.17	S 00°44'42" W	35°05'17"
C20	20.00	34.81	33.66	S 31°44'48" E	100°04'22"
C21	100.00	51.80	51.23	N 83°22'38" E	29°40'50"
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L19	S 48°28'43" E	135.41
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L22	S 43°31'17" W	59.54
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L24	S 18°17'25" W	7.73
L25	N 88°32'13" E	77.59

- GENERAL NOTES:**
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  - Property owners shall be responsible for all maintenance, repair, and reconstruction of all systems within drainages and detention easements on site.
  - (PP) Indicates building lines, easements, right-of-ways, dimensions, etc. are per a previous plat recorded as Instrument Number 2021000028842.

OWNER/DEVELOPER  
**BEAUTY LEGACY, LLC**  
3508 RIM FIRE DRIVE  
GARLAND, TX 75044

OWNER/DEVELOPER  
**7.1 RIDGE, LLC**  
106 E. RUSK STREET, STE 200  
ROCKWALL, TX 75087  
(972) 771-7577

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmysurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 377

**FINAL PLAT**  
**SKY RIDGE ADDITION**  
LOTS 8-10, BLOCK A

BEING A REPLAT OF  
BLOCK A, SKY RIDGE ADDITION  
INSTRUMENT NUMBER  
2021000028842 O.P.R.R.C.T.  
BEING  
3 LOTS AND CONTAINING  
**2.293 ACRES (99,888 S.F.)**  
AND SITUATED IN THE  
E.P. GAINES CHISUM SURVEY, A-64  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS 7.1 RIDGE, LLC and BEAUTY LEGACY, LLC BEING THE OWNERS of a 2.293 acre tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of Lots 2, 3, and 4, Block A, of Sky Ridge Addition, an addition to the city of Rockwall, Rockwall County Texas, recorded in instrument 20210000026842, Official Public Records, Rockwall County, Texas, and this tract being more particularly described by metes and bounds as follows:

BEGINNING at a TXDOT Monument with an Aluminum Disk found for corner at the southeast corner of Lot 7 of said Sky Ridge Addition, common to the most eastern corner of said Lot 2, said point being in the northwest right-of-way line of Farm to Market Road 740 (Ridge Road), a variable width right-of-way;

THENCE Southwesterly, along the northwest right-of-way line of said FM 740 and the southeast lines of said Lots 2, 3, and 4, the following courses:

- 5 02 degrees 42 minutes 35 seconds W, a distance of 93.81 feet to a point for corner from which a TXDOT Monument with an Aluminum Disk found for reference bears S 06 degrees 46 minutes 36 seconds W, a distance of 0.14 feet;
5 20 degrees 51 minutes 26 seconds W, a distance of 93.55 feet to a TXDOT Monument with an Aluminum Disk found for corner;
5 45 degrees 02 minutes 32 seconds W, a distance of 95.68 feet to a TXDOT Monument with an Aluminum Disk found for corner;
5 35 degrees 55 minutes 01 seconds W, at 10.75 feet, passing the common corner of said Lots 2 and 3, and continuing for a total distance of 91.06 feet to a TXDOT Monument with an Aluminum Disk found for corner;
5 50 degrees 59 minutes 46 seconds W, at 45.37 feet passing the common corner of said Lots 3 and 4, and continuing for a total distance of 93.83 feet to a TXDOT Monument with an Aluminum Disk found for corner;
5 43 degrees 33 minutes 23 seconds W, a distance of 83.89 feet to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most southern corner of said Lot 4, common the most eastern corner of said Lot 5;

THENCE N 46 degrees 28 minutes 43 seconds W, along the common line of Lots 4 and 5 of said Sky Ridge Addition, a distance of 201.89 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the common northerly corner thereof and also being in a southeast line of Lot 6;

Thence along the southeasterly lines of said Lot 6 and Lot 7 of said Addition, and the northwesterly lines of said Lots 4, 3, and 2, respectively, the following courses:

- N 43 degrees 31 minutes 17 seconds E, a distance of 131.94 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most northern corner of said Lot 4;
N 46 degrees 28 minutes 43 seconds W, a distance of 35.79 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner at the most western corner of said Lot 3;
N 43 degrees 31 minutes 17 seconds E, at 124.59, feet passing the common northerly corner of said Lots 3 and 2, respectively, and continuing for a total distance of 128.44 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner;
N 65 degrees 15 minutes 55 seconds E, a distance of 226.19 feet, to a 5/8" Iron rod with a yellow cap stamped "RPLS 3963" found for corner;
S 86 degrees 27 minutes 01 seconds E, a distance of 77.34 feet, to the POINT OF BEGINNING and containing 99,888 square feet or 2.293 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this replat, and designated herein as the SKY RIDGE ADDITION, LOTS 2-4, an Addition to the City of Rockwall, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in SKY RIDGE ADDITION, LOTS 2-4, subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

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

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

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

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

FOR: 7.1 RIDGE, LLC

FOR: BEAUTY LEGACY, LLC

BY:

BY:

Name:

Name:

Title:

Title:

Signature of Michael Swierczynski, President

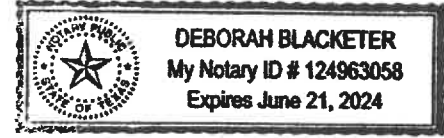
STATE OF TEXAS
COUNTY OF

Rockwall

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

Given under my hand and seal of office this 21 day of March, 2023.

Signature of Deborah Blacketer, Notary Public in and for the State of Texas, My Commission Expires: 6/21/2024



STATE OF TEXAS
COUNTY OF

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

Given under my hand and seal of office this \_\_\_ day of \_\_\_, 2023.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_, 2023.

PRELIMINARY - FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 03/13/2023
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, Chairman Date

APPROVED

I hereby certify that the above and foregoing replat of RAINBO ACRES, LOT 24, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 20\_\_.

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

WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 20\_\_.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
SKY RIDGE ADDITION
LOTS 8-10, BLOCK A

BEING A REPLAT OF
LOT 2-4, BLOCK A, SKY RIDGE ADDITION
INSTRUMENT NUMBER
20210000026842 O.P.R.R.C.T.
BEING
3 LOTS AND CONTAINING

2.293 ACRES (99,888 S.F.)
AND SITUATED IN THE

E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
BEAUTY LEGACY, LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377



# 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:** Bethany Ross, *Planner*  
**DATE:** March 28, 2023  
**SUBJECT:** MIS2023-004; *Exception to the Fence Material Requirements*

---

The applicant, Tim Wolf, is requesting the approval of an exception to the fence material requirements for a backyard fence. The subject property is located on a 0.2498-acre parcel of land (*i.e. Lot 17, Block D, Promenade Harbor Addition*) addressed as 1670 Avonlea Drive. The applicant's *Architectural Drawings* indicate that the backyard fence will be constructed using a composite material (*i.e. Trex Board*) [see *Figure 1*].



**FIGURE 1:** PROPOSED TREX SECLUSIONS COMPOSITE BACK YARD FENCE

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a fence is defined as “(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure.” In addition, Subsection 08.03(B)(1) of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, “All fences being proposed in established residential areas (*i.e. established single-family or duplex subdivision or areas*) -- that are not regulated by a *Planned Development District ordinance* -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area ... [and] (a)ll solid fencing shall be constructed utilizing standard cedar fencing materials ...” This section goes on to state that the Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (*e.g. composite fencing*) and/or alternative fence standards on a case-by-case basis. Staff should note that the fence material requirements were written with the intent of creating cohesive fence materials within existing subdivisions. In this case, the applicant is

requesting to replace their existing six (6) foot wood fence with a six (6) foot fence constructed of composite material (*i.e. Trex Board*). The applicant's fence does not appear to create a negative or adverse effect on any of the adjacent properties; however, fence material exceptions are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on March 28, 2023.

# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: MIS2023-004  
PROJECT NAME: Exception to the Fence Material Requirements  
SITE ADDRESS/LOCATIONS: 1670 AVONLEA DR

CASE CAPTION: Discuss and request by Tim Wolf for the approval of a Miscellaneous Case for an Exception to the residential fence material requirements on a 0.2498-acre parcel of land identified as Lot 17, Block D, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1670 Avonlea Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved w/ Comments
03/24/2023: 1. Concerned about heat causing material to warp. 2. Horizontal installation will not meet pool barrier requirements.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments
03/20/2023: Informational only,  Trex can warp in the Texas Summers if there are long runs without adequate support.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT



03/24/2023: MIS2023-004: Exception to the Fence Material Requirements

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

I.1 This is a request by Tim Wolf for the approval of a Miscellaneous Case for an Exception to the residential fence material requirements on a 0.2498-acre parcel of land identified as Lot 17, Block D, Promenade Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 1670 Avonlea Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

I.3 Subsection 08.03 (B)(1) & (3), Fence Standards for Existing and Infill Single-Family and Duplex Properties, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC):

(B) Fence Standards for Existing and Infill Single-Family and Duplex Properties. All fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas:

(1) Solid Fencing. All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, Public Park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited.

(3) Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by Subsection 8.02(B) (e.g. composite fencing) and/or alternative fence standards on a case-by-case basis.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."

I.5 In this case, the applicant is requesting a 6-foot Trex Seclusions Composite Fence for the backyard to replace the existing 6-foot wood fence.

I.6 Please note the scheduled meeting for this case:

1) Planning & Zoning Work Session meeting will be held on March 28, 2023 at 6pm in the council chambers at City Hall.

I.7 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. **MIS 2023 - 004**

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1670 Avonlea Dr**

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER **Tim Wolf**  APPLICANT \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_ CONTACT PERSON \_\_\_\_\_

ADDRESS **1670 Avonlea Dr** ADDRESS \_\_\_\_\_

CITY, STATE & ZIP **Rockwall TX 75087** CITY, STATE & ZIP \_\_\_\_\_

PHONE **214-662-6100** PHONE \_\_\_\_\_

E-MAIL **t.wolf@rockwalltexas.com** E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_


MY COMMISSION EXPIRES \_\_\_\_\_





MIS2023-004: Exception to the Fence Material Requirements



Case Location Map = 



# City of Rockwall

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

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





(855) 691-0656

Trex Fencing SRF

[FENCING](#)

[GATES](#)

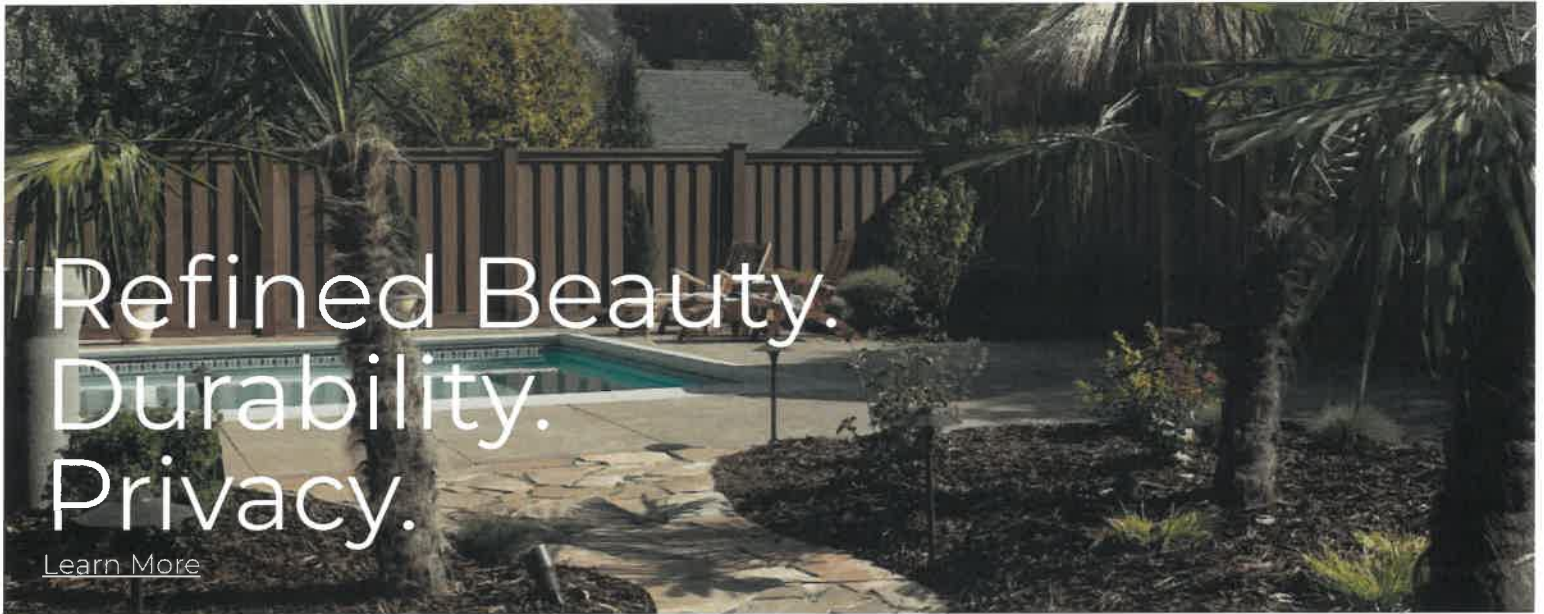
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[GALLERY](#)

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[FIND A CONTRACTOR](#)

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Refined Beauty.  
Durability.  
Privacy.

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Fencing Contractors

[Get A Material Quote](#)



Homeowners

[Find a Contractor](#)

## Trex Composite Fencing & Gates

Trex Composite Fencing provides a beautiful, unique, low-maintenance alternative to wood and vinyl fences. Since 1996 Trex has invented, defined and perfected the composite deck category, becoming the world's largest manufacturer of wood-alternative decking products. Never content to settle, we continue to make strides in outdoor engineering, melding innovation with environmental responsibility and beautiful form with powerful function. Leveraging our success with decking led to the inclusion of other compatible products. Primary among them were composite fence panels, a unique and innovative application of material that had already proven its value. Blending unique design with precision and durability, Trex fence panels can be trusted to enrich your yard for years to come.

## Fencing Styles

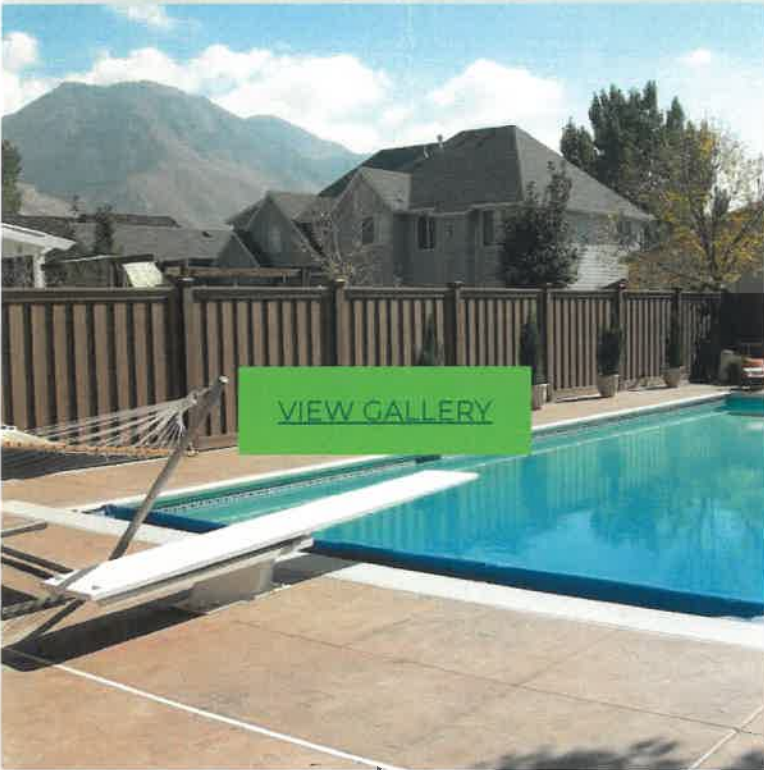
### Trex Seclusions



### Trex Horizontal



### Trex Horizons



## Why Trex?

### Recycled Wood —

Reclaimed wood that would otherwise end up in a landfill finds its way into Trex high-performance composite materials. Composite wood fencing offers not just natural appeal, but durability and low maintenance. By using reclaimed sawdust, we never have had to cut down a tree to make our products. Ever.

### Recycled Plastic +

### Eco Friendly Manufacturing +

### The Big Picture +





## TREX® LIMITED WARRANTY

Trex Company, Inc. (hereinafter "Trex") warrants to the original purchaser ("Purchaser") that, for the period of time set forth in the following sentence, under normal use and service conditions, Trex® products shall be free from material defects in workmanship and materials, and shall not split, splinter, rot or suffer structural damage from termites or fungal decay. The term of such warranty shall be twenty-five (25) years from the date of original purchase for a residential application, and ten (10) years from the date of original purchase for a commercial application. If a defect occurs within the warranty period, Purchaser shall notify Trex in writing and, upon confirmation by an authorized Trex representative of the defect, Trex's sole responsibility shall be, at its option, to either replace the defective item or refund the portion of the purchase price paid by Purchaser for such defective item (not including the cost of its initial installation).

**Notwithstanding the foregoing, (a) the term of the warranty for the LED lights and housing for Trex® DeckLighting™ shall be seven (7) years, the term of the warranty for the LED lights and housing for Trex® LandscapeLighting™ shall be five (5) years, and the term of the warranty for the dimmer, timer and transformer for both shall be three (3) years, in each case provided that a Trex transformer is used (with no warranty on any components if a Trex transformer is not used), and any other parts or accessories shall not be warranted; (b) with respect to hardware for the Trex Surroundings® gate (gate frame, hinges and screws), the term of the warranty shall be five (5) years, (c) with respect to Trex Decorative Balusters, the term of the warranty covering the paint coating shall be ten (10) years, and shall be prorated in the following manner: 100% replacement for the first five (5) years; and 50% replacement for the next five (5) years, and (d) this warranty shall not apply to Trex Elevations® steel deck framing, Trex® Signature™/Reveal® aluminum railing and TrexTrim™ (which each have separate warranties).**

For purposes of this warranty, a "residential application" shall refer to an installation of the Product on an individual residence, and a "commercial application" shall refer to any installation of the Product other than on an individual residence.

**TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, THIS WARRANTY SHALL NOT COVER AND TREX SHALL NOT BE RESPONSIBLE FOR COSTS AND EXPENSES INCURRED WITH RESPECT TO THE REMOVAL OF DEFECTIVE TREX PRODUCTS OR THE INSTALLATION OF REPLACEMENT MATERIALS, INCLUDING BUT NOT LIMITED TO LABOR AND FREIGHT.**

With respect to a residential application, this warranty may be transferred one (1) time, within the five (5) year period beginning from the date of original purchase by the Purchaser, to a subsequent buyer of the property upon which the Trex products were originally installed. With respect to a commercial application, this warranty is freely transferable to subsequent buyers of the property upon which the Trex products were originally installed.

To make a claim under this limited warranty, Purchaser, or the transferee, shall send to Trex, within the warranty period referred to above, a description of the claimed defect and proof of purchase, to the following address:

Trex Company, Inc.  
Customer Relations  
160 Exeter Drive  
Winchester, VA 22603-8605

Trex does not warrant against and is not responsible for any condition attributable to: (1) improper installation of Trex products and/or failure to abide by Trex's installation guidelines, including but not limited to improper gapping; (2) use of Trex products beyond normal use and service conditions, or in an application not recommended by Trex's guidelines and local building codes; (3) movement, distortion, collapse or settling of the ground or the supporting structure on which Trex products are installed; (4) any act of God (such as flooding, hurricane, earthquake, lightning, etc.), environmental condition (such as air pollution, mold, mildew, etc.), staining from foreign substances (such as dirt, grease, oil, etc.), or normal weathering (defined as exposure to sunlight, weather and atmosphere which will cause any colored surface to gradually fade, chalk, or accumulate dirt or stains); (5) variations or changes in color of Trex products; (6) improper handling, storage, abuse or neglect of Trex products by Purchaser, the transferee or third parties; or (7) ordinary wear and tear.

No person or entity is authorized by Trex to make and Trex shall not be bound by any statement or representation as to the quality or performance of Trex products other than as contained in this warranty. This warranty may not be altered or amended except in a written instrument signed by Trex and Purchaser.

**TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, UNDER NO CIRCUMSTANCES WILL TREX BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER SUCH DAMAGES ARE SOUGHT IN CONTRACT, IN TORT (INCLUDING BUT NOT LIMITED TO NEGLIGENCE AND STRICT LIABILITY) OR OTHERWISE, AND TREX'S LIABILITY FOR NON-PERSONAL INJURY CLAIMS WITH RESPECT TO DEFECTIVE PRODUCTS SHALL IN NO EVENT EXCEED THE REPLACEMENT OF SUCH PRODUCTS OR REFUND OF THE PURCHASE PRICE, AS DESCRIBED ABOVE.**

Some States or Provinces do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights that vary from State to State or Province to Province.

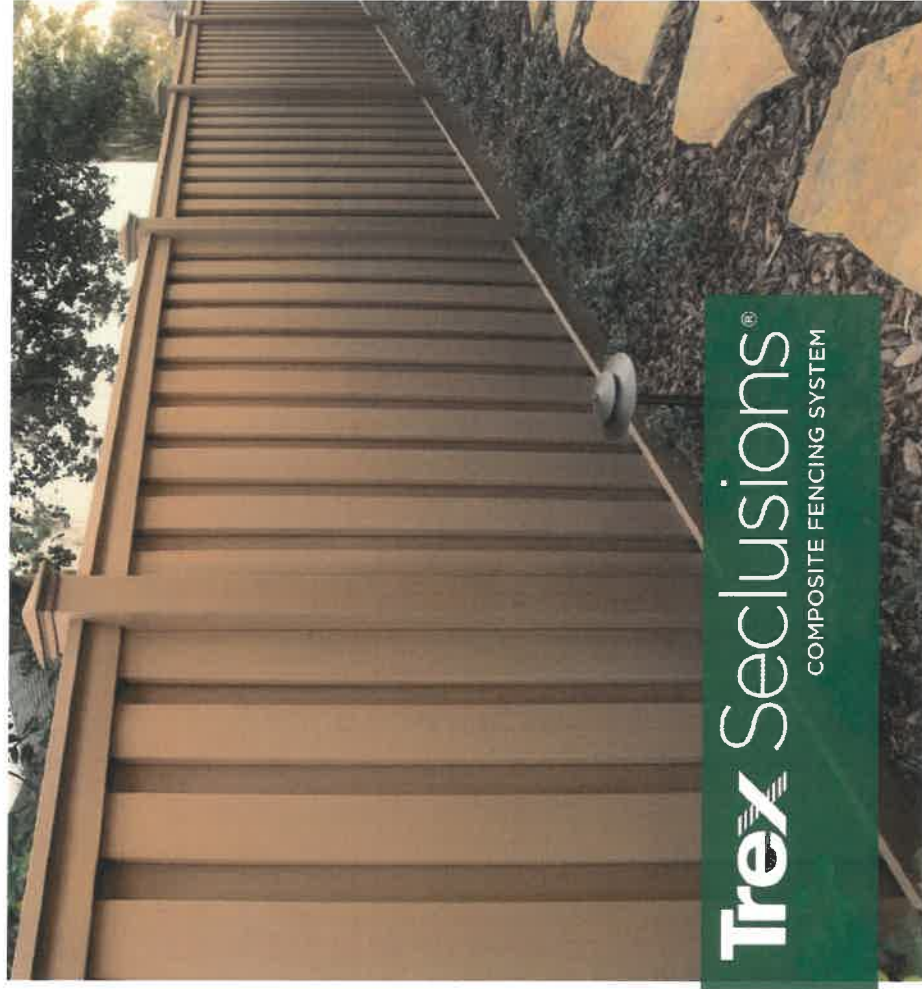
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# Trex® Fencing



REFINED BEAUTY.  
DURABILITY.  
PRIVACY.



# Trex Seclusions®

COMPOSITE FENCING SYSTEM

**BEAUTY AND PRIVACY FROM EVERY ANGLE**  
Make your backyard a true masterpiece. Frame it with Trex Seclusions®. This composite fencing system offers the perfect backdrop to compliment any backyard paradise. With lasting beauty and low maintenance, it's the perfect fencing solution.



Learn more at  
[trexfencing.com/videos](http://trexfencing.com/videos)

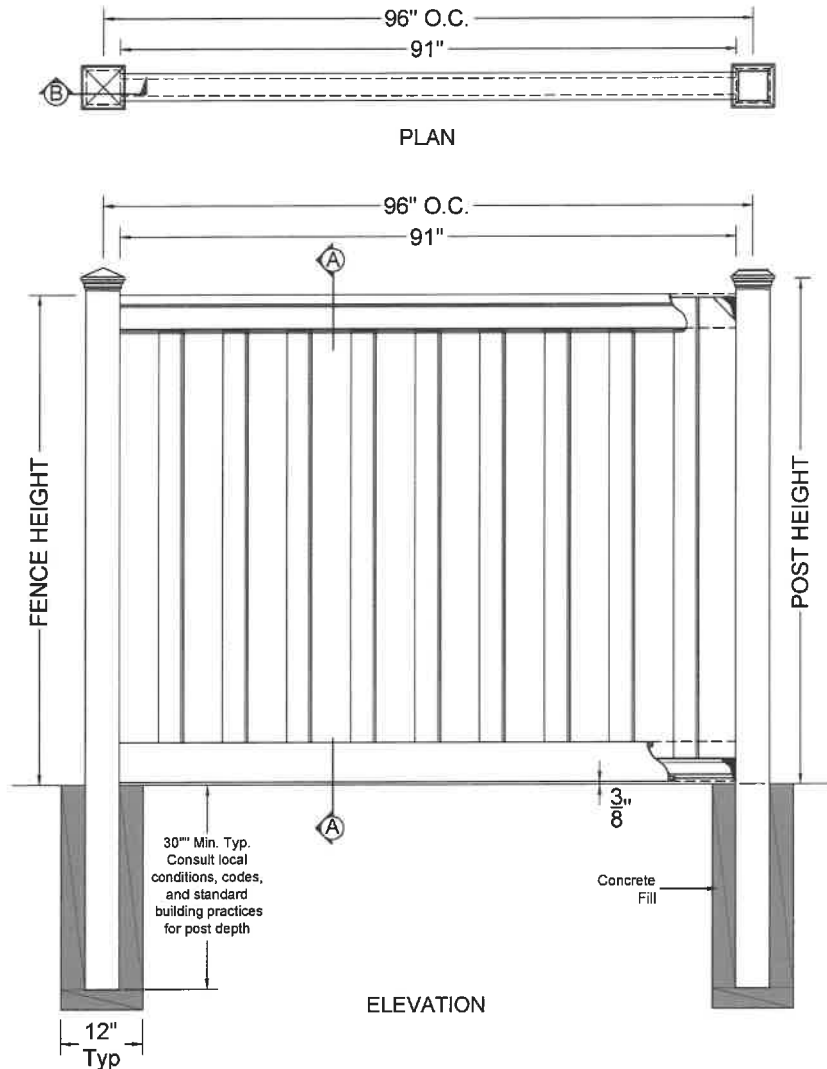
**Trex®**  
OUTDOOR LIVING. DEFINED.  
Visit  
**trexfencing.com**

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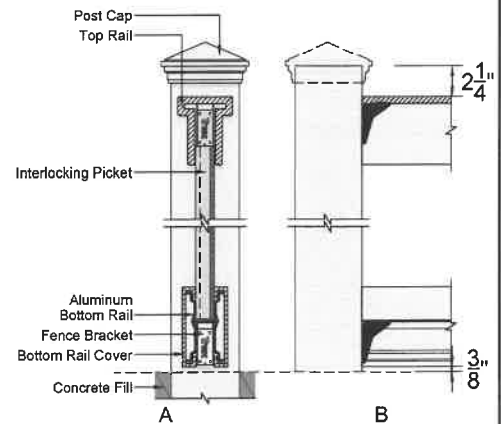
# Trex® Seclusions® Composite Fencing

ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
PROFILE VIEW



BILL OF MATERIAL FOR A 6'H x 8'W SECTION OF SECLUSIONS FENCINGS		
COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	106" *
4" x 4.9" Top Rail	1	91" *
1"x5.75" Interlocking Picket	19	67" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



SECTIONS

**NOTES:**

1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. THIS DRAWING IS PROVIDED FOR PLANNING PURPOSES. REFER TO MANUFACTURER'S INSTALLATIONS FOR CONSTRUCTION DETAILS.
3. REFER TO MANUFACTURER'S WEBSITE FOR PRODUCT INFORMATION.
4. DRAWING NOT TO SCALE.

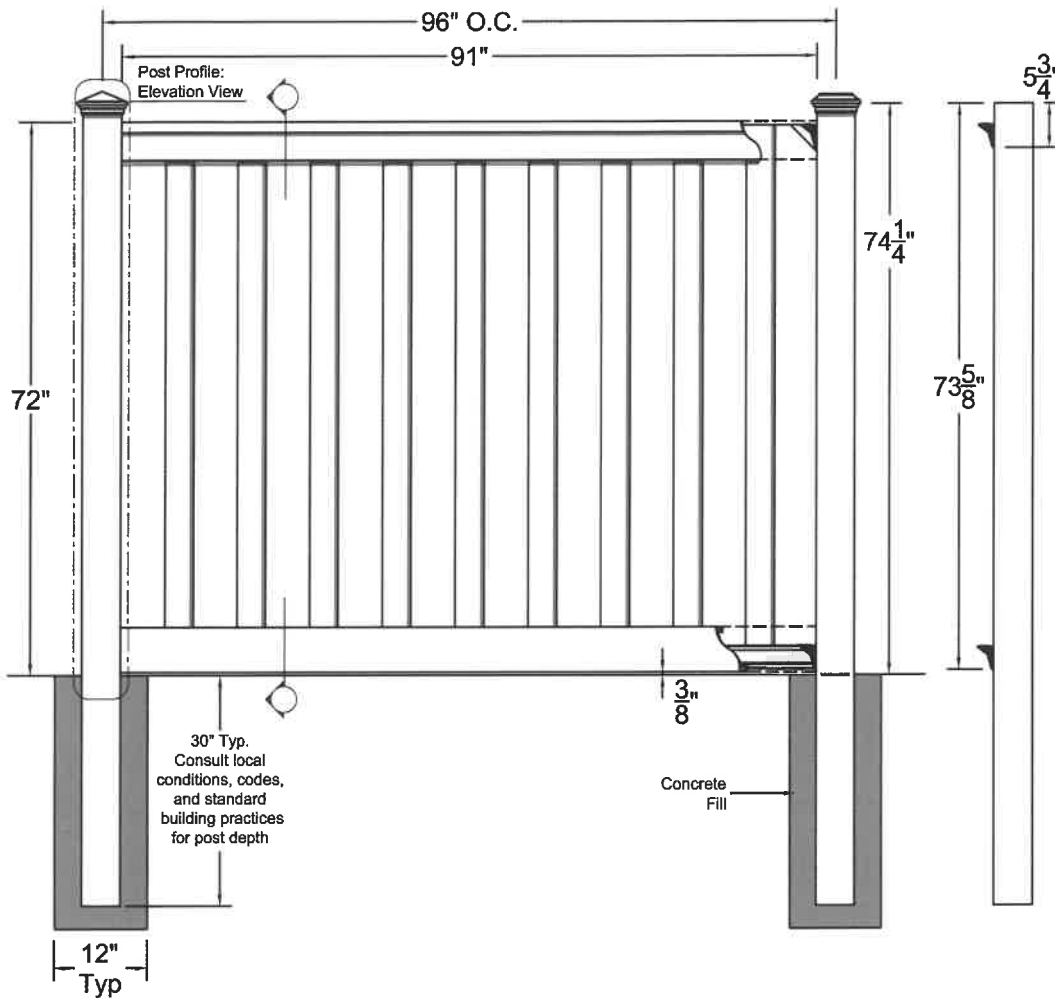
## TREX SECLUSIONS FENCING PROFILE VIEW

160 EXETER DR, WINCHESTER, VA 22603  
1-800-BUY-TREX / WWW.TREXFENCING.COM

# Trex® Seclusions®

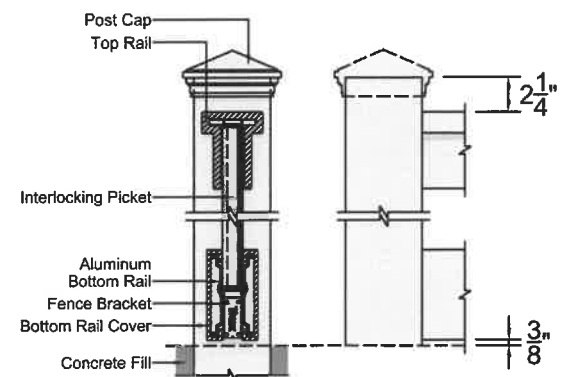
## COMPOSITE FENCING SYSTEM

ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
6' TALL x 8' WIDE



COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	108" *
4" x 4.9" Top Rail	1	91" *
1" x 5.75" Interlocking Picket	19	67" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
Fence Bracket	4	
1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



### NOTES:

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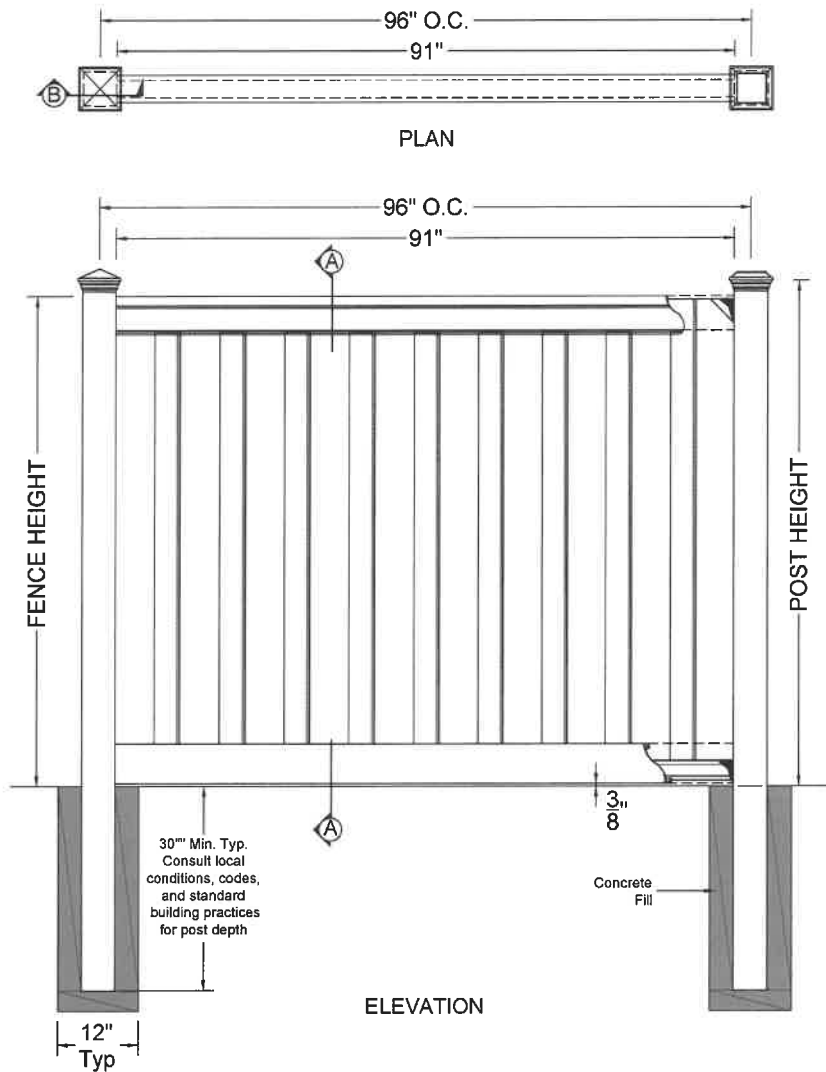
160 EXETER DR., WINCHESTER VA, 22603

WWW.TREXFENCING.COM

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# Trex® Seclusions® Composite Fencing

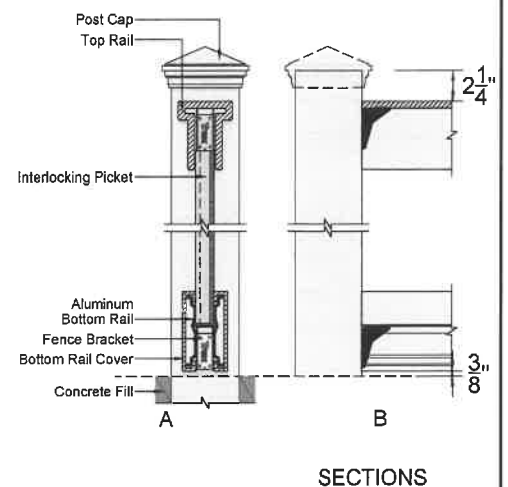
ARCHITECTURAL DRAWING:  
TREX SECLUSIONS FENCING  
PROFILE VIEW



**BILL OF MATERIAL FOR A 6'H x 8'W SECTION OF SECLUSIONS FENCINGS**

COMPONENTS	QUANTITY	LENGTH
Post Cap: Pyramid, Flat, or Crown	1	
5" x 5" Post	1	106" *
4" x 4.9" Top Rail	1	91" *
1"x5.75" Interlocking Picket	19	67" *
1" x 5.75" Bottom Rail Cover	2	91" *
Aluminum Bottom Rail	1	90 1/2"
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1 5/8" (Typ) Exterior Wood Screws	24	

\* Length may vary



**NOTES:**

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4. DRAWING NOT TO SCALE.

## TREX SECLUSIONS FENCING PROFILE VIEW

160 EXETER DR, WINCHESTER, VA 22603  
1-800-BUY-TREX / WWW.TREXFENCING.COM



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Planner*  
**DATE:** March 28, 2023  
**SUBJECT:** MIS2023-005; *Variance Request for Vertical Walls in Detention*

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On October 14, 2022, the applicant -- *Frank Polma of R-Delta Engineers, Inc.* -- submitted an application requesting the approval of a site plan (*i.e. Case No. SP2022-058*) for the purpose of constructing three (3) buildings on the subject property. This case was approved on November 15, 2022. Based on the submitted information during the site plan process, staff identified seven (7) exceptions to the architectural, landscape, and engineering requirements of the Unified Development Code (UDC) and Engineering Standards of Design and Construction. These exceptions included [1] screening for the proposed above ground storage tanks, [2] screening for the proposed outside storage, [3] screening for the proposed loading docks, [4] primary/secondary articulation on the proposed buildings, [5] landscape buffer requirements, [6] driveway spacing requirements, and [7] an exception to utilize gravel as opposed to concrete for the mechanical storage areas. To offset these exceptions, the applicant provided four (4) compensatory measures that included:

- (1) Increased architectural elements on two (2) of the proposed buildings.
- (2) At least 90% stone on each façade of one (1) of the proposed buildings.
- (3) All buildings will have greater masonry material percentages than the adjacent properties.
- (4) Providing seventeen (17), five (5) inch caliper canopy trees in lieu of the required four (4) inch caliper trees.

Following the approval of the site plan, the applicant submitted civil engineering plans to the Engineering Department. Upon review of the civil engineering plans, it was determined by City staff that the applicant was proposing vertical walls in the detention pond. According to Subsection 3.4.4.A, *Geometry, Restrictions and Appurtenances*, of the City's *Engineering Standards for Design and Construction Manual*, "(d)etention ponds shall have a side slope 4:1 or flatter. No retaining walls are allowed in detention ponds." In response to this, staff requested that the applicant submit a request for a variance. A request for vertical walls in the detention pond was submitted by the applicant on March 17, 2023. According to Subsection 09.03, *Criteria for Granting a Variance or Exception*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)n reviewing exceptions to the *General Standards*, the Planning and Zoning Commission is asked to review the request to determine the following:

- (A) If the proposed compensatory measures sufficiently offset the requested exception.
- (B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
- (C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
- (D) If such a request will be contrary to the public interest.
- (E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located."

In this case, the applicant's request does not appear to create a negative or adverse effect on any of the adjacent properties; however, the approval of a variance to the City's *Engineering Standards of Design and Construction* is a discretionary decision for the Planning and Zoning Commission. In the attached packet, staff has also included a copy of the applicant's letter, and a grading exhibit showing the proposed vertical walls. Should the Planning and Zoning Commission have any questions, staff will be available at the March 28, 2023 Planning and Zoning Commission meeting.

# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: MIS2023-005  
PROJECT NAME: Variance Request for Retaining Walls and Fishing Docks  
SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE CAPTION: Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Miscellaneous Case for Exception to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments
03/21/2023: - Label detention pond WSEL = 528', Normal SEL = 526 - Flood study and detention study has not been approved. Pond layout and elevation are subject to change. - Will need to structural design the wall to be inundated and support any loading from dock.			
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			
FIRE	Ariana Kistner	03/20/2023	N/A
No Comments			
GIS	Lance Singleton	03/17/2023	N/A
No Comments			
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
PARKS	Travis Sales	03/20/2023	Approved
No Comments			
PLANNING	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Miscellaneous Case for Exception to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road.

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

I.3 According to Subsection 3.4.4.A, Geometry, Restrictions, and Appurtenances, Chapter 3, Storm Drainage Facilities, of the Engineering Standards of Design and Construction, "(n)o retaining walls are allowed in detention ponds." In addition, "(a) variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission..."

I.4 According to Subsection 09.03, Criteria for Granting a Variance or Exception, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(i)n reviewing exceptions to the General Standards, the Planning and Zoning Commission is asked to review the request to determine the following:

- (A) If the proposed compensatory measures sufficiently offset the requested exception.
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- (E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located. If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located."

I.5 Please note the scheduled meeting for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 28, 2023 at 6pm in the council chambers at City Hall.

I.6 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



March 17, 2023

City of Rockwall, Texas  
385 S. Goliad Street  
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP  
Planner**

Note: Flood study and detention study has not been approved. Pond layout and elevation are subject to change.  
- Will need to structural design the wall to be inundated and support any loading from dock.

**SUBJECT: REC Campus Expansion – Case #SP2022-041  
Variance Request for Retaining Walls and Fishing Docks in  
Detention Pond Easement**

Dear Mr. Lee,

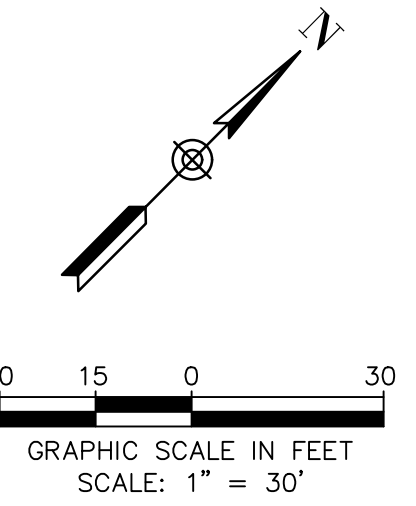
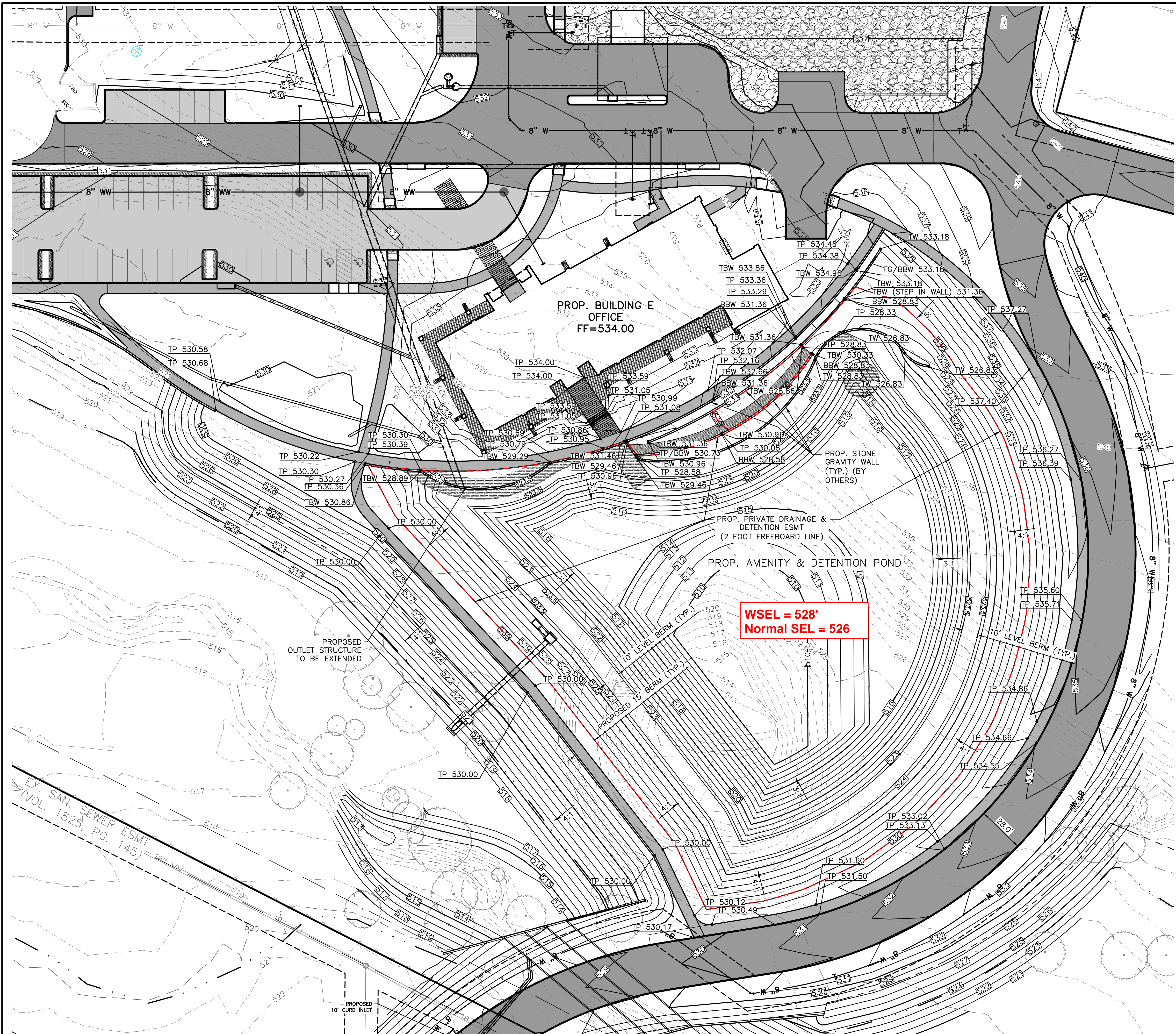
On behalf of Rayburn Country Electric Cooperative (REC); we request consideration of the following request for variance to the City of Rockwall Standards of Design and Construction.

**Retaining Walls and Fishing Docks in Detention Pond Easement:** Rayburn Electric Cooperative proposes to construct retaining walls within the portion of Detention Easement abutting their Building “E”. They also propose to construct two “docks” for fishing access within the easement area. Section 3.1 of the City of Rockwall Standards of Design and Construction states *“A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission.”*

Section 3.4.3.2.C of the same document indicates *“Additional Amenities Preferred”*.

The proposed retaining walls and fishing docks shown on the attached exhibits are part of an amenity package to facilitate access and use of the pond for the enjoyment of Rayburn Electric Cooperative staff and guests. The walls will be tiered to provide a visually pleasing transition from the adjacent Building E area to





**LEGEND**

- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- TPED EX. TELEPHONE PEDESTAL
- WV EX. WATER VALVE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- CMP EX. CORRUGATED METAL PIPE
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" CMP EX. CORRUGATED METAL PIPE & SIZE
- EX. WROUGHT IRON FENCE
- EX. CHAIN LINK FENCE
- OPP EX. POWER POLE
- OHE EX. OVERHEAD ELECTRIC
- EX. GUY WIRE
- EX. FLOOD LIGHT
- EDGE OF ASPHALT
- PROP. WROUGHT IRON FENCE
- 100-YR POST PROJECT FULLY DEVELOPED FLOOD PLAIN PER R-DELTA ENGINEERS, INC. FLOOD STUDY
- PROPOSED EROSION HAZARD SETBACK
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
- ACCESSIBLE AISLE STRIPING
- PROPOSED 4" CONC SIDEWALK
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**POINT ABBREVIATIONS:**

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- MEG MATCH EXISTING GRADE
- TP TOP OF CONCRETE PAVING
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- TR TOP OF ROCK SURFACING
- GB GRADE BREAK
- TBW TOP OF BLOCK WALL
- BBW BOTTOM OF BLOCK WALL

NOTE:  
CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

**HKS**

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HKS, INC.  
350 N SAINT PAUL ST  
SUITE 100  
DALLAS, TX 75201

**LANDSCAPE ARCHITECT**  
KIMLEY-HORN AND ASSOCIATE, INC.  
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**STRUCTURAL ENGINEER**  
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350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

**MEP ENGINEERS**  
SYSKA HENNESSY GROUP  
4925 GREENVILLE AVENUE, SUITE 415  
DALLAS, TX 75206

**OWNER/APPLICANT**  
RAYBURN ELECTRIC COOPERATIVE  
950 SIDS ROAD  
ROCKWALL, TX 75087  
469-402-2100

**CIVIL ENGINEER**  
R-DELTA ENGINEERS, INC.  
618 MAIN STREET  
GARLAND, TEXAS 75040  
TBPE No. F-1515



**PRELIMINARY**  
SUBMITTED FOR REVIEW  
BY: BRIAN PAUL PATRICK  
P.E. 80844  
R-Delta Engineers, Inc.  
Date: March 6, 2023  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

REVISION NO.	DESCRIPTION	DATE

PROJECT NUMBER  
**3036.21**  
DATE  
**03/06/2023**  
ISSUE  
**EXHIBIT**  
**SUBMITTAL**  
SHEET TITLE  
**DETENTION POND**  
**GRADING PLAN**  
CASE# SP2022-058  
SHEET NO.

**CX.1**





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1, 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 950 Sids Road, Rockwall, Texas

SUBDIVISION: Rayburn Country Addition      LOT:      BLOCK:      GENERAL LOCATION: \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: AG, C and HC      CURRENT USE: Rayburn Electric's Headquarters

PROPOSED ZONING: AG, C and HC      PROPOSED USE: Rayburn Electric's Headquarters

ACREAGE: 99.849      LOTS [CURRENT]: Four (4)      LOTS [PROPOSED]: Four (4)

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

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

<input type="checkbox"/> OWNER	Rayburn Country Electric Coop.	<input type="checkbox"/> APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	Frank A. Polma, P.E.
ADDRESS	950 Sids Road	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	Garland, Texas, 75040
PHONE	(469) 402-2112	PHONE	(972) 494-5031
E-MAIL	sgeiger@rayburnelectric.com	E-MAIL	fapolma@rdelta.com

## NOTARY VERIFICATION [REQUIRED]

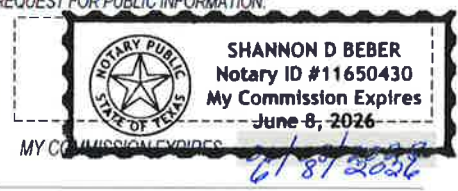
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

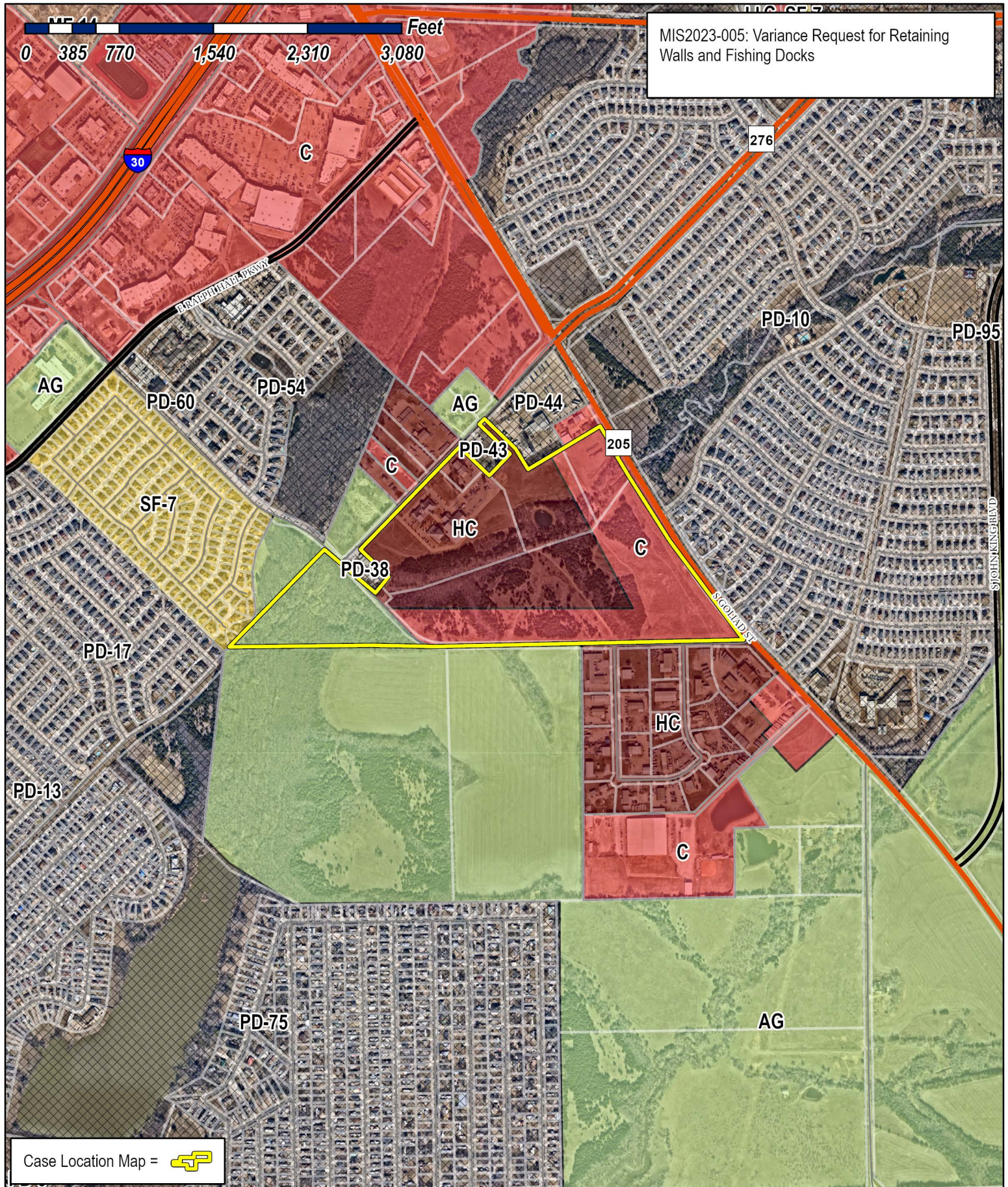
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# City of Rockwall

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

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







March 17, 2023

City of Rockwall, Texas  
385 S. Goliad Street  
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP  
Planner**

**SUBJECT: REC Campus Expansion – Case #SP2022-041  
Variance Request for Retaining Walls and Fishing Docks in  
Detention Pond Easement**

Dear Mr. Lee,

On behalf of Rayburn Country Electric Cooperative (REC); we request consideration of the following request for variance to the City of Rockwall Standards of Design and Construction.

**Retaining Walls and Fishing Docks in Detention Pond Easement:** Rayburn Electric Cooperative proposes to construct retaining walls within the portion of Detention Easement abutting their Building “E”. They also propose to construct two “docks” for fishing access within the easement area. Section 3.1 of the City of Rockwall Standards of Design and Construction states *“A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission.”*

Section 3.4.3.2.C of the same document indicates *“Additional Amenities Preferred”*.

The proposed retaining walls and fishing docks shown on the attached exhibits are part of an amenity package to facilitate access and use of the pond for the enjoyment of Rayburn Electric Cooperative staff and guests. The walls will be tiered to provide a visually pleasing transition from the adjacent Building E area to

the proposed overlook areas and fishing docks. The tiered retaining walls will provide level areas for landscaping and will retain earth along the westerly side of the pond. The walls will not retain pond or detention water.

The walls, landscaping, and fishing docks as well as the pond itself will be maintained by Rayburn Electric Cooperative.

We respectfully request a variance to permit construction of the retaining walls, fishing docks, and associated amenities as shown on the attached exhibits.

We greatly appreciate your consideration of this variance request.

Best Regards,



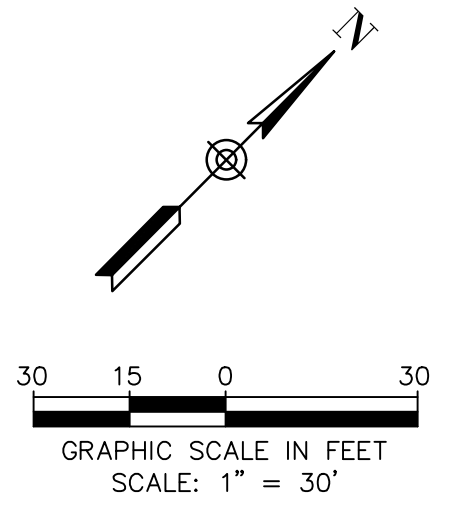
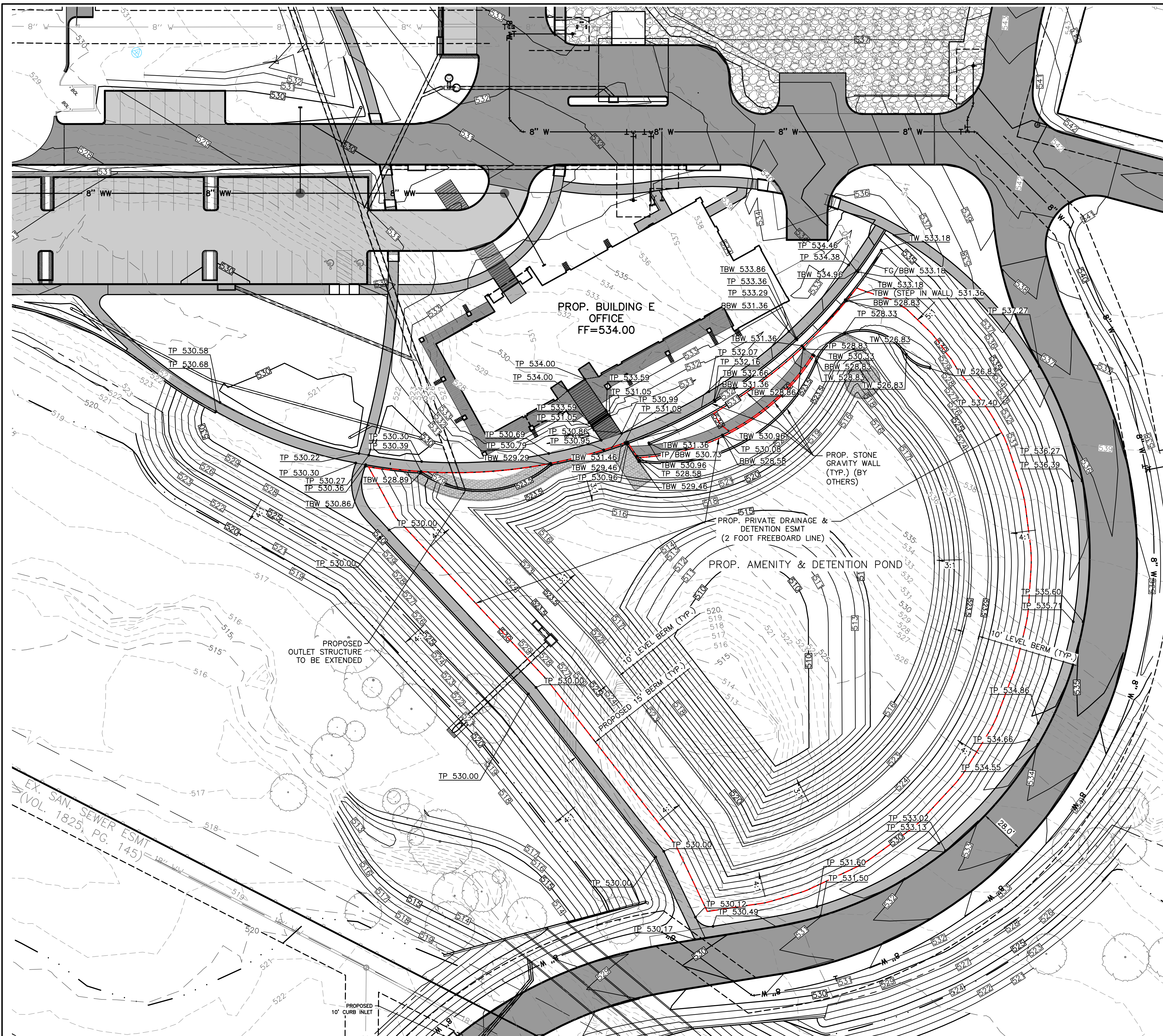
**R-DELTA ENGINEERS, INC.**  
**TBPE Firm No. F-001515**

Frank A. Polma, P.E.  
President

Cc: Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

Attch: Development Application (Variance Request)  
Check for Variance Application Fee (\$100)  
Four (4) folded hardcopy plan sets (CX.1, L2.04, L4.04)  
Documents in PDF format (USB flash drive)





**LEGEND**

- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
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350 N SAINT PAUL ST, SUITE 100  
DALLAS, TX 75201-4240

**MEP ENGINEERS**  
SYSKA HENNESSY GROUP  
4825 GREENVILLE AVENUE, SUITE 415  
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**OWNER/APPLICANT**  
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469-402-2100

**CIVIL ENGINEER**  
R-DELTA ENGINEERS, INC.  
618 MAIN STREET  
GARLAND, TEXAS 75040  
TBPE No. F-1515



**PRELIMINARY**  
SUBMITTED FOR REVIEW  
BY: BRIAN PAUL PATRICK  
P.E. 80844  
R-Delta Engineers, Inc.  
Date: March 6, 2023  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

REVISION NO.	DESCRIPTION	DATE

PROJECT NUMBER  
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DATE  
**03/06/2023**  
ISSUE  
**EXHIBIT**  
**SUBMITTAL**  
SHEET TITLE  
**DETENTION POND**  
**GRADING PLAN**  
CASE# SP2022-058  
SHEET NO.

**CX.1**



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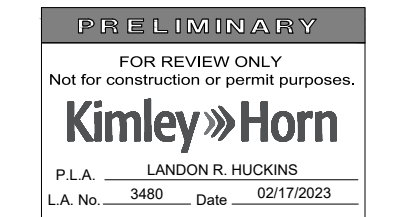
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**OWNER**

RAYBURN ELECTRIC COOPERATIVE  
950 SIDS ROAD  
ROCKWALL, TX 75087

**CIVIL ENGINEER**

R - DELTA ENGINEERS, INC.  
618 MAIN STREET  
GARLAND, TEXAS 75040



KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

**25370.000**

DATE

**02/17/23**

ISSUE

**ISSUE FOR PRICING**

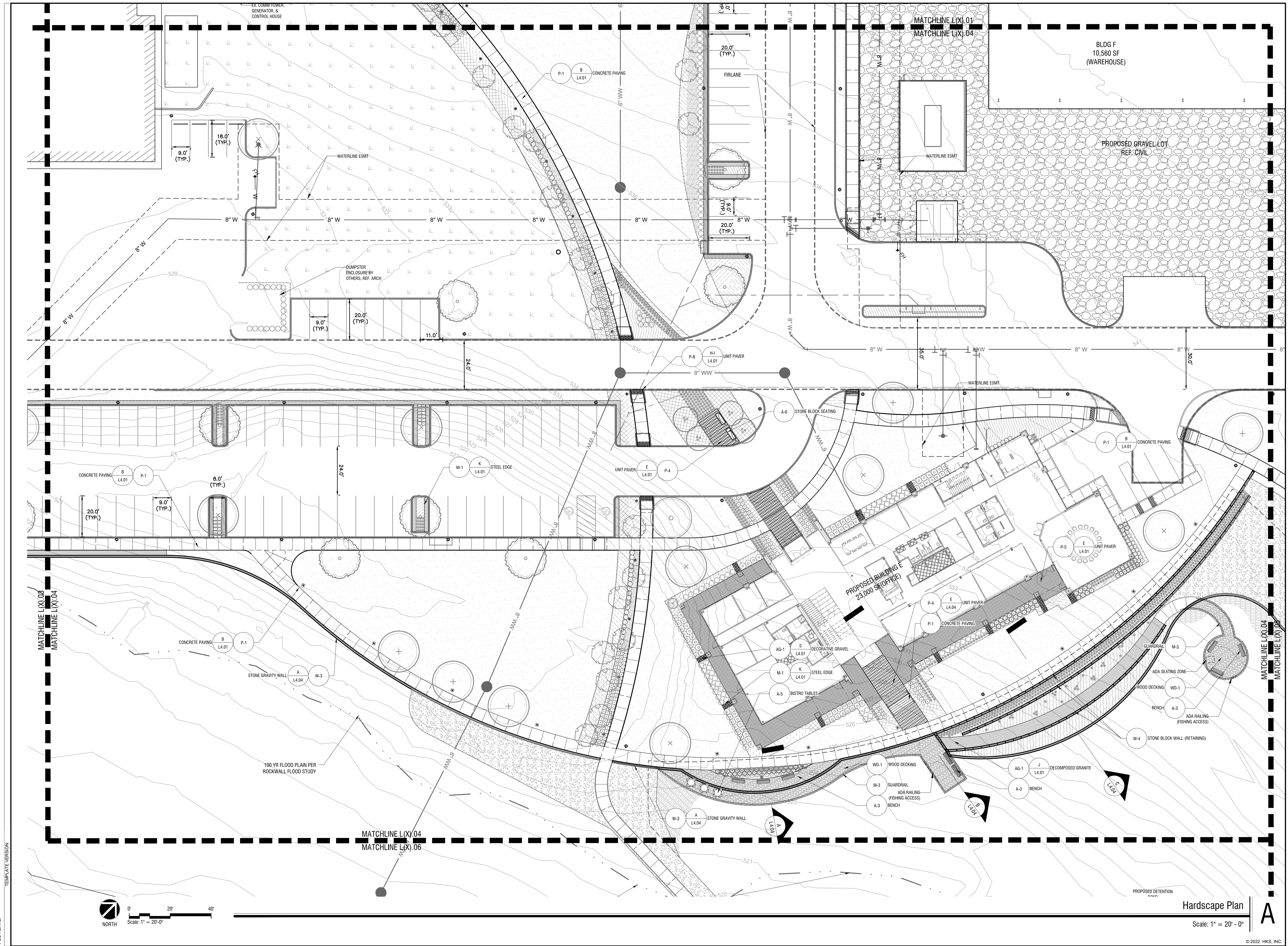
SHEET TITLE

**HARDSCAPE PLAN**

CASE# SP2022-058

SHEET NO.

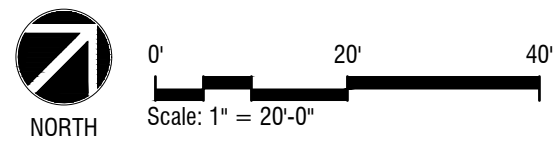
**L2.04**



Hardscape Plan

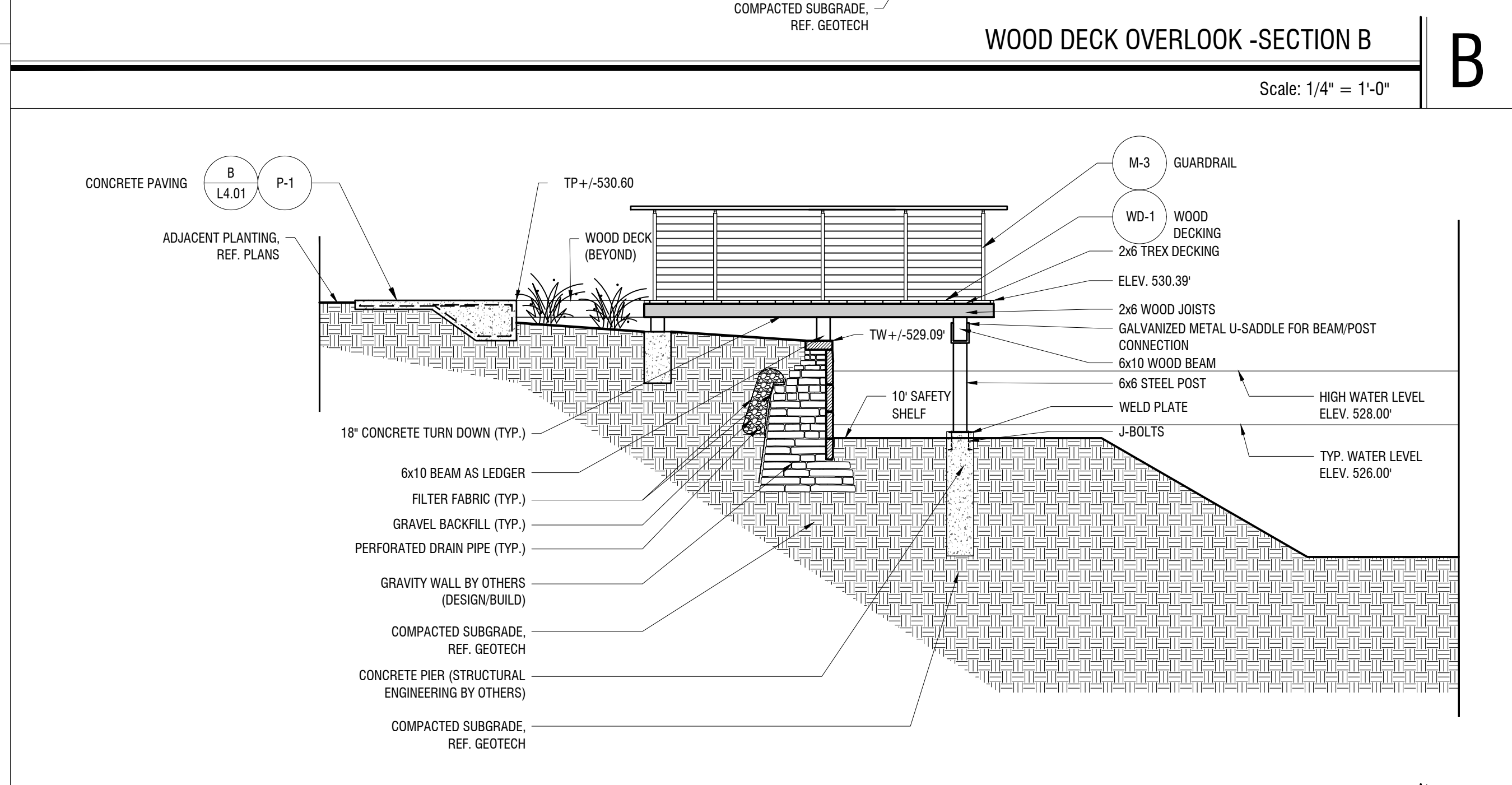
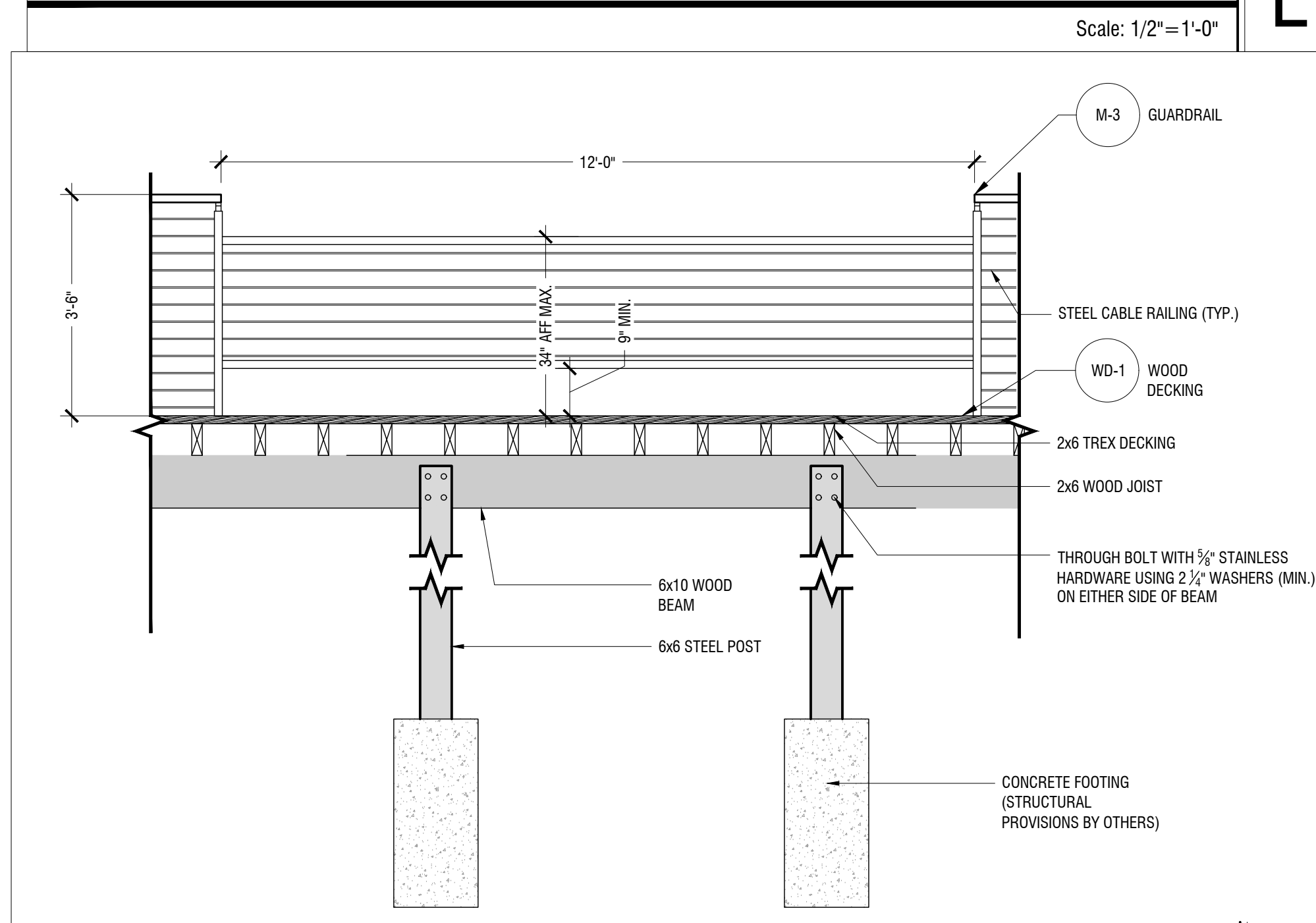
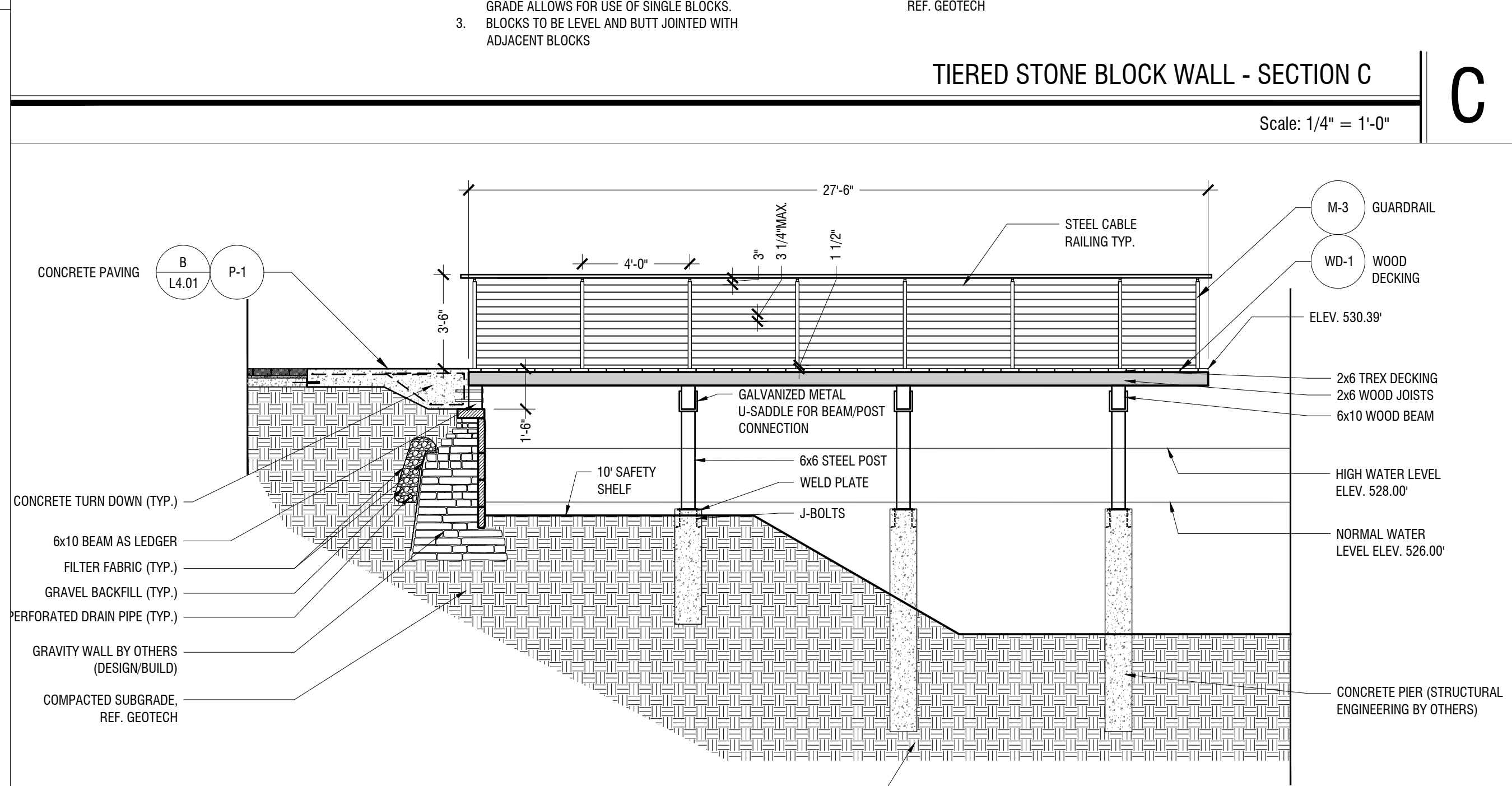
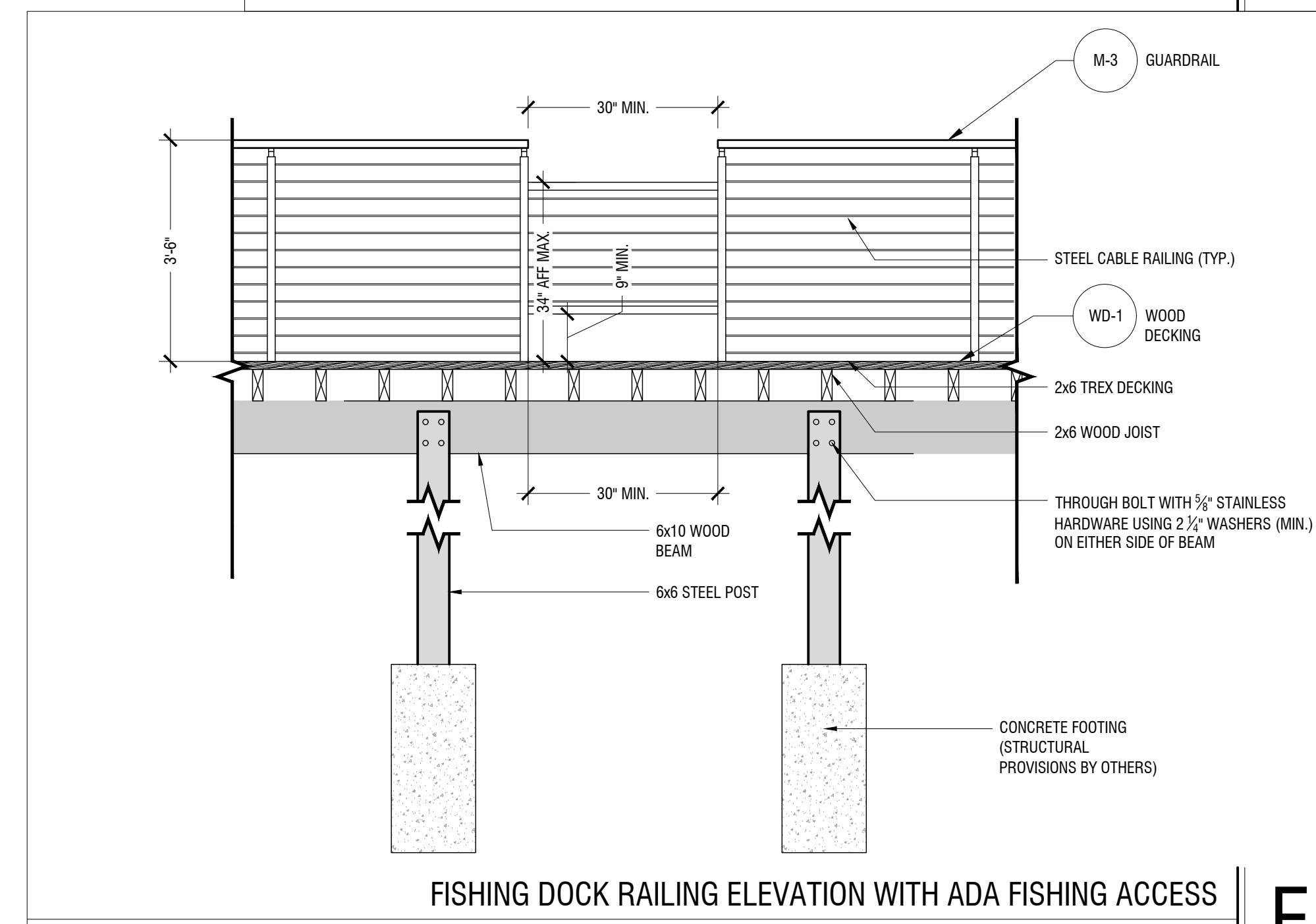
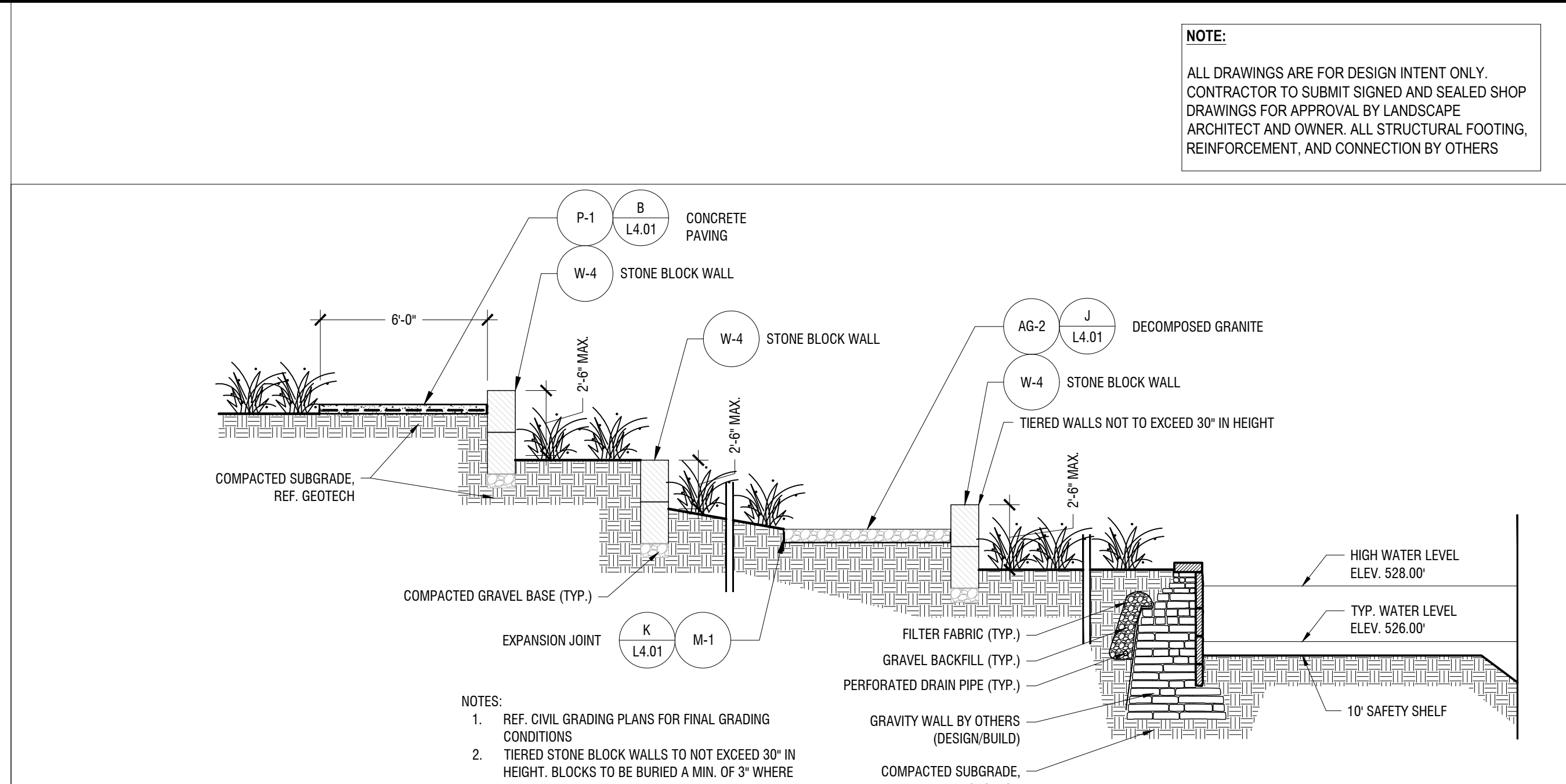
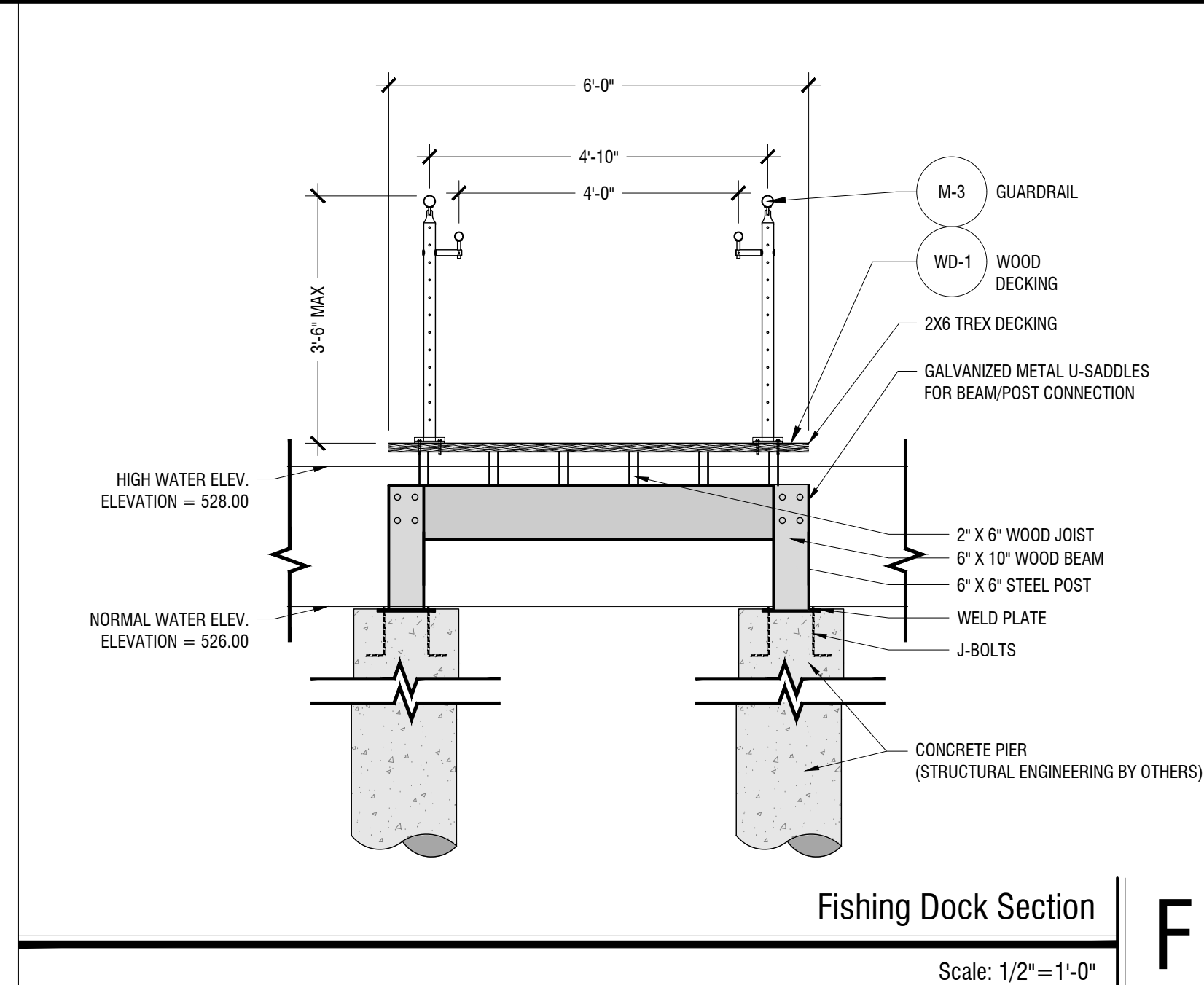
Scale: 1" = 20'-0"

**A**





**NOTE:**  
ALL DRAWINGS ARE FOR DESIGN INTENT ONLY.  
CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP  
DRAWINGS FOR APPROVAL BY LANDSCAPE  
ARCHITECT AND OWNER. ALL STRUCTURAL FOOTING,  
REINFORCEMENT, AND CONNECTION BY OTHERS





# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: Z2023-014  
PROJECT NAME: SUP for Residential Infill at 512 Dickey Street  
SITE ADDRESS/LOCATIONS: 512 DICKEY ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/24/2023	Approved w/ Comments

03/24/2023: Z2023-014; Specific Use Permit (SUP) for Residential Infill for 512 Dickey Street  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2023-014) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Canup Subdivision, which is more than 90% developed, consists of fifty-seven (57) lots, and has been in existence since December 6, 1944.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is setback approximately two (2) feet 2 (2) inches behind the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 5, 2023.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 28, 2023.

I.9 The projected City Council meeting dates for this case will be April 17, 2023 [1st Reading] and May 1, 2023 [2nd Reading].

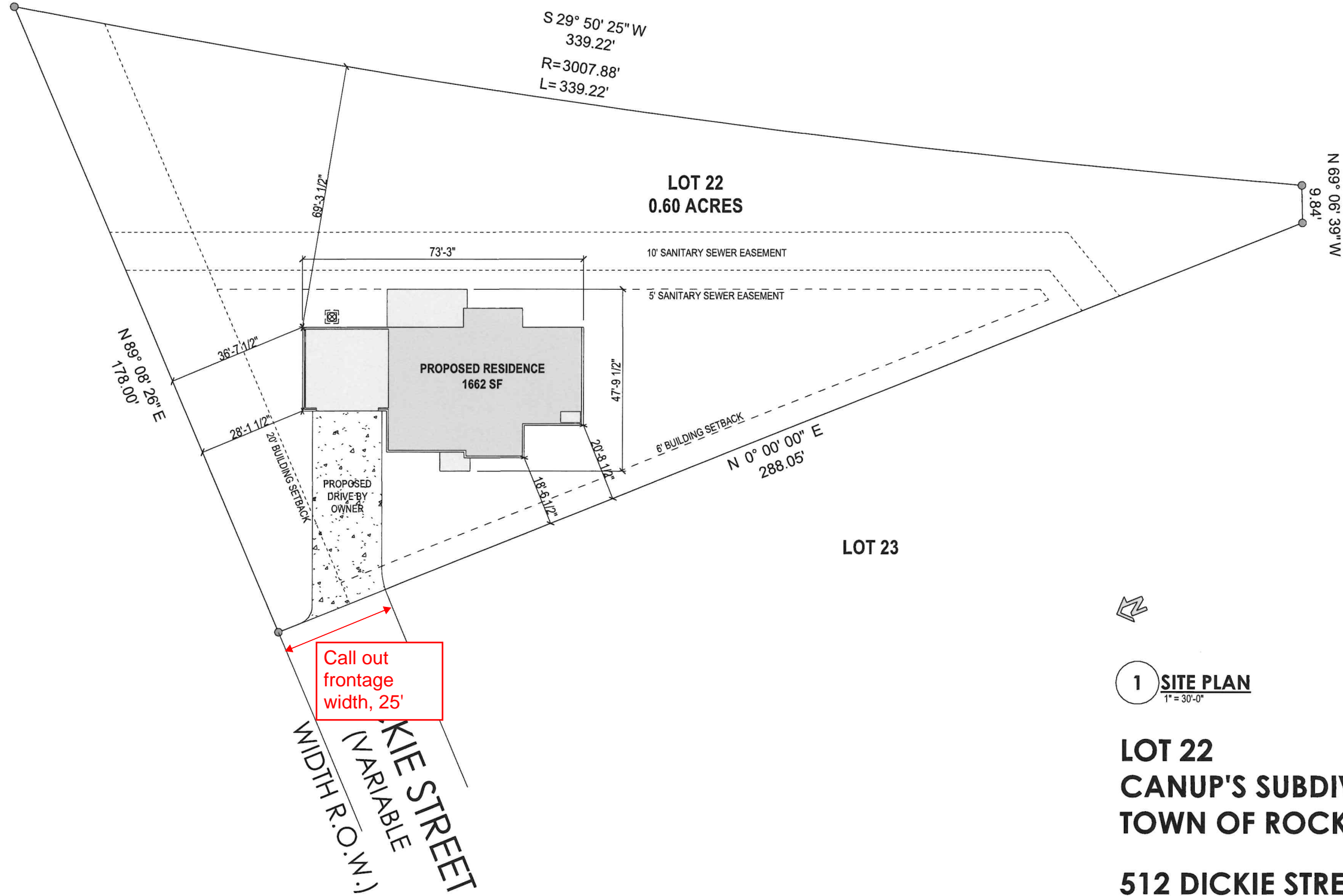
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments
03/21/2023: - Call out frontage width, 25'			
- Must get the sewer line located and all structures (house, patio covers, retaining walls, etc.) will need to stay 10' away from the sewer. May need to replat			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	03/24/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved
No Comments			

sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



Approved.  
Must get the sewer line located and all structures (house, patio covers, retaining walls, etc.) will need to stay 10' away from the sewer. May need to replat

Call out  
frontage  
width, 25'



1 SITE PLAN  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**  
  
**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

**FILE COPY**  
4011  
HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2022, ©

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

**A-SITE**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 512 Dickey St., Rockwall, Tx. 75087

SUBDIVISION Canup LOT 22 BLOCK \_\_\_\_\_

GENERAL LOCATION An Addition to the town of Rockwall

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE 1.0620 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Julius Waffer  APPLICANT \_\_\_\_\_

CONTACT PERSON Julius Waffer CONTACT PERSON \_\_\_\_\_

ADDRESS 609 S. Goliad unit 2275 ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, Texas 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-768-1196 PHONE \_\_\_\_\_

E-MAIL Jwaffer2@gmail.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF March, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

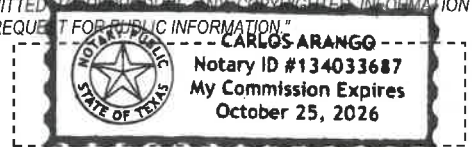
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF March, 2023

OWNER'S SIGNATURE

Julius Waffer

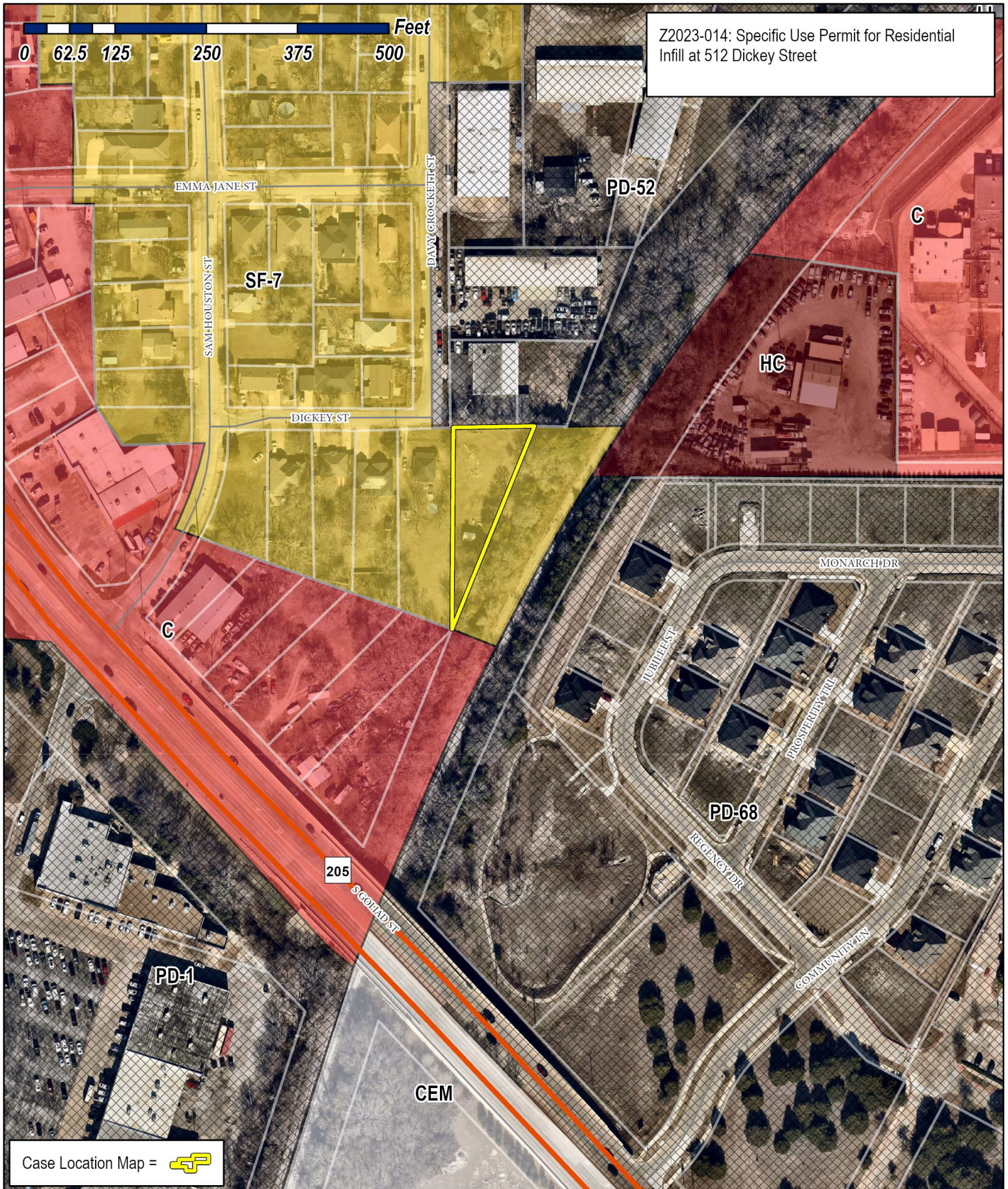
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carlos Arango




MY COMMISSION EXPIRES 10-25-2026





Z2023-014: Specific Use Permit for Residential Infill at 512 Dickey Street

Case Location Map = 



# City of Rockwall

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

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



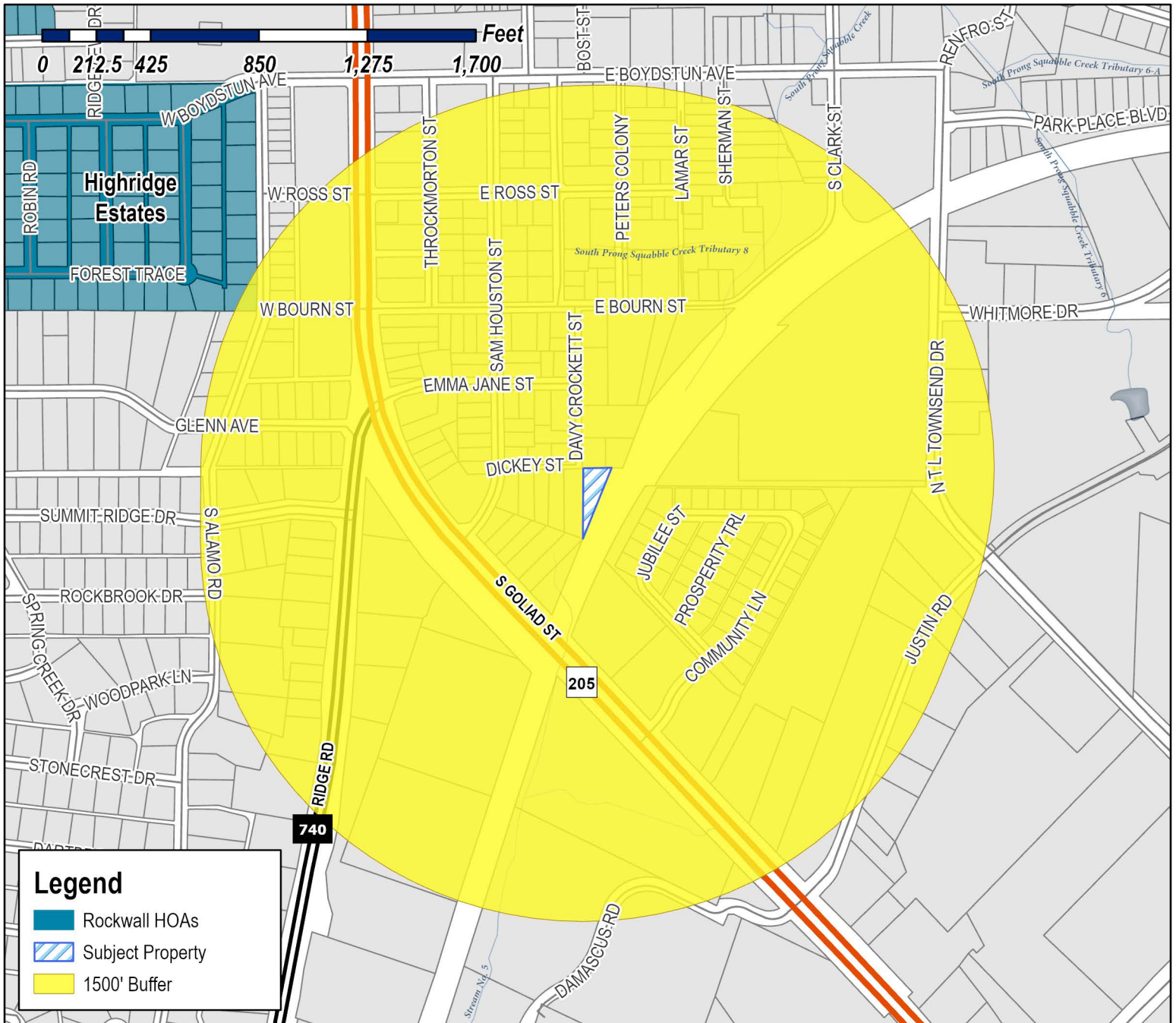




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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023  
 For Questions on this Case Call (972) 771-7745



**From:** [Guevara, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)  
**Bcc:** [REDACTED]  
**Subject:** Neighborhood Notification Program [Z2023-014]  
**Date:** Tuesday, March 21, 2023 2:37:43 PM  
**Attachments:** [Public Notice Z2023-014.pdf](#)  
[HOA Map Z2023-014.pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on March 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2023-014: SUP for Residential Infill at 512 Dickey Street

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

Thank you,

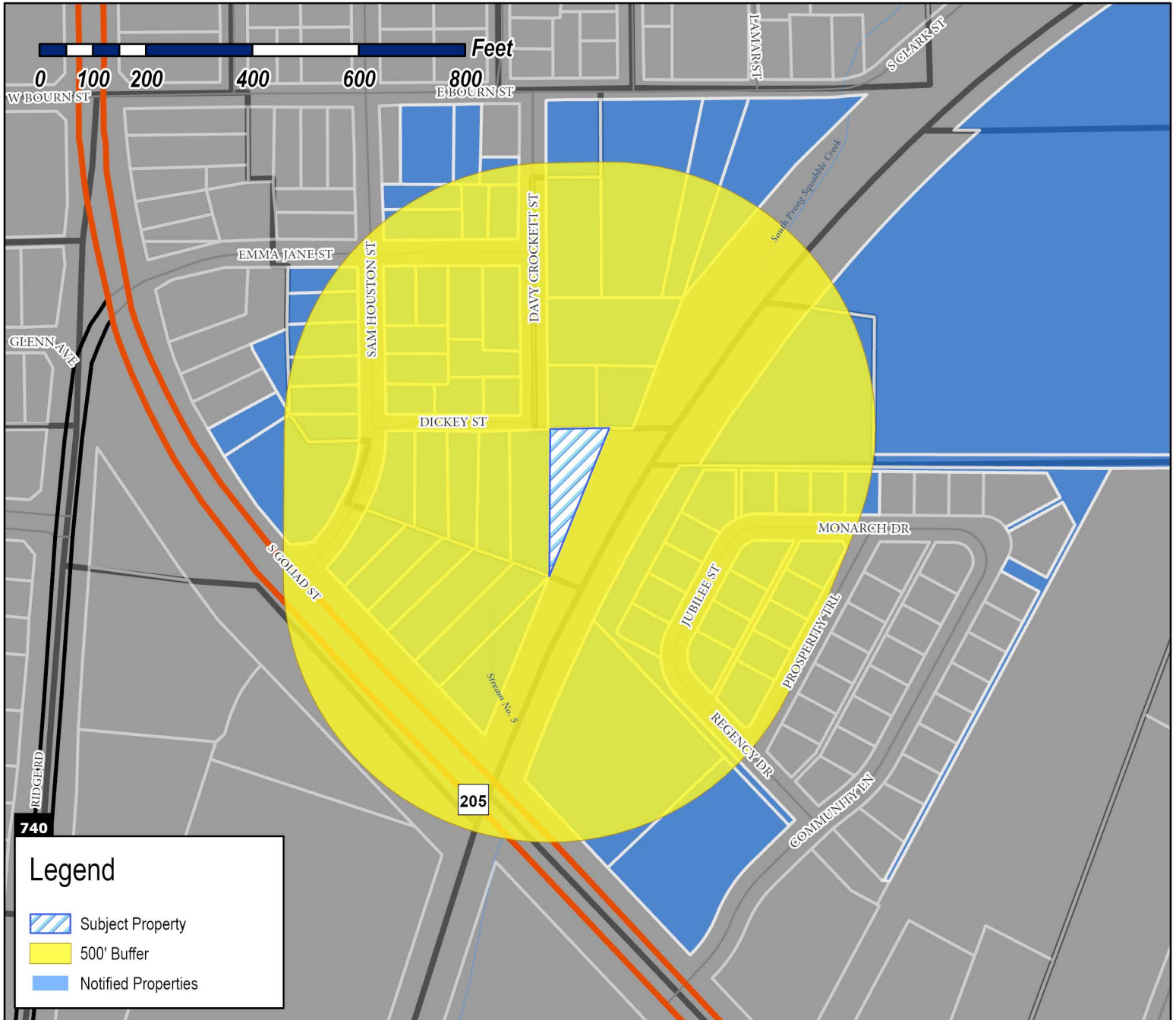
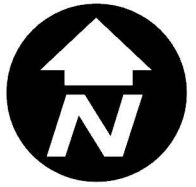
*Angelica Guevara*  
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438



# City of Rockwall

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

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**Case Number:** Z2023-014  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 512 Dickey Street

**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746





RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

ANTHONY ARENIA ANN &  
WILMER HUMPHREY & CHARLOTTE M TRUETT &  
JAMES EARL BROWN  
1008 DAVY CROCKETT ST  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E RUSK ST SUITE 101  
ROCKWALL, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1013 S GOLIAD  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

POTTS DANNY & VONDA  
1100 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
1101 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1105 S GOLIAD  
ROCKWALL, TX 75087

LUKE LINDA FAYE  
1109 S GOLIAD ST  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

GE QIQING AND  
JINGJINGZHANG  
207 GASPAR  
IRVINE, CA 92618

JOBE BRYAN  
2432 BELLVIEW  
TYLER, TX 75709

WAFFER JULIUS  
3002 WELDON LN  
ROYSE CITY, TX 75189

RESIDENT  
302 EMMA JANE  
ROCKWALL, TX 75087

RESIDENT  
304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N  
309 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

JONES LENA EST  
C/O CHARLES R HUMPHREY  
405 ER ELLIS  
ROCKWALL, TX 75087

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G  
418 E BOURN ST  
ROCKWALL, TX 75087

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
506 DICKEY STREET  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

SALGADO HAROLD G  
510 DICKIE ST  
ROCKWALL, TX 75087

RESIDENT  
512 DICKEY ST  
ROCKWALL, TX 75087

EAST SHORE J/V  
5499 GLEN LAKES DR STE 110  
DALLAS, TX 75231

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
610 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

MARET WENDY A  
614 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
618 MONARCH DR  
ROCKWALL, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND  
MARVIN RAY BRANNON ETAL  
6819 CLIFFWOOD DR  
DALLAS, TX 75237

RESIDENT  
703 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
707 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
711 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
713 MONARCH DR  
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

THE STANDARD MCP LTD  
8235 DOUGLAS AVENUE SUITE 1030  
DALLAS, TX 75225

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

DIXON MARSHALL WADE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

# PUBLIC NOTICE



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

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

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

**Z2023-014: SUP for Residential Infill at 512 Dickey Street**

Hold a public hearing to discuss and consider a request by Julius Waffer for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 512 Dickey Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2023-014: SUP for Residential Infill at 512 Dickey Street**

Please place a check mark on the appropriate line below:

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

[Redacted comment area]

Name: [Redacted]  
Address: [Redacted]

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

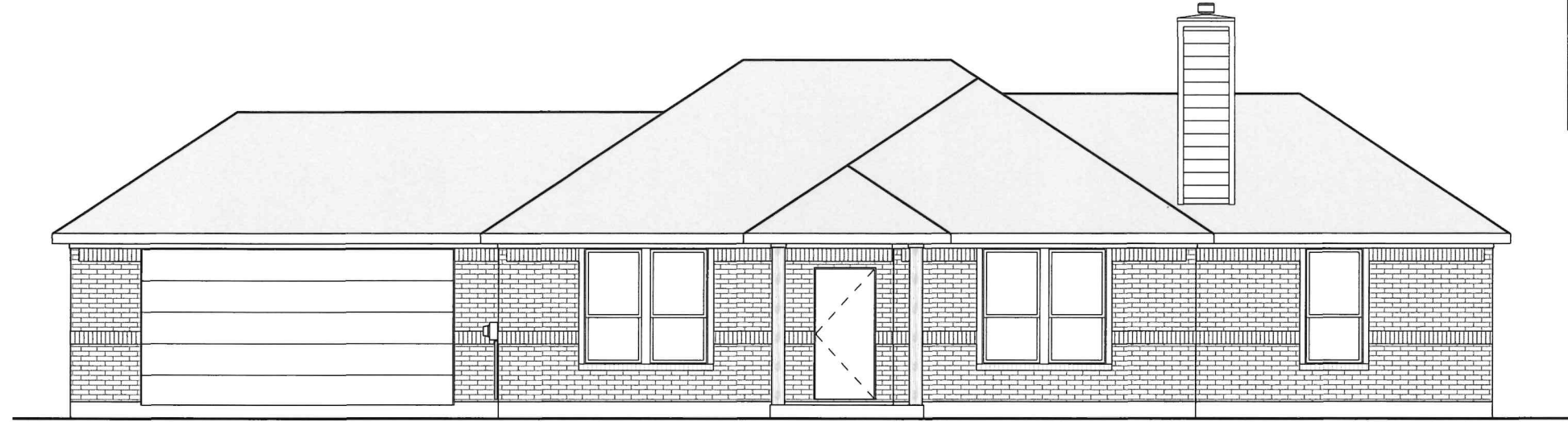
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



### FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	1662 SF
	1662 SF
Unheated Area	
Front Porch	37 SF
Garage	495 SF
Patio	205 SF
	737 SF
Total	2399 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Room Finish
A1.1b	1st Floor Plan - Details
A1.1c	Thermal Envelope
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

### EXTERIOR VENEER PERCENTAGES

Exterior Veneer Type	Area	% of Total Exterior Area
Brick Veneer	883 SF	59%
HardiePlank Siding - 8" Exposure	611 SF	41%
Grand total	1494 SF	

### NOTATIONS

### GENERAL NOTES

FLOOR PLAN		CABINETS	
SH.	SHELVES	3DB	3 DRAWER BASE
S & R	SHELF & ROD	BAC	BASE ANGLE CABINET
2S & 2R	2 SHELVES & 2 ROD	BEC	BASE END CABINET
LT.	LIGHT	BTC	BASE TRANSITIONAL CABINET
CLG.	CEILING	BC	BROOM CABINET
SLP.	SLOPE	BF	BASE FILLER
SR OPG.	SHEETROCK OPENING	BMWC	BASE MICROWAVE CABINET
REF.	REFRIGERATOR	BVB	BASE VEGETABLE BIN
1 PC. R&O	1 PIECE RANGE & OVEN	CP	CHEF'S PANTRY
DW	DISHWASHER	CDB	CORNER DRAWER BASE
DISP.	GARBAGE DISPOSAL	CTB	COOKTOP BASE w/ DRAWERS
SH	SINGLE HUNG WINDOW	CWCAG	CORNER APPLIANCE GARAGE
HS	HORIZONTAL SLIDER WINDOW	DSB	DIAGONAL SINK BASE
FX	FIXED GLASS	LHC	LINEN HAMPER CABINET
TEMP.	TEMPERED GLASS	LSB	LAZY SUSAN BASE
OBSC.	OBSCURE GLASS	PC	PANTRY CABINET
DL	DIVIDED LIGHT	PB	PENINSULA BASE
S.W.P.	STRUCTURED WIRE PANEL	RBB	REVERSIBLE BLIND BASE
W.D.P.	WATER DISTRIBUTION PANEL	REP	REFRIGERATOR END PANEL
		SB	SINK BASE
		TB	TRAY BASE (no drawer or shelves)
		UC	UTILITY CABINET
		UOC	UNIVERSAL OVEN CABINET
		-BPD	BI-PARTING DOORS
		-FAS	FULL ADJUSTABLE SHELF
		-FH	FULL HEIGHT DOOR (NO DRAWERS)
		-FF	FACE FRAME ONLY
		-HC	HANDICAP (6" TOE-KICK)
		-NS	NO SHELF
		-STK	SLIDE-OUT TRAY KITS
		-TC	TRASH CAN PULL-OUT
		-TOT	TILT-OUT TRAY
		-WBK	WICKER BASKET
		-SPO	SPICE PULL-OUT
		-UT	UTENSIL PULL-OUT
		CVSB	COMBINATION VANITY SINK BASE
		CVSD	COMBINATION VANITY SINK DRAWER
		FD	FILE DRAWER
		LHC	LINEN HAMPER CABINET
		VB	VANITY BASE (NO SINK)
		VDB	VANITY DRAWER BASE
		VDSK	VANITY DESK DRAWER
		VSB	VANITY SINK BASE
		VSDB	VANITY SINK DRAWER BASE

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

### JOB SPECIFIC NOTES:

- SPRAY FOAM INSULATION
- SEE SPECS FOR SLAB START HEIGHT

FRAMING		ELEVATIONS		TILE LAYOUT OPTIONS	
U.F.A.	UNDER FLOOR ABOVE	F.F.	FINISH FLOOR	DIAGONAL	
U.W.A.	UNDER WALL ABOVE	PLT.	PLATE HEIGHT	OFFSET	
F.R.B.	FLOATING ROOF BRACE	T.POST	TURNED POST	STACKED	
O.H.D.	OVERHEAD DOOR	COL.	COLUMN		
P.S.F.	POUNDS PER SQUARE FOOT	DIA.	DIAMETER		
B.C.I.	BOISE CASCADE I-JOIST	6x6	6" SQUARE POST		
L.V.L.	LAMINATED VENEER LUMBER	EXP.	EXPANSION		
		ABV.	ABOVE		
		CLG.	CEILING		
		HDR.	HEADER		
		SLP. CLG.	SLOPE CEILING		
		RIDGE VENT	RIDGE MOUNTED ROOF VENT		

FILE COPY

4011

HARRISBURG A

FC-03/01/2023 RH

The measurements, dimensions, and other specifications shown on this document are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as representation of what the completed structure will look like.

**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023, ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A0-CV

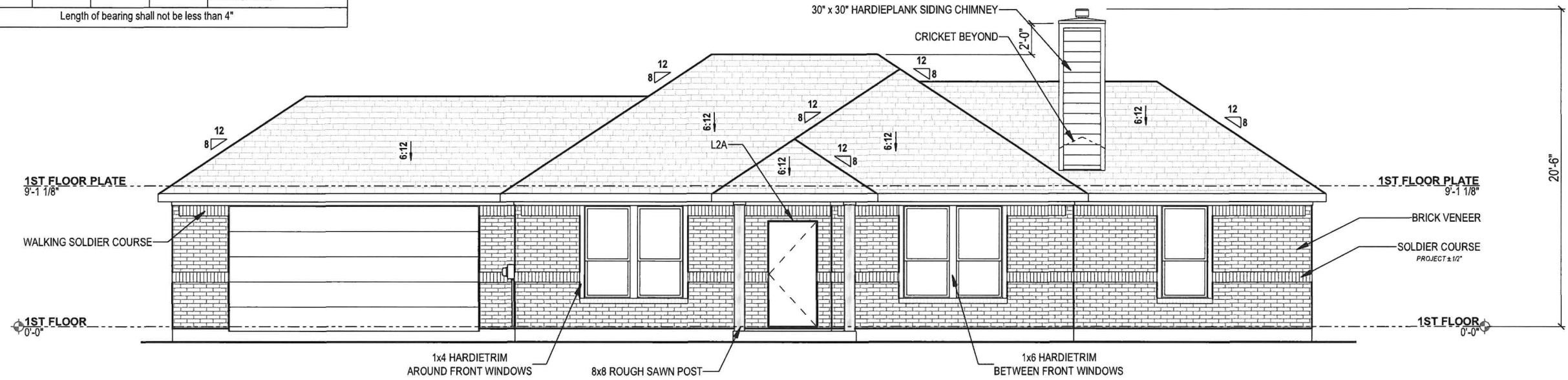
sales

owner  
owner

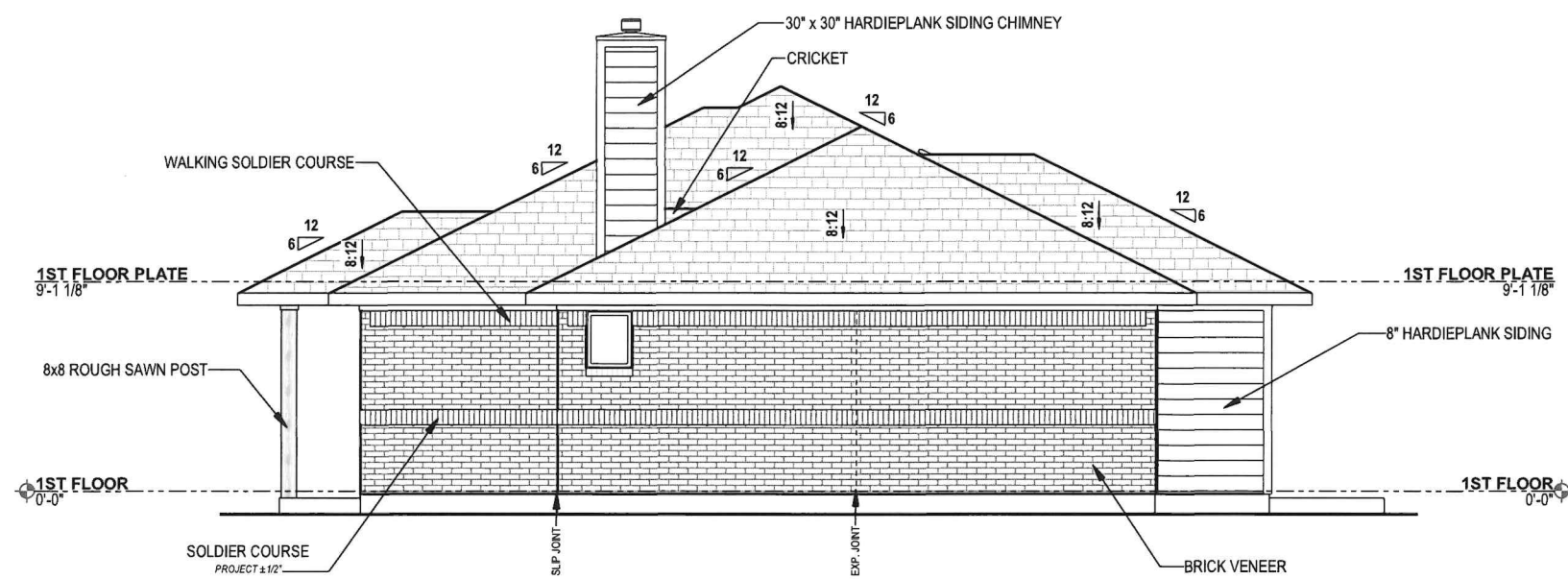
Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.

STEEL LINTEL SELECTION					
Type	Size	HEIGHT OF MASONRY ABOVE LINTEL			NOTES
		Up to 5'-0"	5'-1" to 12'	12'-1" to 20'	
MAXIMUM CLEAR SPAN OF LINTELS					
L1	3x3x1/4"	6'-0"	4'-6"	3'-0"	
L2	4x3x1/4"	8'-0"	6'-0"	4'-6"	
L2A	3x4x1/4"	6'-0"	4'-6"	3'-0"	Wide flange installed horizontally
L3	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (for slopes less than 7:12)
L4	6x4x5/16" <i>(drilled for 1/2"x4-1/2" bolts @ 18" o.c.)</i>	18'-2"	18'-2"	18'-2"	
L5	6x4x5/16"	14'-0"	9'-6"	7'-0"	18'-10" (stops required on slopes 7:12 or greater)

Length of bearing shall not be less than 4"



**1 FRONT ELEVATION**  
1/8" = 1'-0"



**2 RIGHT ELEVATION**  
1/8" = 1'-0"

FILE COPY

4011  
HARRISBURGA

FC-03/01/2023 RH

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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2023 ©

MR. JULIUS WAFFER  
Job #1231019  
Rockwall County, City of Rockwall

A2.0

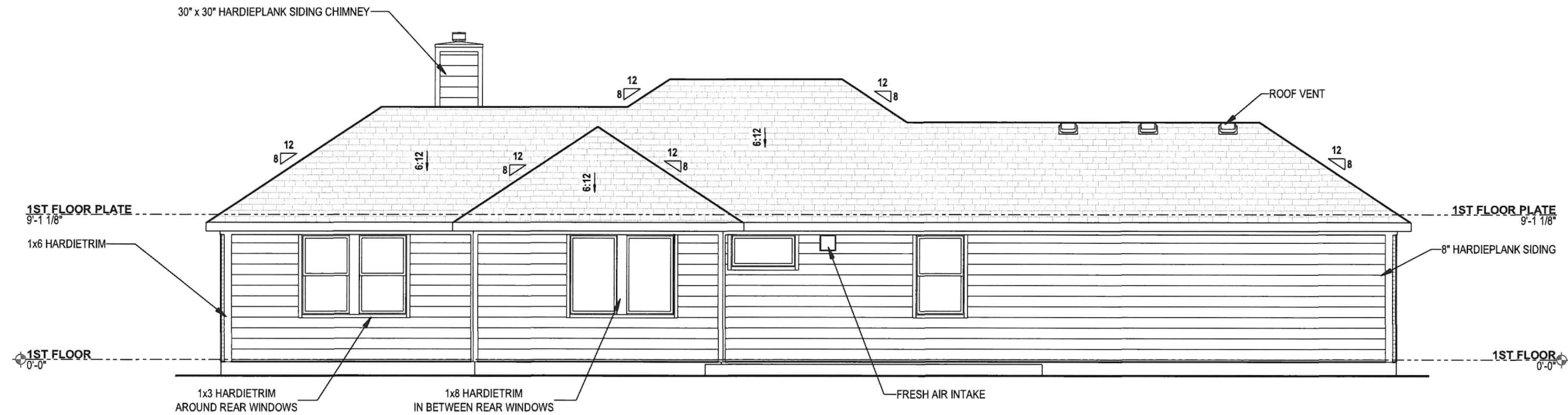


sales

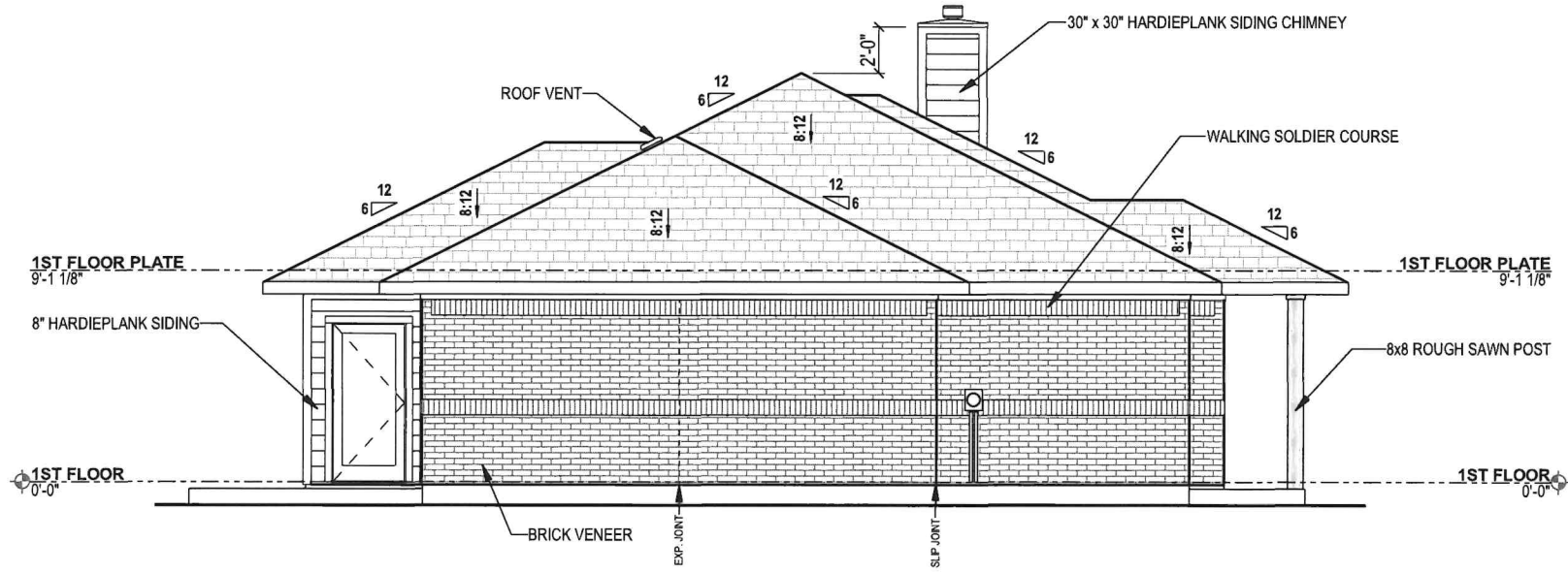
owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"

**FILE COPY**

4011  
HARRISBURGA

FC-03/01/2023 RH

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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation, 2023, ©.

**MR. JULIUS WAFFER**  
Job #1231019  
Rockwall County, City of Rockwall

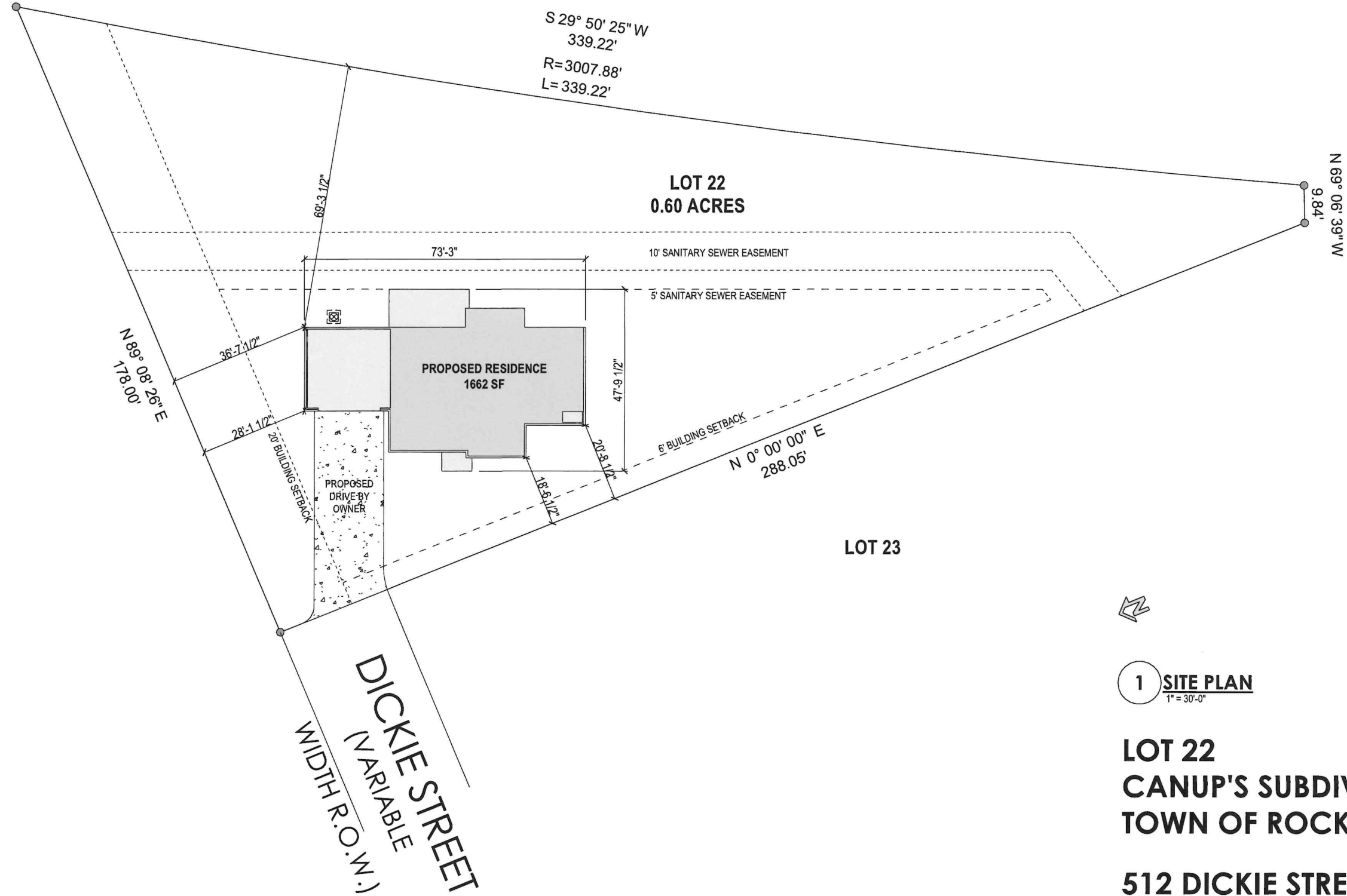
**A2.1**

sales

owner

owner

Any changes after \_\_\_\_\_ will result in a \$200 Change Order fee, or (b) a \$1000 Change Order fee for changes affecting the Elevations, Foundation, or Framing.



**1 SITE PLAN**  
1" = 30'-0"

**LOT 22**  
**CANUP'S SUBDIVISION**  
**TOWN OF ROCKWALL ADDITION**

**512 DICKIE STREET**  
**ROCKWALL, TX 75087**

**FILE COPY**

4011

HARRISBURG A

FC-03/01/2023 RH

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**TILSON**  
CUSTOM HOME BUILDERS

Tilson Home Corporation 2022, ©

**MR. JULIUS WAFFER**  
**Job #1231019**  
**Rockwall County, City of Rockwall**

**A-SITE**



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
504 Dickey Street	Single-Family Home	2000	2,016	N/A	Brick
506 Dickey Street	Single-Family Home	2008	1,318	110	Siding
508 Dickey Street	Single-Family Home	2007	1,691	N/A	Brick
510 Dickey Street	Single-Family Home	1947	962	N/A	Siding
512 Dickey Street	Vacant	N/A	N/A	N/A	N/A
903 Davy Crockett Street	Commercial	1980	8,824	N/A	Stucco
901 Davy Crockett Street	Commercial	1983	9,050	N/A	Stucco
310 Emma Jane Street	Single-Family Home	1975	1,128	72	Siding
1006 Davy Crockett Street	Single-Family Home	1940	1,542	420	Siding
1008 Davy Crockett	Single-Family Home	1968	1,245	96	Siding
507 Dickey Street	Single-Family Home	2004	1,460	480	Brick
1009 Sam Houston	Single-Family Home	2004	1,500	80	Brick and Siding
	AVERAGES:	1983	2,794	210	





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

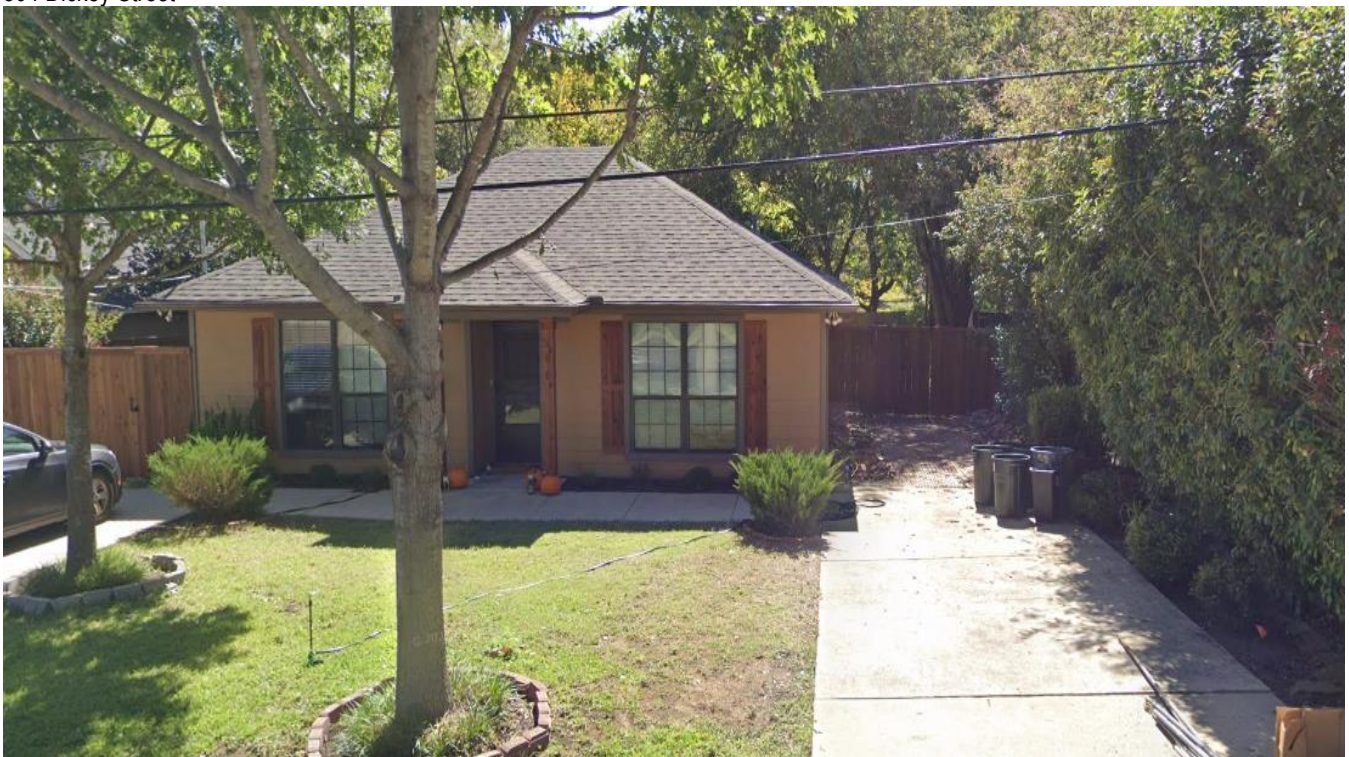
**PLANNING AND ZONING DEPARTMENT**

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504 Dickey Street



506 Dickey Street





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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508 Dickey Street



510 Dickey Street





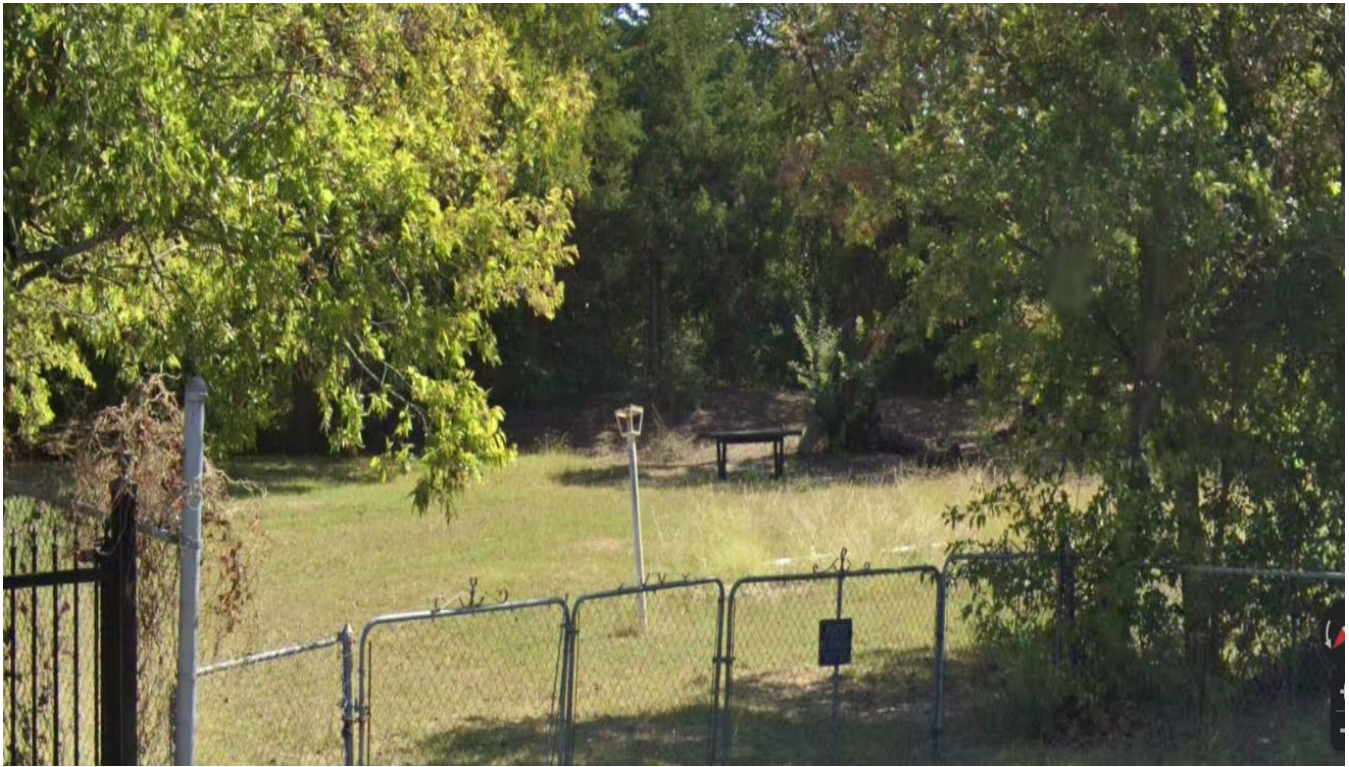
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



512 Dickey Street



903 Davy Crockett





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



901 Davy Crockett



310 Emma Jane





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



1006 Davy Crockett



1008 Davy Crockett





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-014

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



507 Dickey Street



1009 Sam Houston



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.0620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22 OF THE CANUP ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Julius Waffer for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.0620-acre parcel of land identified as Lot 22 of the Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 512 Dickey Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code



(UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF MAY, 2023.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 17, 2023

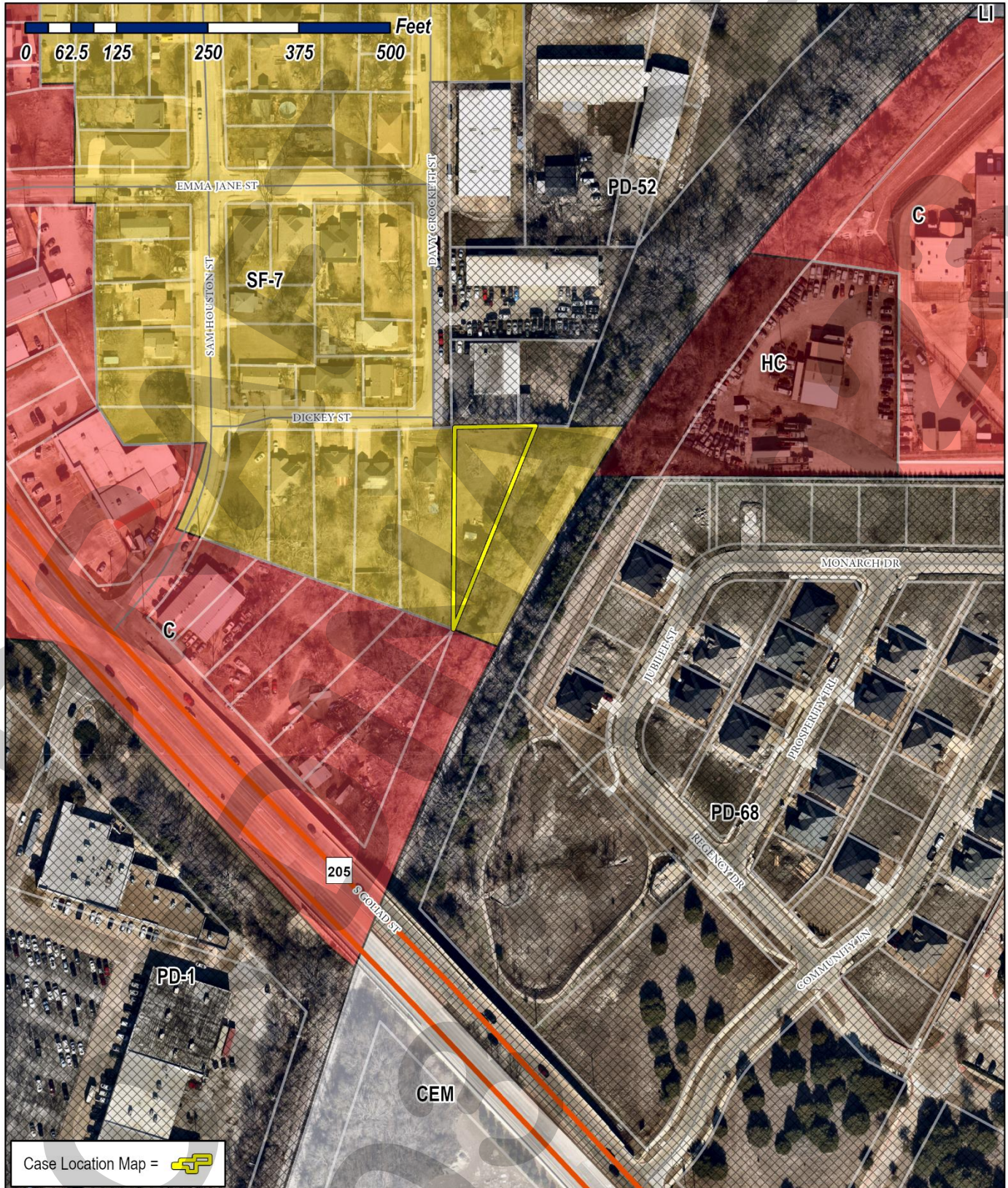
2<sup>nd</sup> Reading: May 1, 2023



**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

Address: 512 Dickey Street

Legal Description: Lot 22, Canup Addition





**Exhibit 'A':**  
*Location Map and Residential Plot Plan*

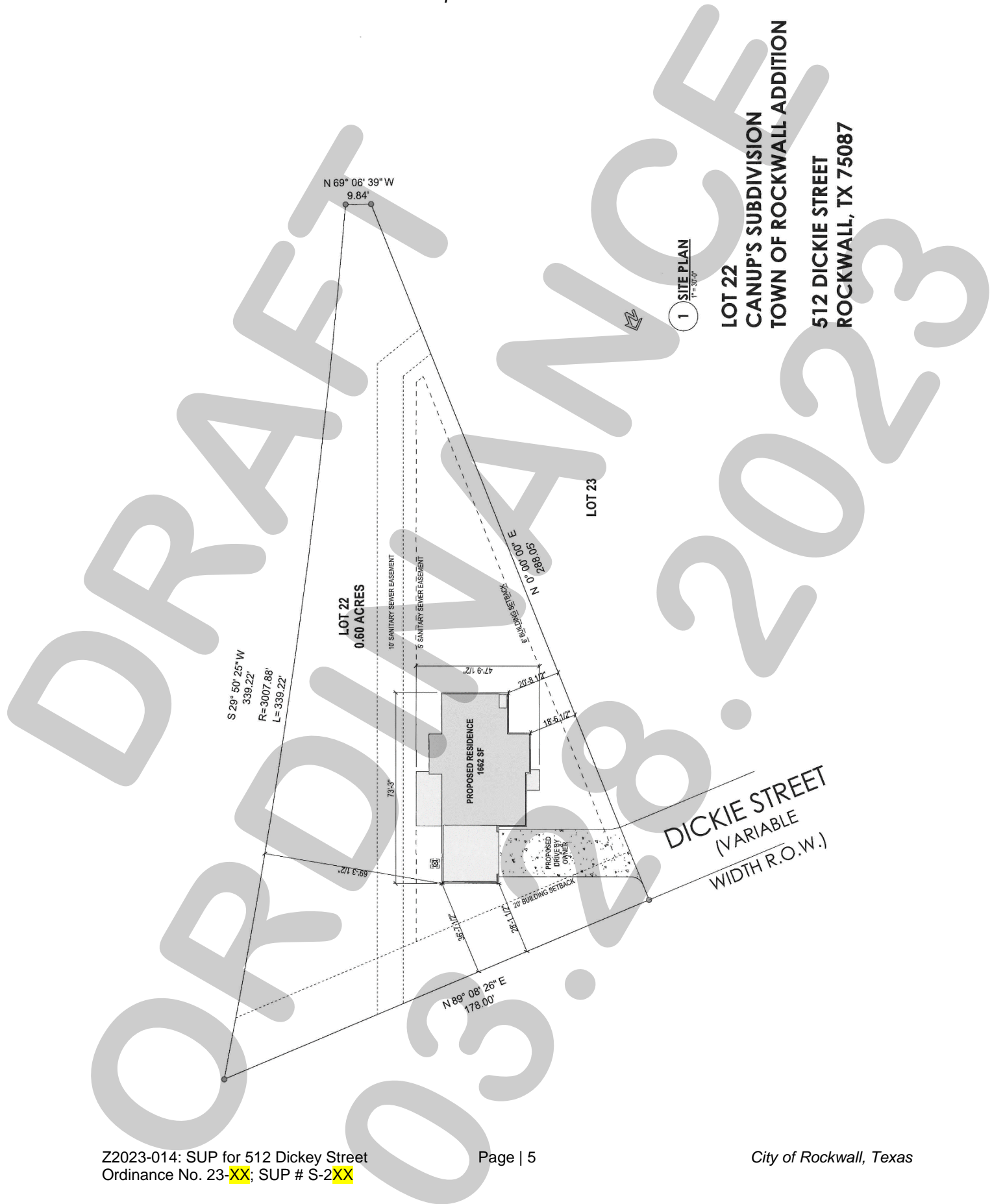
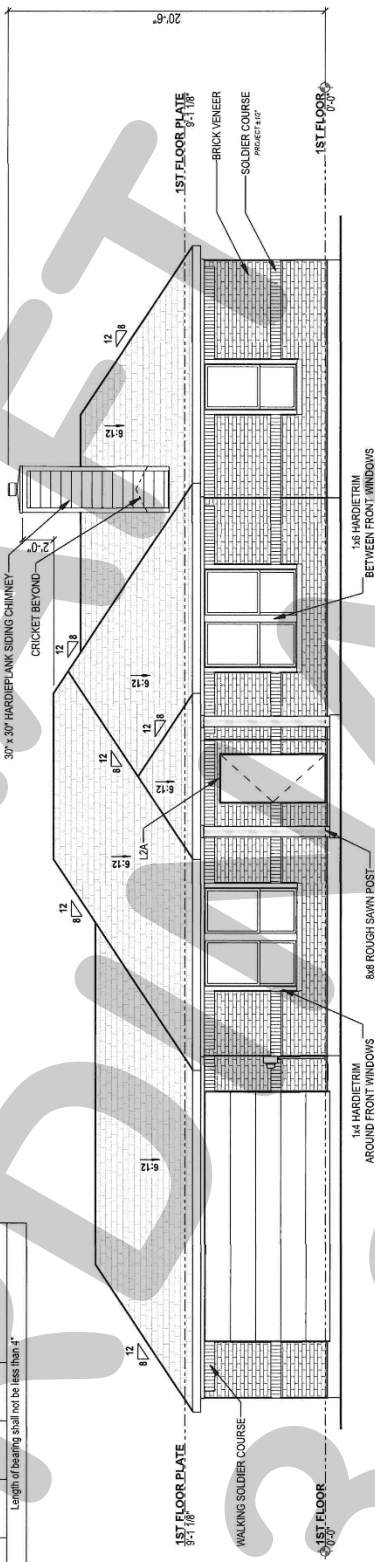




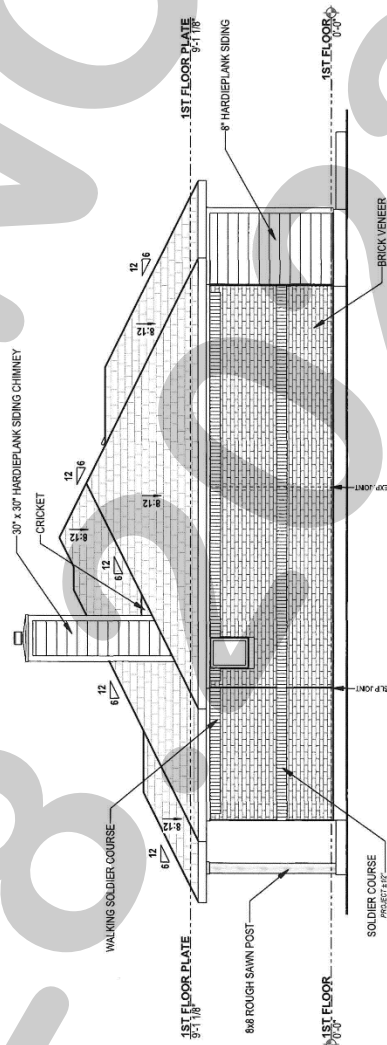
Exhibit 'B':  
Building Elevations

STEEL LINTEL SELECTION			
Type	Site	HEIGHT OF MASONRY ABOVE LINTEL	NOTES
		UP TO 5'-0"	5'-1" TO 12'-1"   12'-1" TO 20'
		MAXIMUM CLEAR SPAN OF LINTELS	
L1	3x6x1/4"	5'-0"	4'-6"
L2	4x6x1/4"	6'-0"	5'-0"
L2A	3x6x1/4"	6'-0"	4'-6"
L3	6x6x5/16"	14'-0"	9'-6"
L4	6x6x5/16"	18'-0"	10'-0"
L5	6x6x5/16"	14'-0"	9'-6"

Notes:  
 L2A: Wide flange installed horizontally  
 L3: 18"-10" (for slopes less than 7:12)  
 L4: 18"-2" (for slopes less than 7:12)  
 L5: 18"-10" (slopes required on slopes 7:12 or greater)  
 Length of bearing shall not be less than 4"

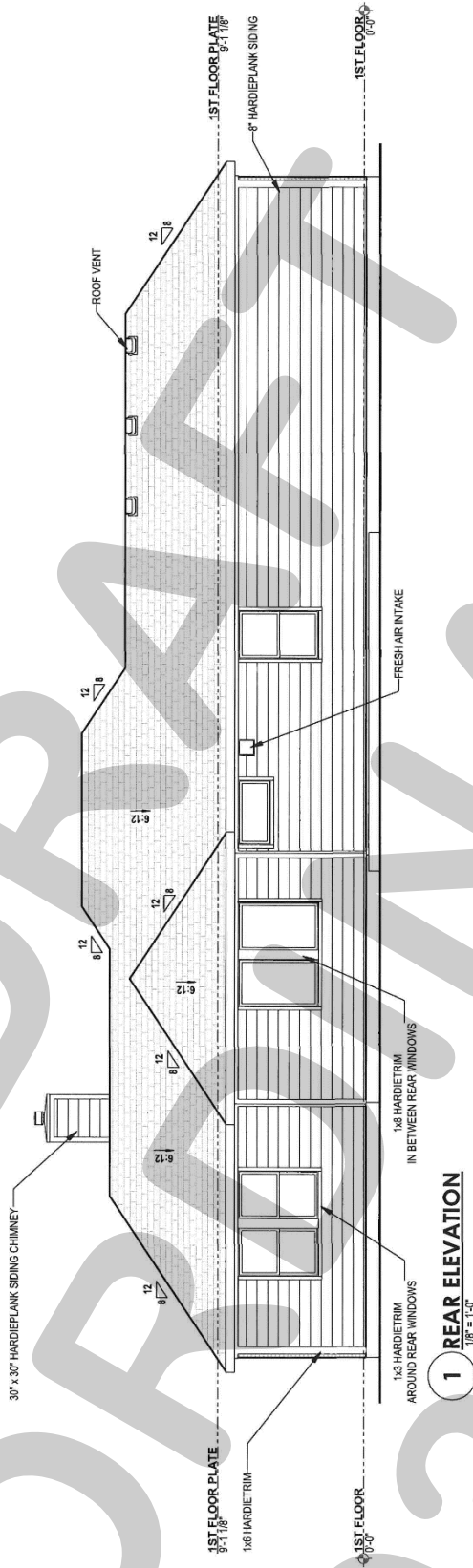


1 FRONT ELEVATION  
1/8" = 1'-0"

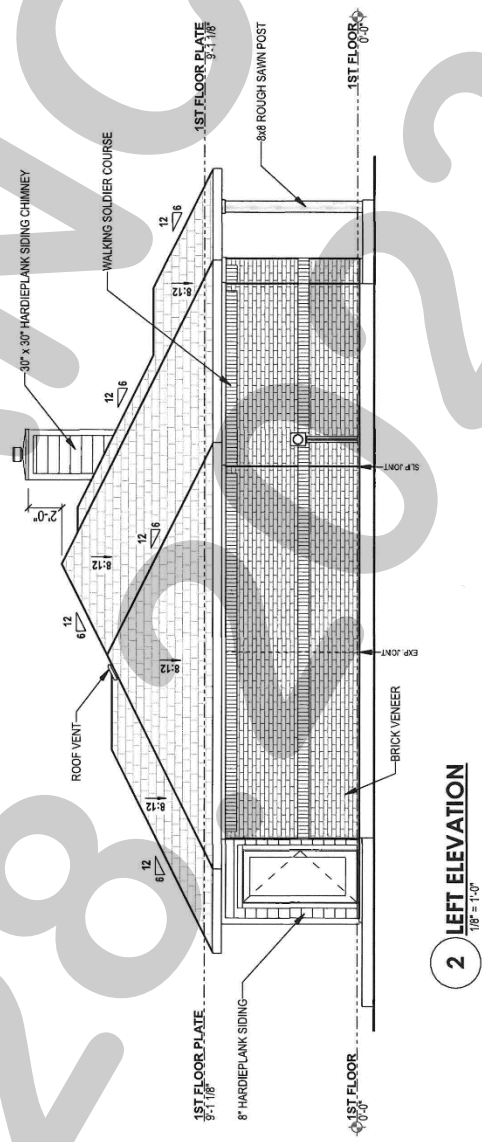


2 RIGHT ELEVATION  
1/8" = 1'-0"

Exhibit 'B':  
Building Elevations



**1 REAR ELEVATION**  
1/8" = 1'-0"



**2 LEFT ELEVATION**  
1/8" = 1'-0"



# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: Z2023-015  
PROJECT NAME: SUP for Residential Infill at 223 Russell  
SITE ADDRESS/LOCATIONS: 223 RUSSELL DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	03/24/2023	Approved w/ Comments

03/24/2023: Z2023-015; Specific Use Permit (SUP) for Residential Infill for 223 Russell Drive  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home a 0.1650-acre parcel of land identified as Lot 1290 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 223 Russell Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (Z2023-015) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estates Subdivision, which is 90% or more developed, consists of five (5) or more lots, and has been in existence for more than 10 years.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is setback approximately two (2) feet six (6) inches from the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 5, 2023.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 5, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 28, 2023.

I.9 The projected City Council meeting dates for this case will be April 17, 2023 [1st Reading] and May 1, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments

03/21/2023: - 5' easement from the back of lot. No fence allowed.

- Where is the septic tank/design? There will need to be an engineered driveway culvert design included in the building permit. Minimum 18" RCP.

- Will need to also plumb the sewer to the front and plug for future sewer.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Angelica Guevara	03/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved

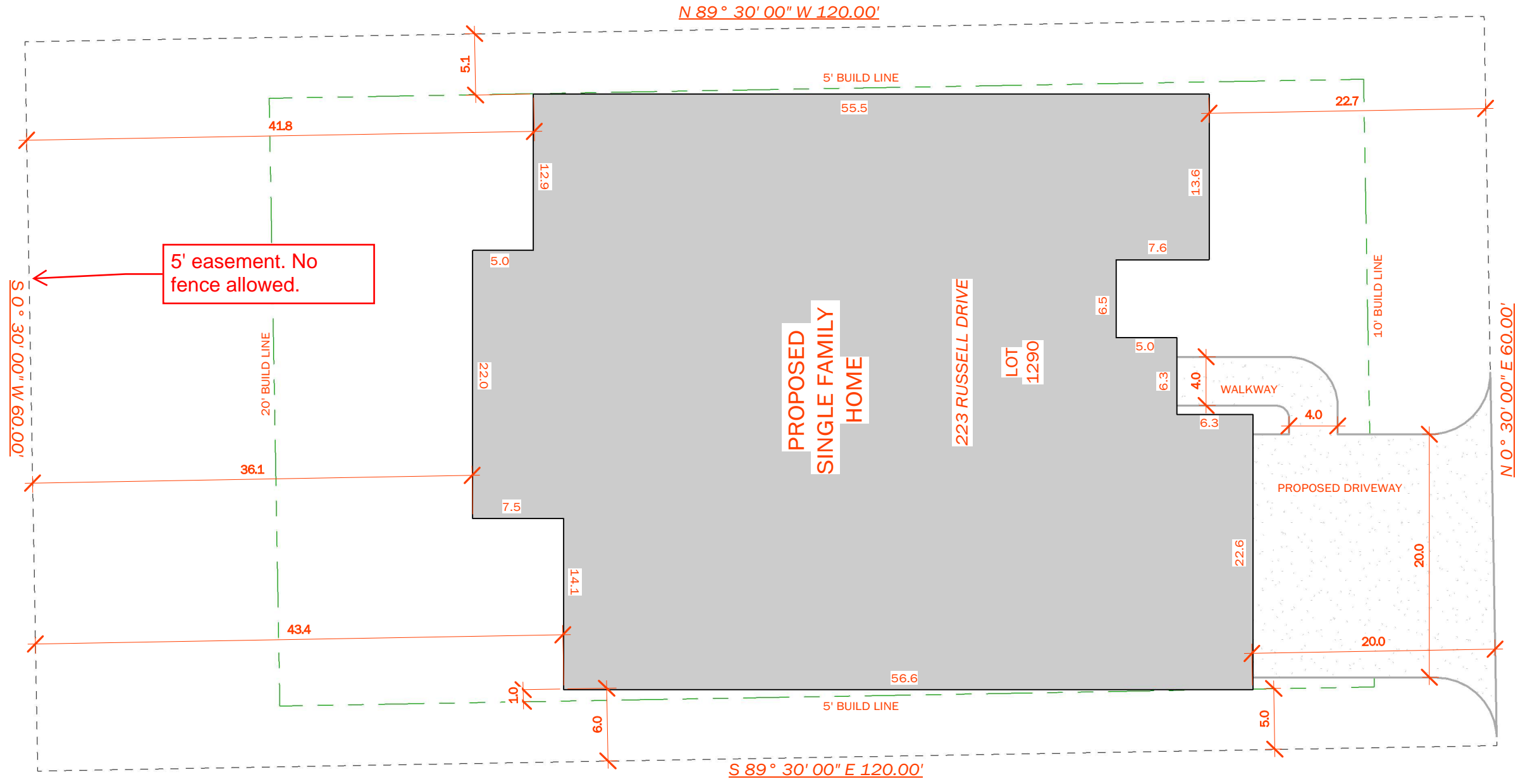
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved

No Comments



Where is the septic tank/design?  
 There will need to be an engineered driveway culvert design included in the building permit. Minimum 18" RCP.  
 Will need to also plumb the sewer to the front and plug for future sewer.



5' easement. No fence allowed.

**1**  
 Site Plan  
 SCALE: 1" = 10'-0"

**NOT FOR CONSTRUCTION**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 223 Russell Dr.  
 SUBDIVISION: Rockwall Lake Est #2      LOT: 1290      BLOCK: \_\_\_\_\_  
 GENERAL LOCATION: " " " "

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: vacant lot      CURRENT USE: vacant lot  
 PROPOSED ZONING: residential home      PROPOSED USE: residential  
 ACREAGE: .25      LOTS [CURRENT]: .25      LOTS [PROPOSED]: .25

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

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

<input checked="" type="checkbox"/> OWNER	Martha Balleza / Ana Quezada	<input checked="" type="checkbox"/> APPLICANT	Martha Balleza / Ana Quezada
CONTACT PERSON	" "	CONTACT PERSON	" "
ADDRESS	4408 Aiken Trl.	ADDRESS	4408 Aiken Trl.
CITY, STATE & ZIP	Sachse, TX 75048	CITY, STATE & ZIP	Sachse, TX 75048
PHONE	214-984-7232	PHONE	214-984-7232
E-MAIL	marthaballeza@gmail.com	E-MAIL	ana9828@yahoo.com

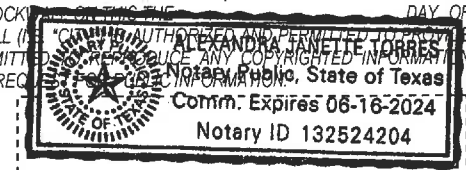
## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (ITSELF) IS AUTHORIZED AND PERMITTED TO DISSEMINATE ANY INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION FROM THE PUBLIC, STATE OF TEXAS."

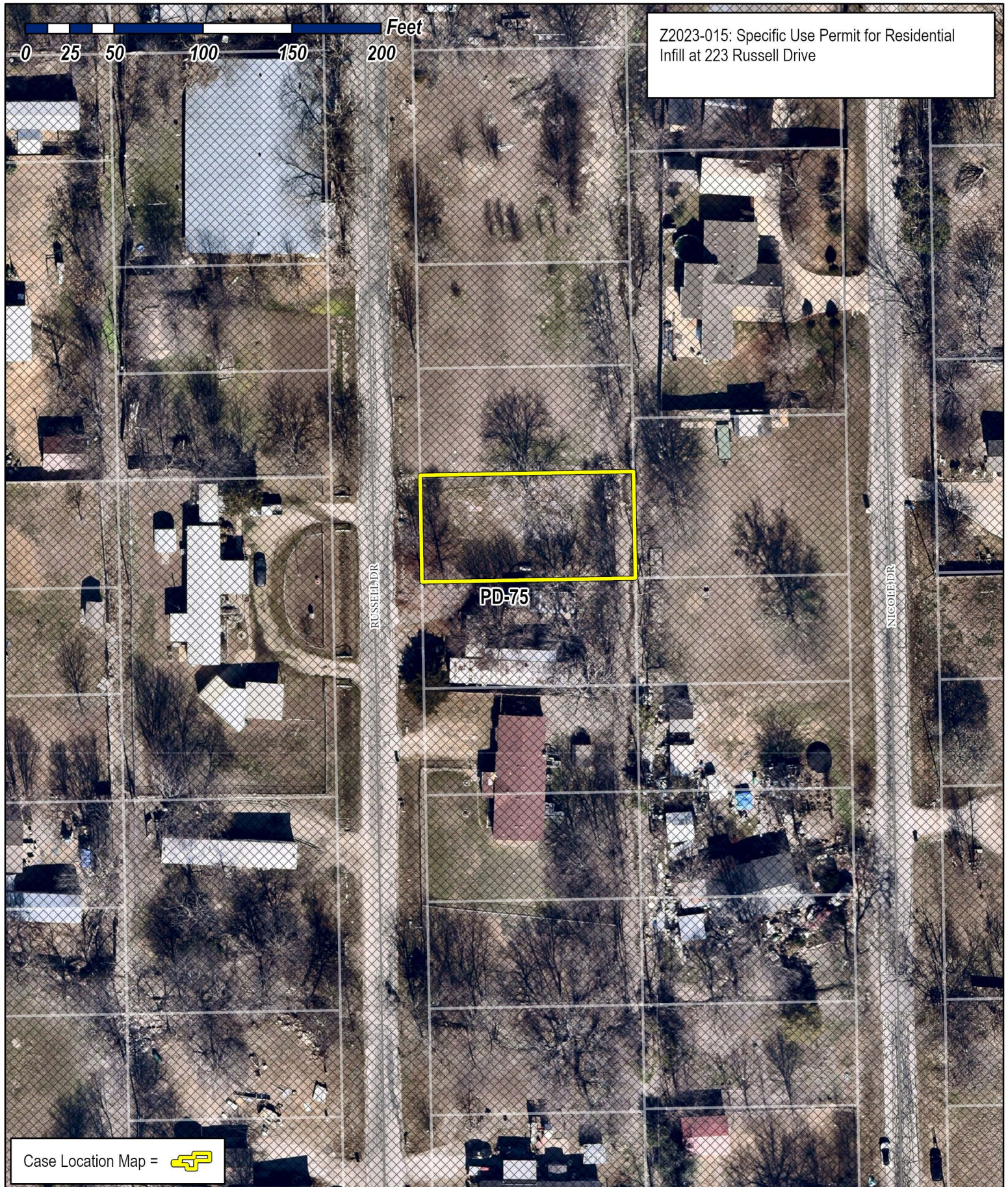
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13<sup>th</sup> DAY OF March, 2023  
OWNER'S SIGNATURE: Martha Balleza / Ana Quezada

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Alexandra J. Torres



MY COMMISSION EXPIRES 06/16/2024






Z2023-015: Specific Use Permit for Residential Infill at 223 Russell Drive



PD-75

RUSSELL DR

NICOLE DR

Case Location Map = 



# City of Rockwall

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

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



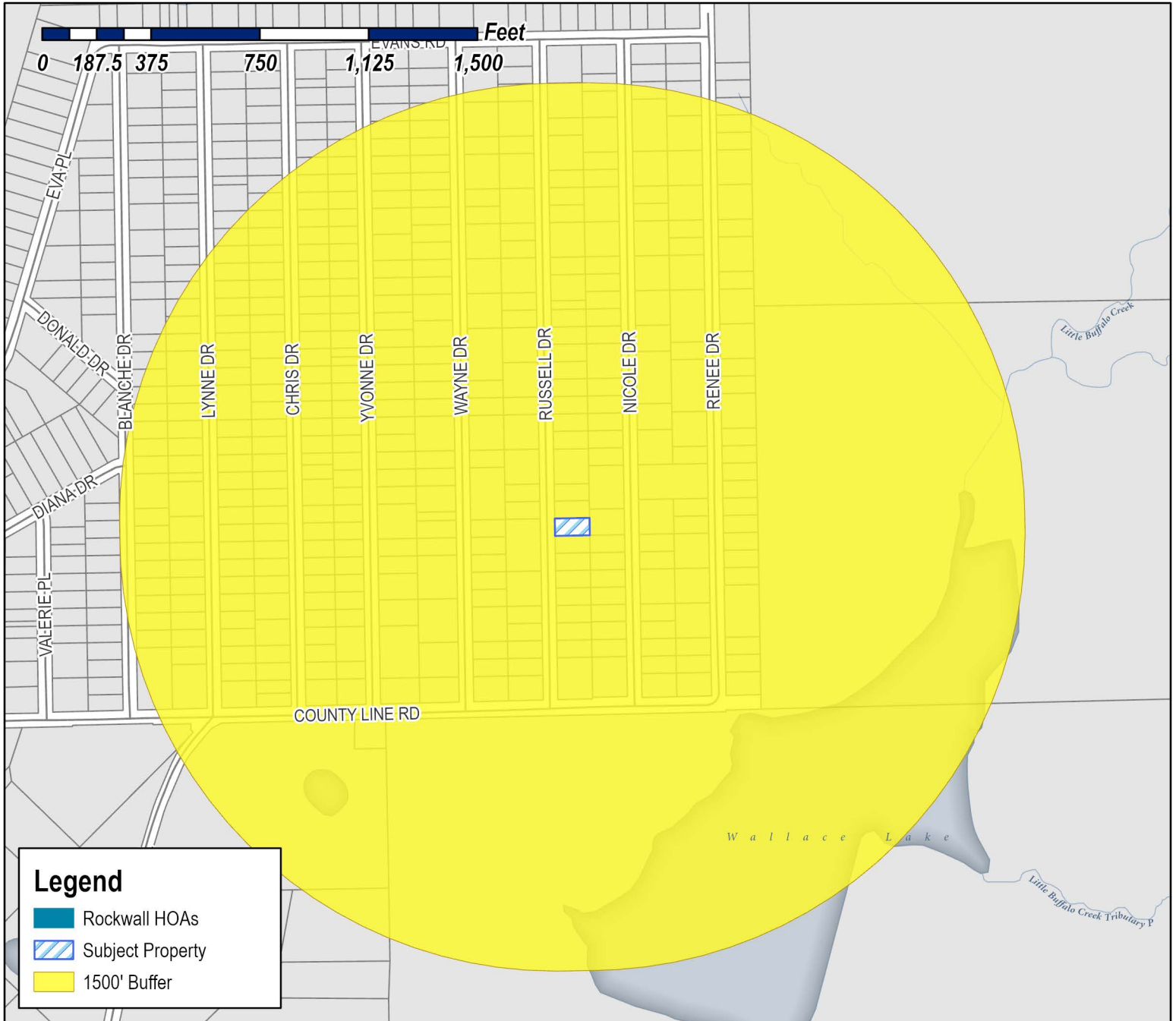




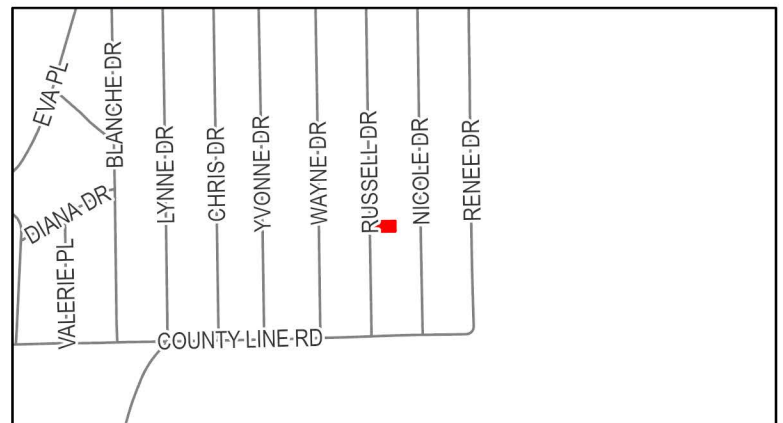
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**Case Number:** Z2023-015  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 223 Russell Drive



**Date Saved:** 3/14/2023

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

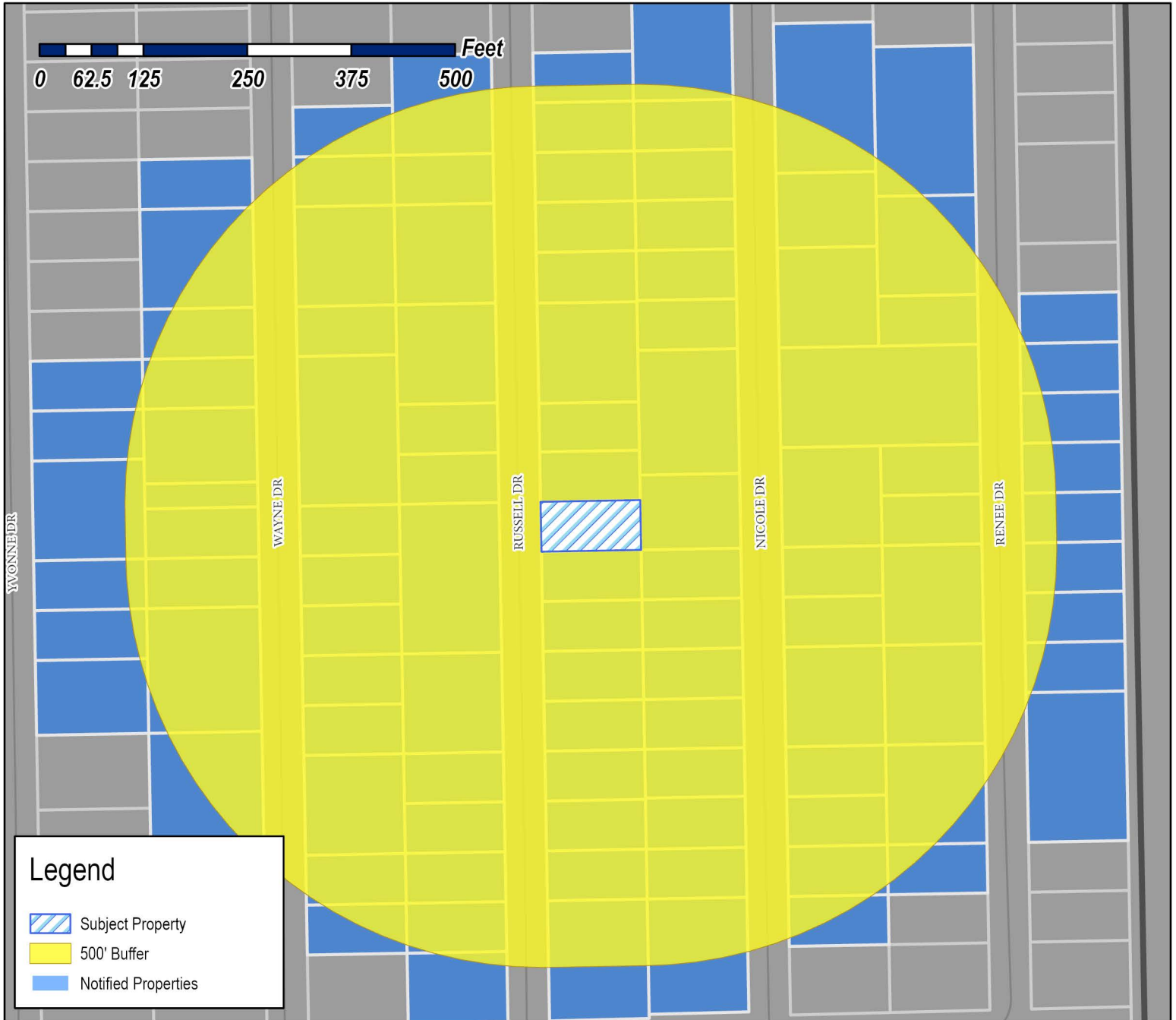




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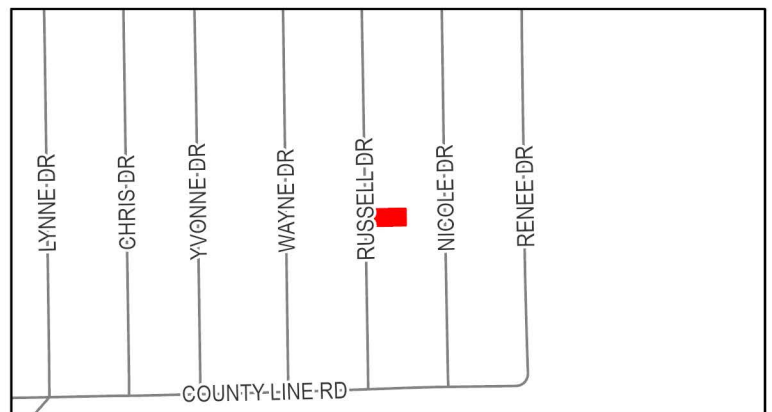
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**Case Address:** 223 Russell Drive

**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746



SHEPHERD PLACE HOMES INC  
10527 CHURCH RD # 201  
DALLAS, TX 75238

ROCKWALL HABITAT FOR HUMANITY  
1101 RIDGE RD  
ROCKWALL, TX 75087

DIAZ CARLOS O &  
YOVANA M CHAVEZ  
115 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
116 NICOLE  
ROCKWALL, TX 75032

RESIDENT  
116 RUSSELL DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

RAMIREZ ZACARIAS  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY RD 2278  
QUINLAN, TX 75474

RESIDENT  
125 WAYNE DR  
ROCKWALL, TX 75032

VASQUEZ FRANCISCO  
125 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
128 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
132 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
133 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
137 NICOLE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
142 RUSSELL DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
143 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
143 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
149 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
152 NICOLE DR  
ROCKWALL, TX 75032

MARQUEZ FELIX C  
154 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
155 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
157 WAYNE DR  
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO  
158 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
159 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA  
162 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
164 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
167 RUSSELL DR  
ROCKWALL, TX 75032

VASQUEZ JESUS  
167 RENEE DR  
ROCKWALL, TX 75032



RESIDENT  
168 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
169 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
176 NICOLE DR  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
181 RUSSELL DR  
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ  
181 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
182 RUSSELL DR  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

YANEZ FERNANDO AND  
JUAN A YANEZ  
183 YVONNE  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

JON & JOY CO., LLCN  
187 TEJAS TRAIL  
ROYSE CITY, TX 75189

RESIDENT  
191 RENEE DR  
ROCKWALL, TX 75032

AVILA LUZ MARIA  
1924 DEVONSHIRE  
GARLAND, TX 75041

FAST INVESTMENTS LLC  
193 RUSSELL DR  
ROCKWALL, TX 75032

MONTOYA YVONNE  
193 RUSSELL DRIVE  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
195 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
195 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
196 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
198 RUSSELL DR  
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

YANEZ JUAN  
201 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
204 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
207 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
208 NICOLE DR  
ROCKWALL, TX 75032

PROCK CHARLES A AND EVELYN  
209 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
211 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
211 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
215 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
216 WAYNE DR  
ROCKWALL, TX 75032

PATINO SYLVIA AND  
ZEFERINO BUSTAMANTE  
2168 DOVE DR  
QUINLAN, TX 75474

RENO PATRICIA JEAN  
218 RUSSELL DRIVE  
ROCKWALL, TX 75032

RESIDENT  
221 RENEE DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
222 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
223 RUSSELL DR  
ROCKWALL, TX 75032

GURRUSQUIETA CELIA  
225 LYNNE DR  
ROCKWALL, TX 75032

RESIDENT  
226 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
227 WAYNE DR  
ROCKWALL, TX 75032

KENDALL LEAH T  
227 YVONNE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
233 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
235 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
236 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
238 RUSSELL DR  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

RESIDENT  
245 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
247 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
248 RUSSELL DR  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

SMITH ROY  
248 WAYNE DR  
ROCKWALL, TX 75032

LINDOP N A JR  
248 WAYNE DR  
ROCKWALL, TX 75032



GARCIA ERIK URBINA AND ISABEL GONZALEZ  
249 YVONNE  
ROCKWALL, TX 75032

RESIDENT  
250 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
250 RENEE DR  
ROCKWALL, TX 75032

NGO HA THAI  
2505 WESTBANK TRAIL  
GARLAND, TX 75042

NGO LINH T  
2505 WESTBANK TRAIL  
GARLAND, TX 75042

CERVANTES LUIS & ELSA  
251 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
259 YVONNE DR  
ROCKWALL, TX 75032

RESIDENT  
262 RUSSELL DR  
ROCKWALL, TX 75032

CRUZ DEBRA J  
262 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
264 WAYNE DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

RESIDENT  
269 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
274 NICOLE DR  
ROCKWALL, TX 75032

LINDOP JOYCE ANN  
274 WAYNE DR  
ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA  
275 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
283 NICOLE DR  
ROCKWALL, TX 75032

RESIDENT  
285 RUSSELL DR  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
296 RUSSELL DR  
ROCKWALL, TX 75032

GARCIA RICARDO  
298 WAYNE DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

GUERRERO JUAN  
299 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
302 NICOLE DR  
ROCKWALL, TX 75032

MACIEL JENNIFER E  
303 WAYNE DR  
ROCKWALL, TX 75032

ARCINIEGA D ODIN A  
310 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
311 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
312 NICOLE DR  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

RESIDENT  
313 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
314 WAYNE DR  
ROCKWALL, TX 75032

RESIDENT  
321 RUSSELL DR  
ROCKWALL, TX 75032

RESIDENT  
321 WAYNE DR  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

RODARTE PASCUAL AND SARA I  
322 RUSSELL DR  
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI  
RAMOS IZIDORO  
327 NICOLE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
335 RUSSELL DR  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

MOLINA JAIME  
340 YVONNE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

CARRENZA ALEJANDRO AND MARIA  
GUADALUPE  
382 PERCH RD  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

SALAS MIGUEL ANGEL LEDEZMA AND  
YAJAIRA GUADALUPE GARCIA FERNANDEZ  
416 BASS RD  
ROCKWALL, TX 75032

CLEM MILFORD  
433 THISTLE DR  
GARLAND, TX 75043

GEMINI VL LLC &  
ROCKWALL LAKE PROP LLC  
5713 SECREST CT  
GOLDEN, CO 80403

GALICIA VANESSA  
5801 LAKE HUBBARD PKWY APT 103  
GARLAND, TX 75043

ACUNA NINFA  
703 T L TOWNSEND DR  
ROCKWALL, TX 75087

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

JUNFA USA, LLC  
910 MELISSA LN  
GARLAND, TX 75040

EMZ REAL ESTATE LLC  
9110 TAMPAS LANE  
DALLAS, TX 75227

M6 HOME LLC  
SEWDAT PERSAUD  
920 YOSEMITE TRAIL  
MESQUITE, TX 75149

HERNANDEZ FIDEL ESPINO  
9233 WHISKERS RD  
QUINLAN, TX 75474

BARRON GILDARDO  
P.O. BOX 2044  
ROCKWALL, TX 75087

GLEASON DIANE  
PO BOX 670041  
DALLAS, TX 75367



# PUBLIC NOTICE



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

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

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

**Z2023-015: SUP for Residential Infill at 223 Russell Drive**

Hold a public hearing to discuss and consider a request by Martha Balleza and Ana Quezada for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 223 Russell Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-015: SUP for Residential Infill at 223 Russell Drive**

Please place a check mark on the appropriate line below:

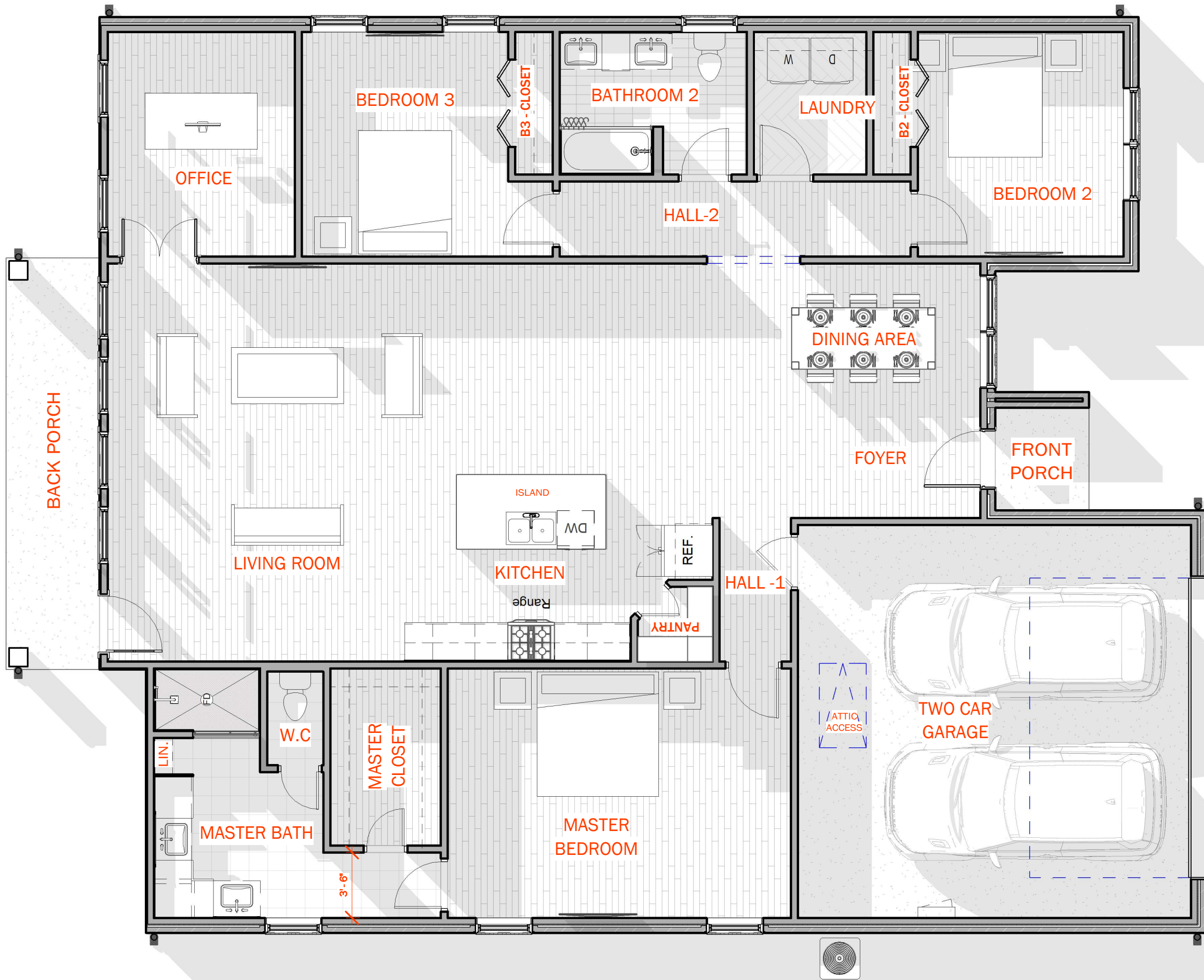
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Blank area for providing reasons for support or opposition]

Name: [Blank]  
Address: [Blank]

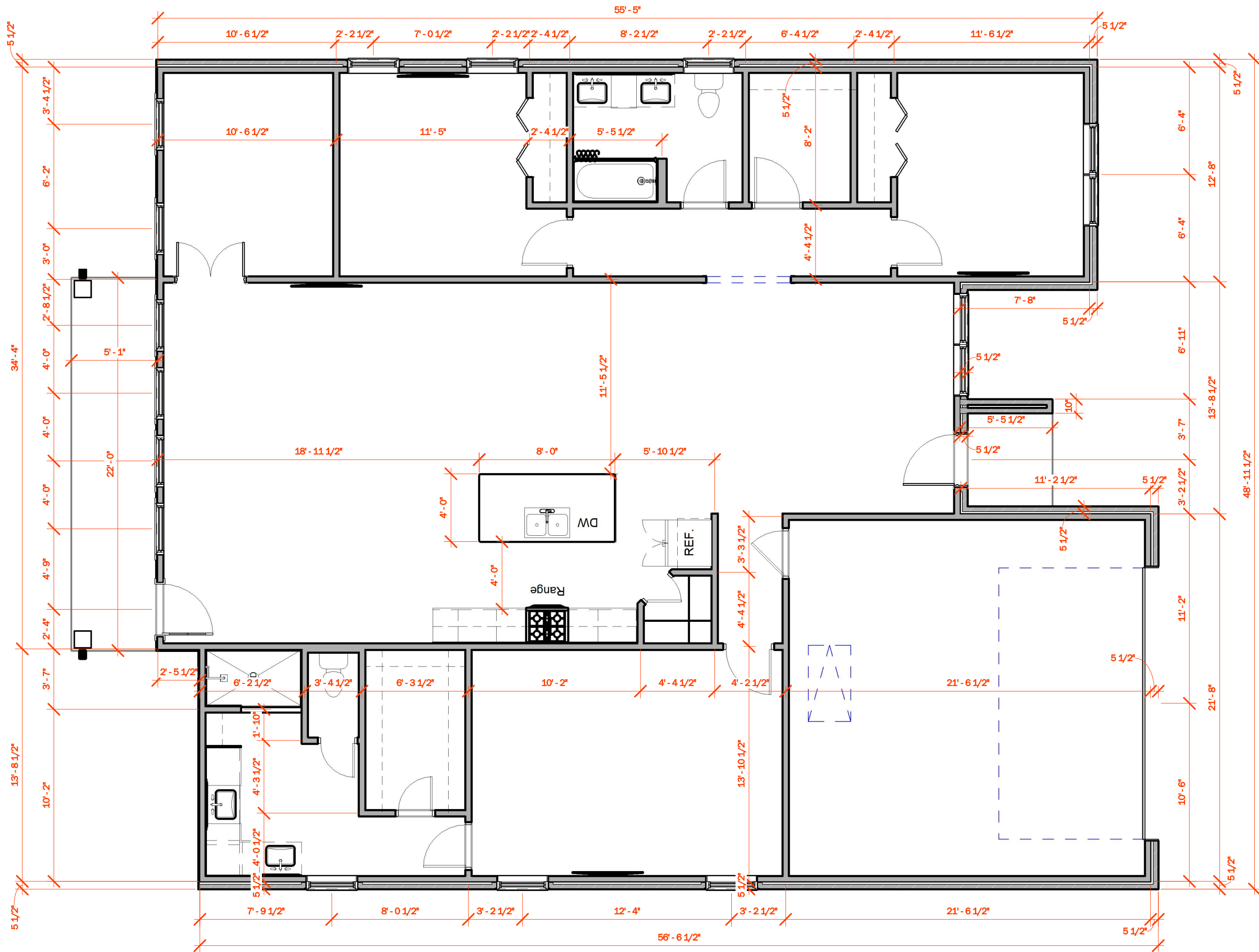
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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



**1** Level 1  
 SCALE: 3/16" = 1'-0"

**NOT FOR CONSTRUCTION**



**1** Level 1 Dimensions

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

Level 1  
Dimensions  
**A101.2**

Drawn By \_\_\_\_\_ KS

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**223 Russell Dr**

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

Revisions

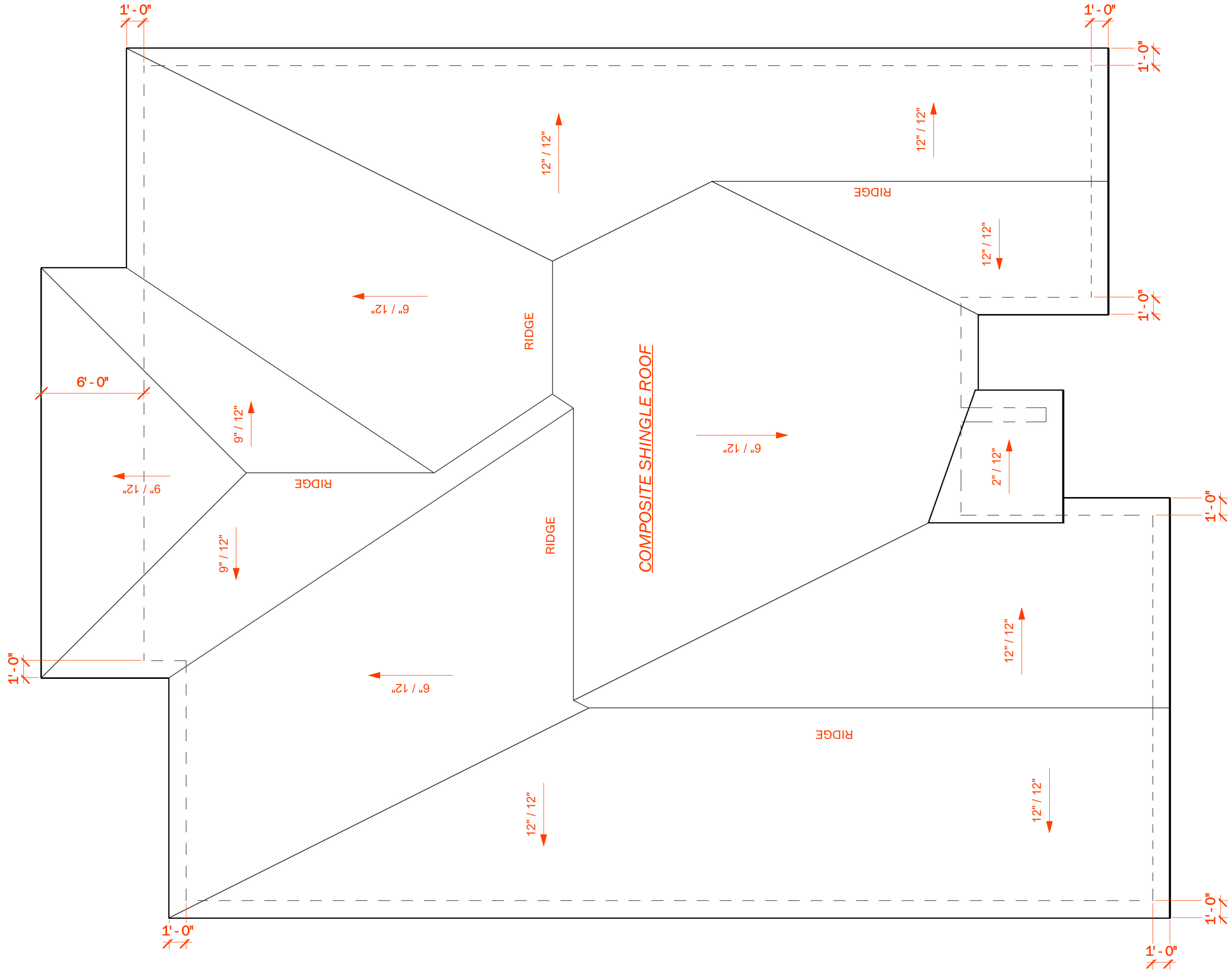
Notes

**NOT FOR CONSTRUCTION**

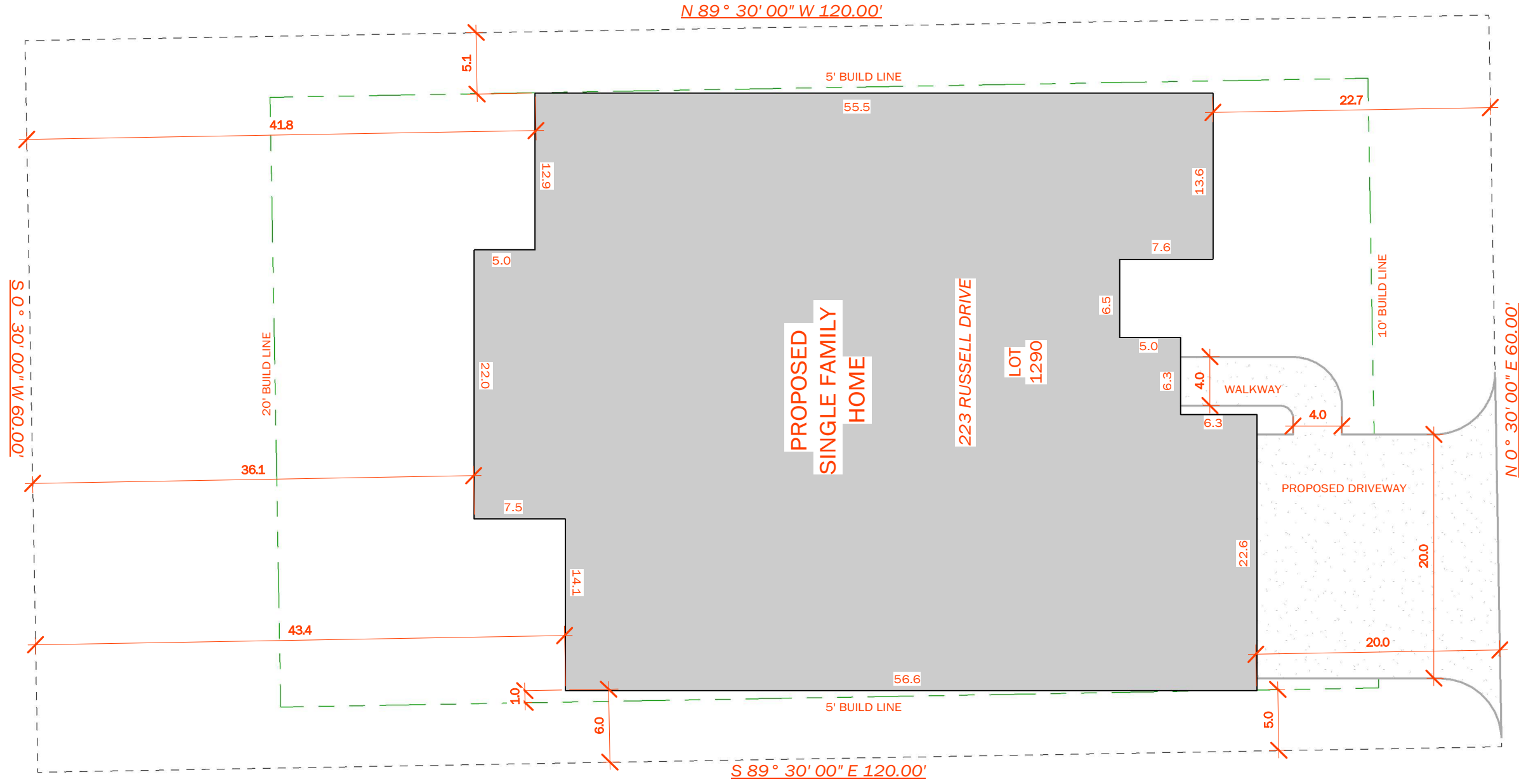
**CHRISTIAN SERRANO DESIGN GROUP**  
 (469) 383-6084  
 WWW.CHRISTIANSERRANOCONSTRUCTION.COM

Scale 3/16" = 1'-0"





**NOT FOR CONSTRUCTION**



**1**  
**Site Plan**  
**SCALE: 1" = 10'-0"**

**NOT FOR CONSTRUCTION**



**Level 1 Callouts & Tags**

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



Level 1 Callouts & Tags

**A104.1**

Drawn By KS

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DESIGN  
GROUP

**223 Russell Dr**

223 Russell Dr.  
Rockwall TX, 75032

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**CHRISTIAN SERRANO**  
DESIGN GROUP

(469) 383-6084

WWW.CHRISTIANSERRANOCONSTRUCTION.COM



Dallas Builders  
ASSOCIATION



NAHB  
National Association  
of Home Builders

Scale 3/16" = 1'-0"



Roof  
+22' - 0 9/16"

10' - T.O.P.  
+10' - 0"

9' - T.O.P.  
+9' - 0"

Level 1  
+0' - 0"

Ground  
-1' - 0"

ELECTRIC METER  
(PEND.LOCATION)

A.C. CONDENSER

BRICK

BRICK

BRICK

10' T.O.P. REF. ROOM SCHED.

9' T.O.P. REF. ROOM SCHED.

# 1 Front Elevation

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

Roof  
+22' - 0 9/16"

10' - T.O.P.  
+10' - 0"

9' - T.O.P.  
+9' - 0"

Level 1  
+0' - 0"

Ground  
-1' - 0"

12" / 12"

6" / 12"

12" / 9"

9" / 12"

12" / 9"

12" / 12"

10' T.O.P. REF. ROOM SCHED.

9' T.O.P. REF. ROOM SCHED.

ELECTRIC METER  
(PEND.LOCATION)

A.C. CONDENSER

BOARD & BATTEN  
SIDING

HARDI  
SIDING

BOARD & BATTEN  
SIDING

HARDI  
SIDING

BOARD & BATTEN  
SIDING

# 2 Back Elevation

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

©2018



CHRISTIAN SERRANO  
DESIGN  
GROUP

## 223 Russell Dr

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

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DESIGN GROUP

(469) 383 - 6084

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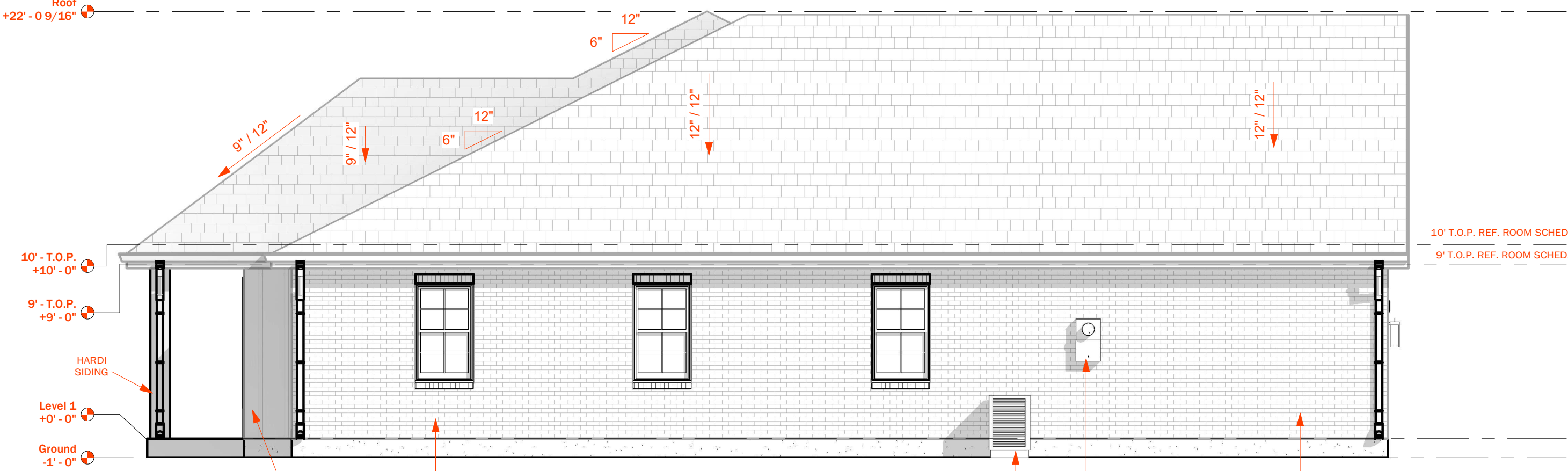


Scale 3/16" = 1'-0"

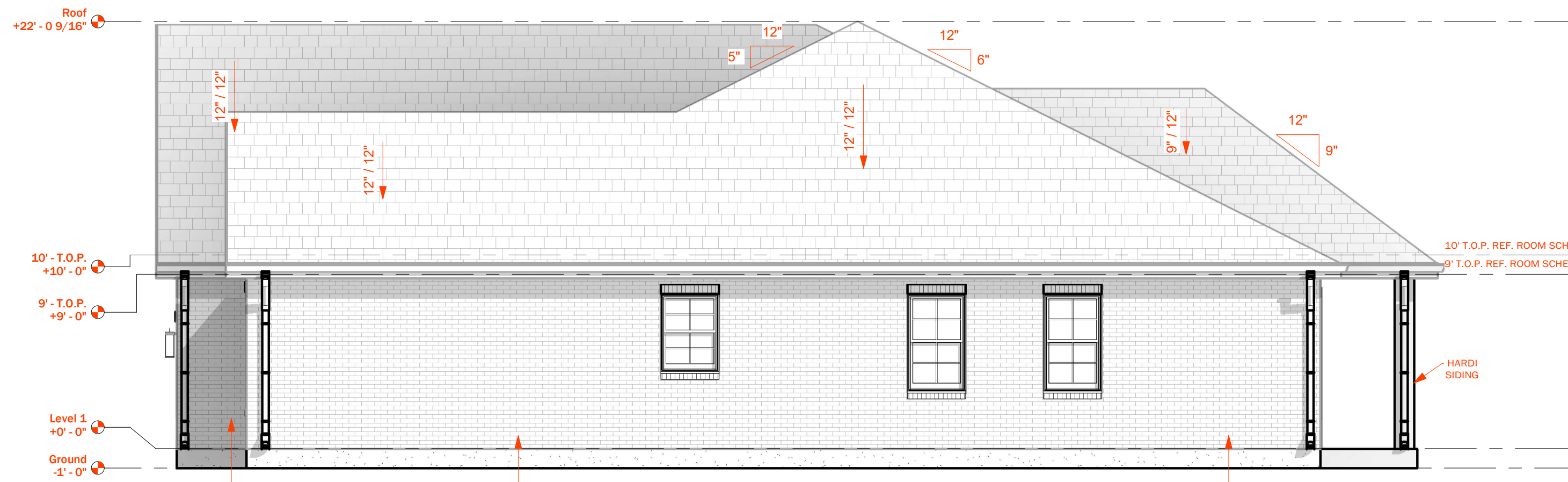
### Front & Rear Elevations

# A105.1

Drawn By KS

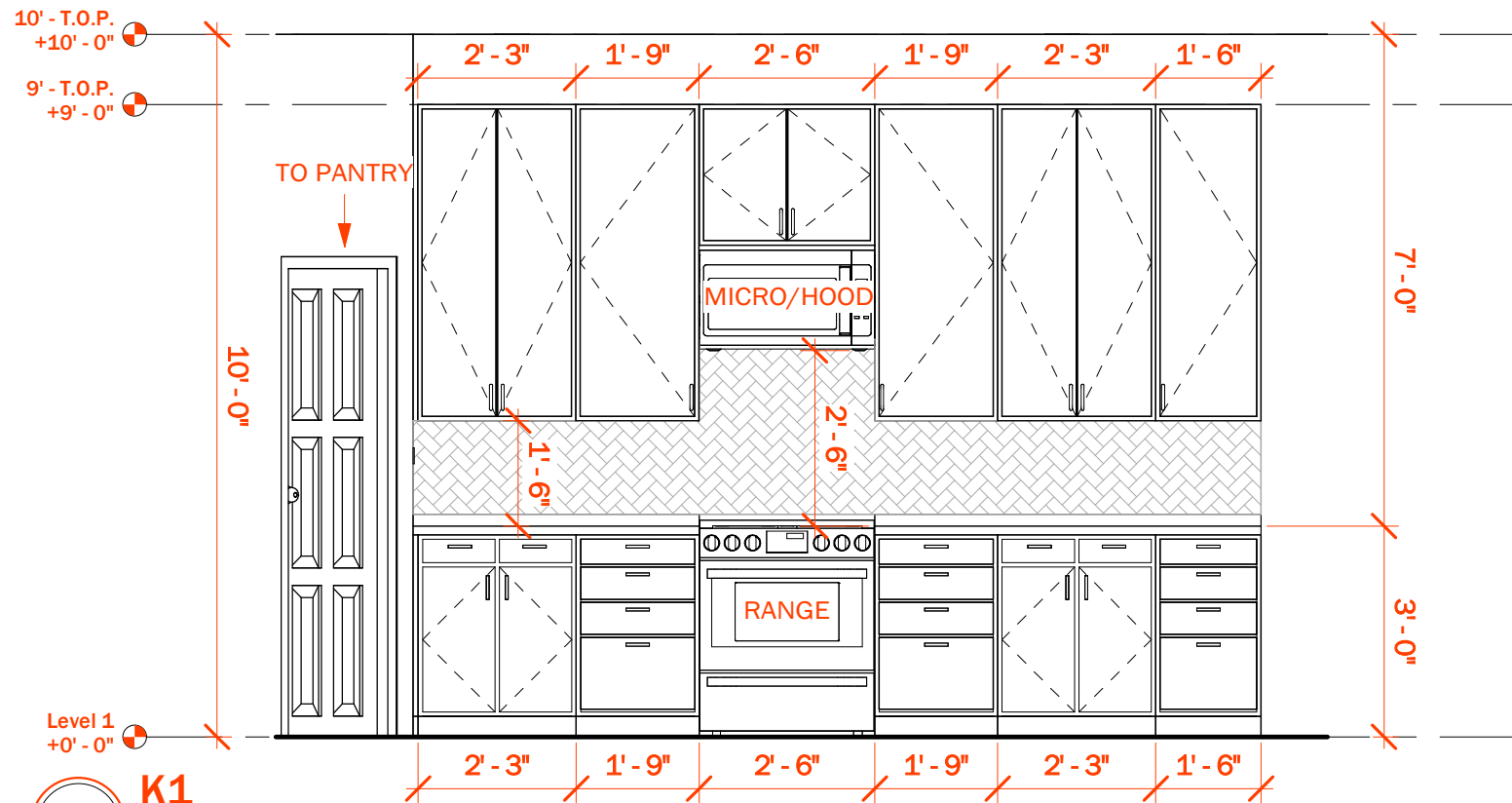


**1** Left Elevation  
SCALE: 3/16" = 1'-0"

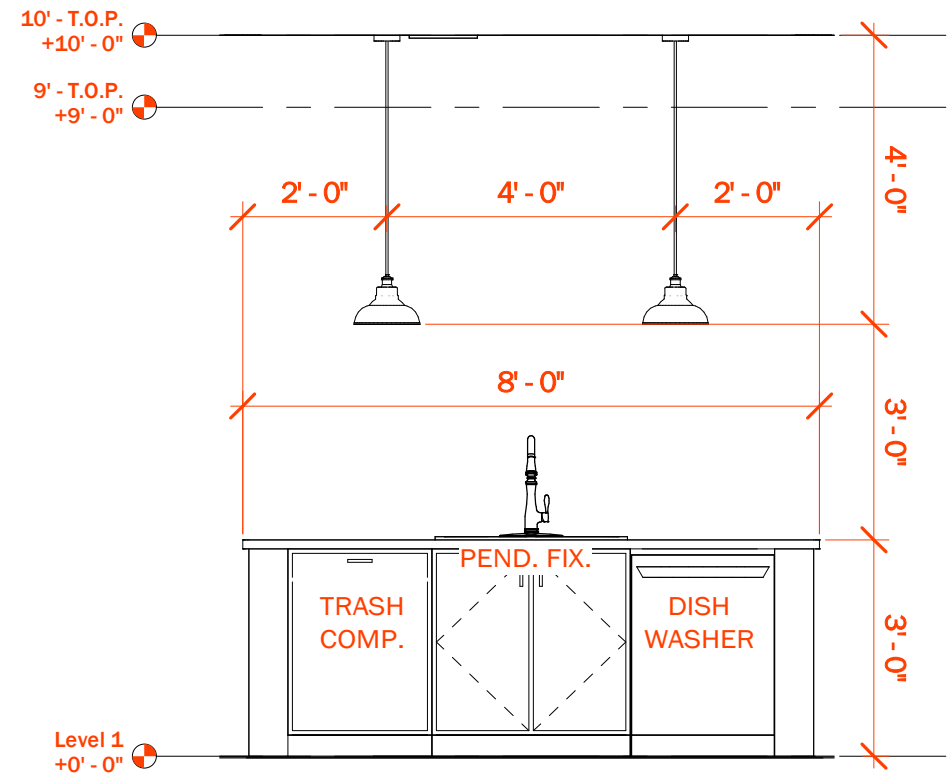


**2** Right Elevation  
SCALE: 3/16" = 1'-0"

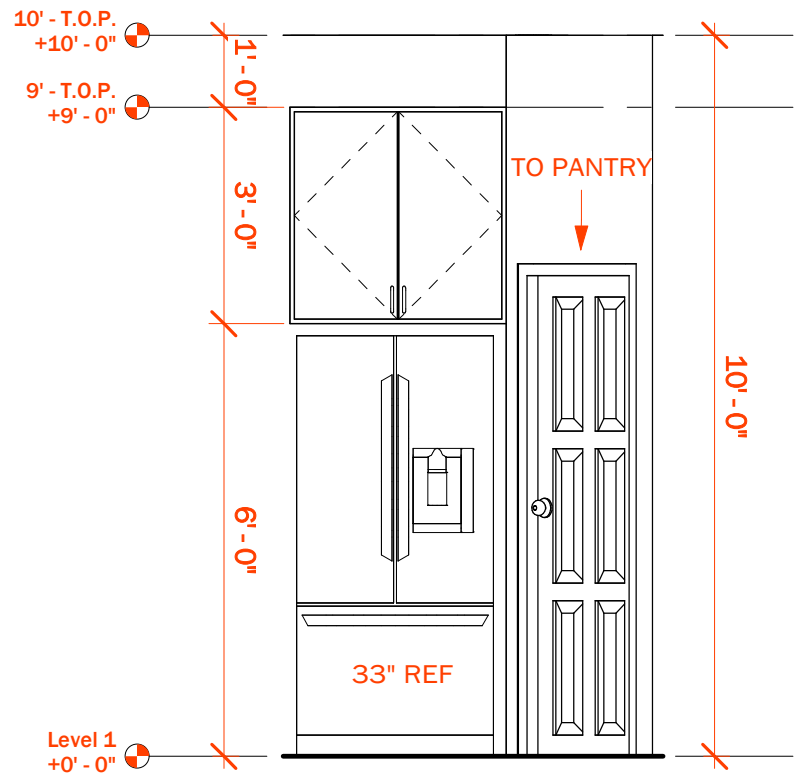
NOT FOR CONSTRUCTION



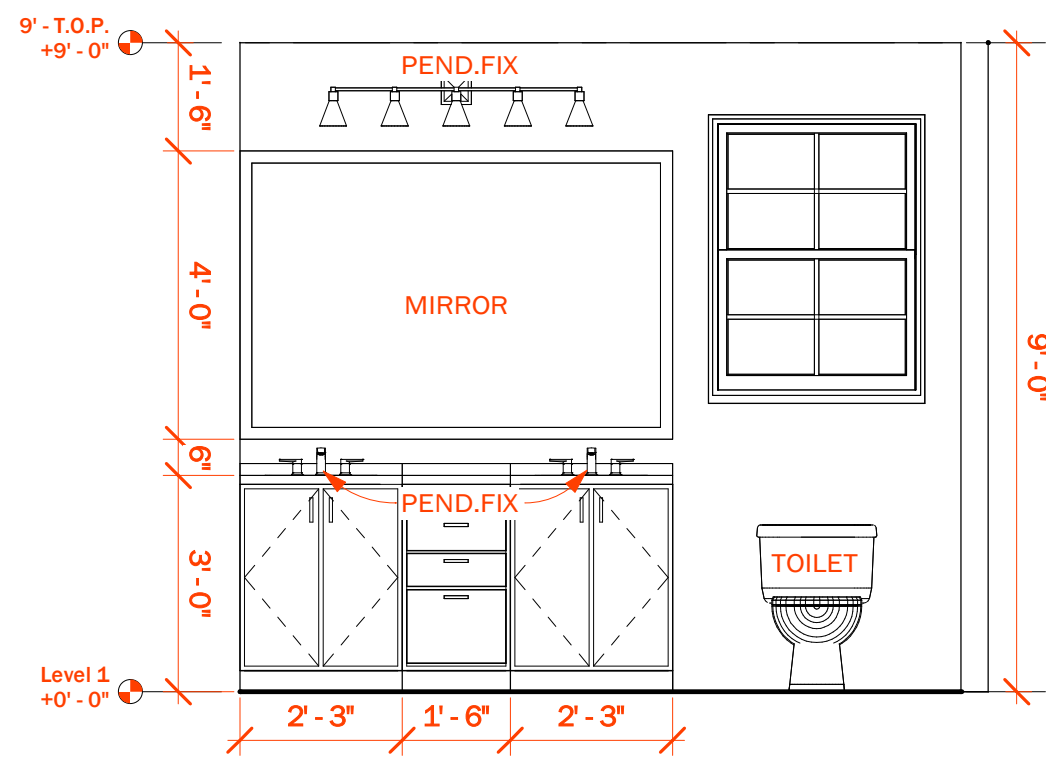
**1** K1  
SCALE: 3/8" = 1'-0"



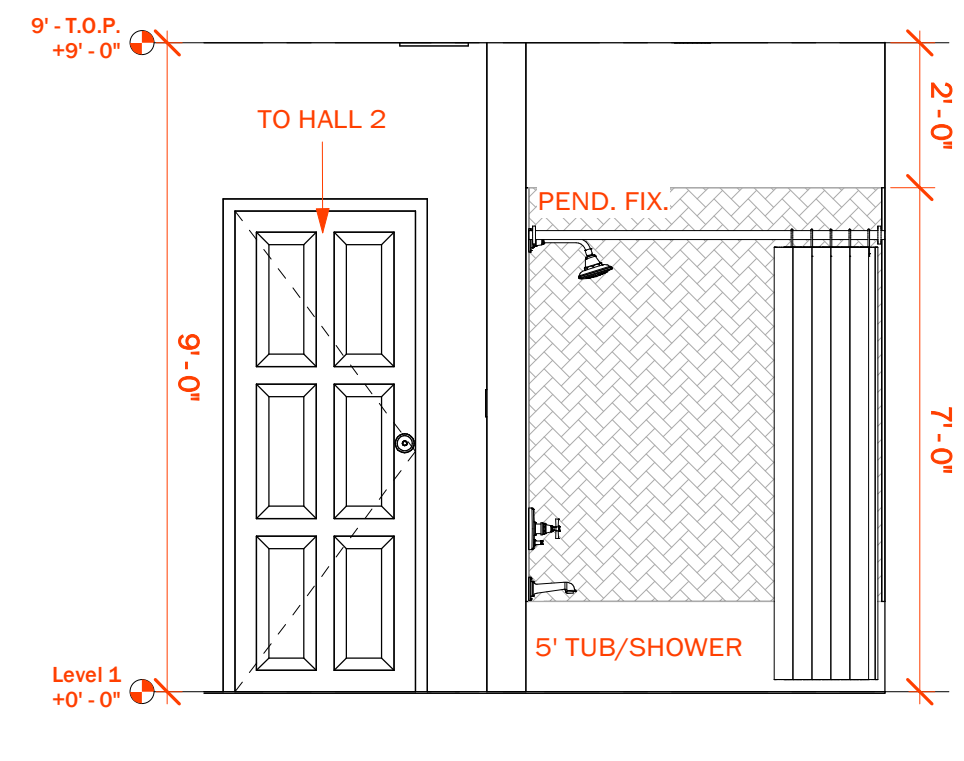
**2** K2  
SCALE: 3/8" = 1'-0"



**3** K3  
SCALE: 3/8" = 1'-0"



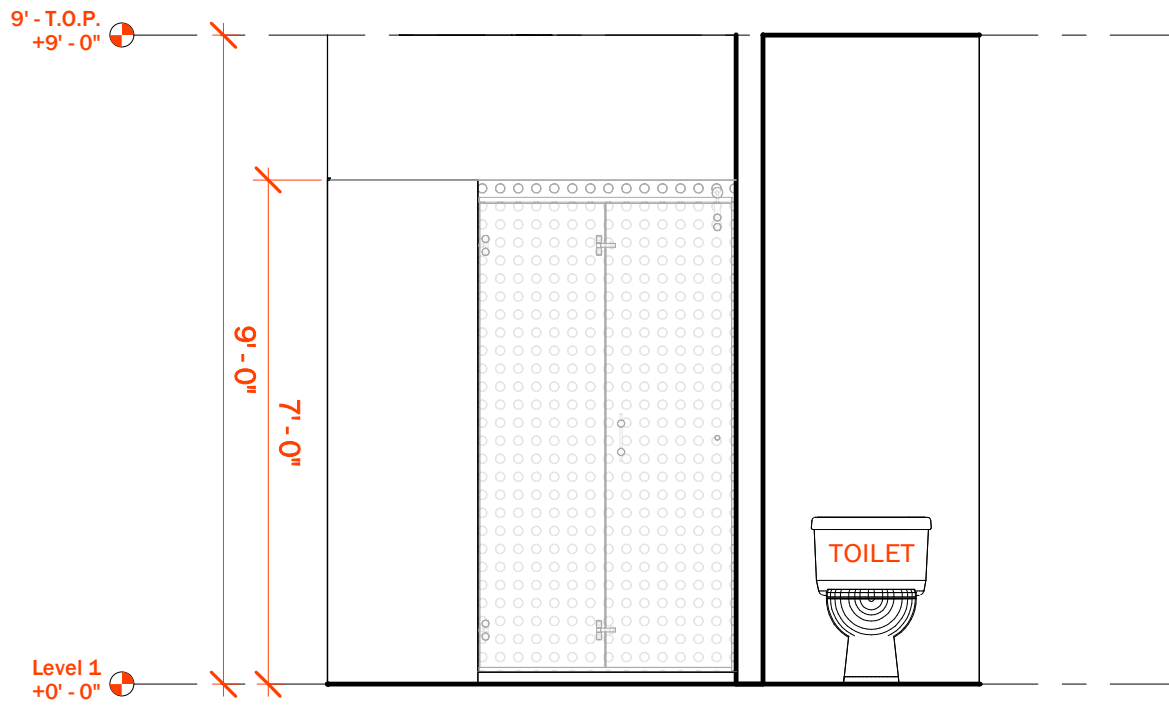
**4** B2-1  
SCALE: 3/8" = 1'-0"



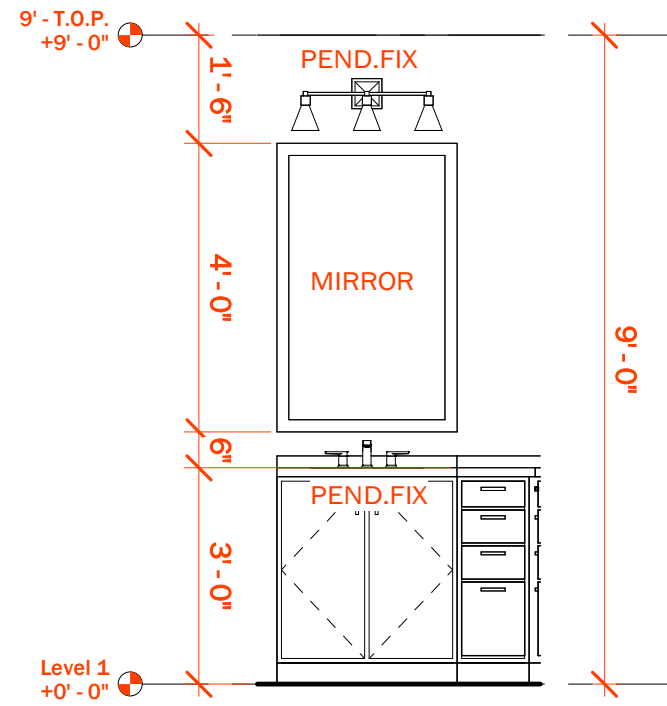
**5** B2-2  
SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

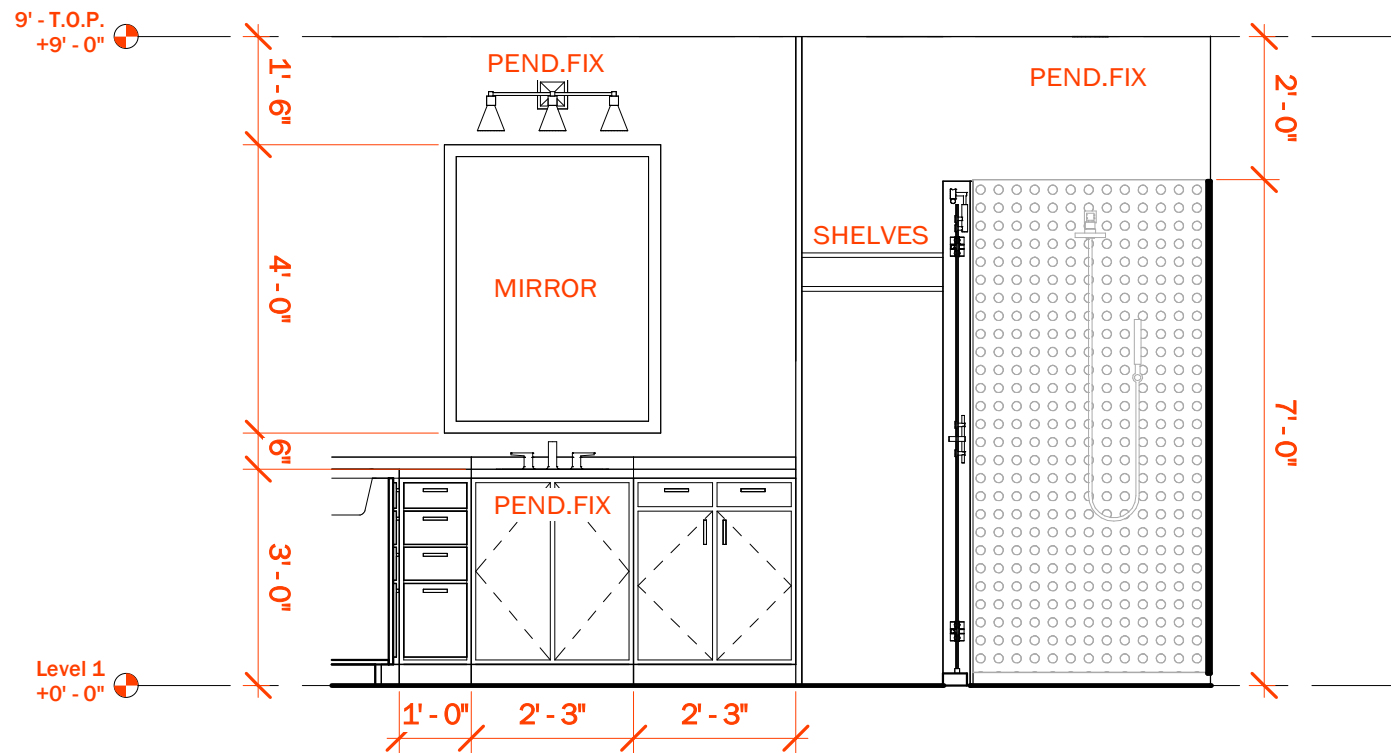




**1** MB 3  
SCALE: 3/8" = 1'-0"



**2** MB 1  
SCALE: 3/8" = 1'-0"



**3** MB 2  
SCALE: 3/8" = 1'-0"



223 Russell Dr

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

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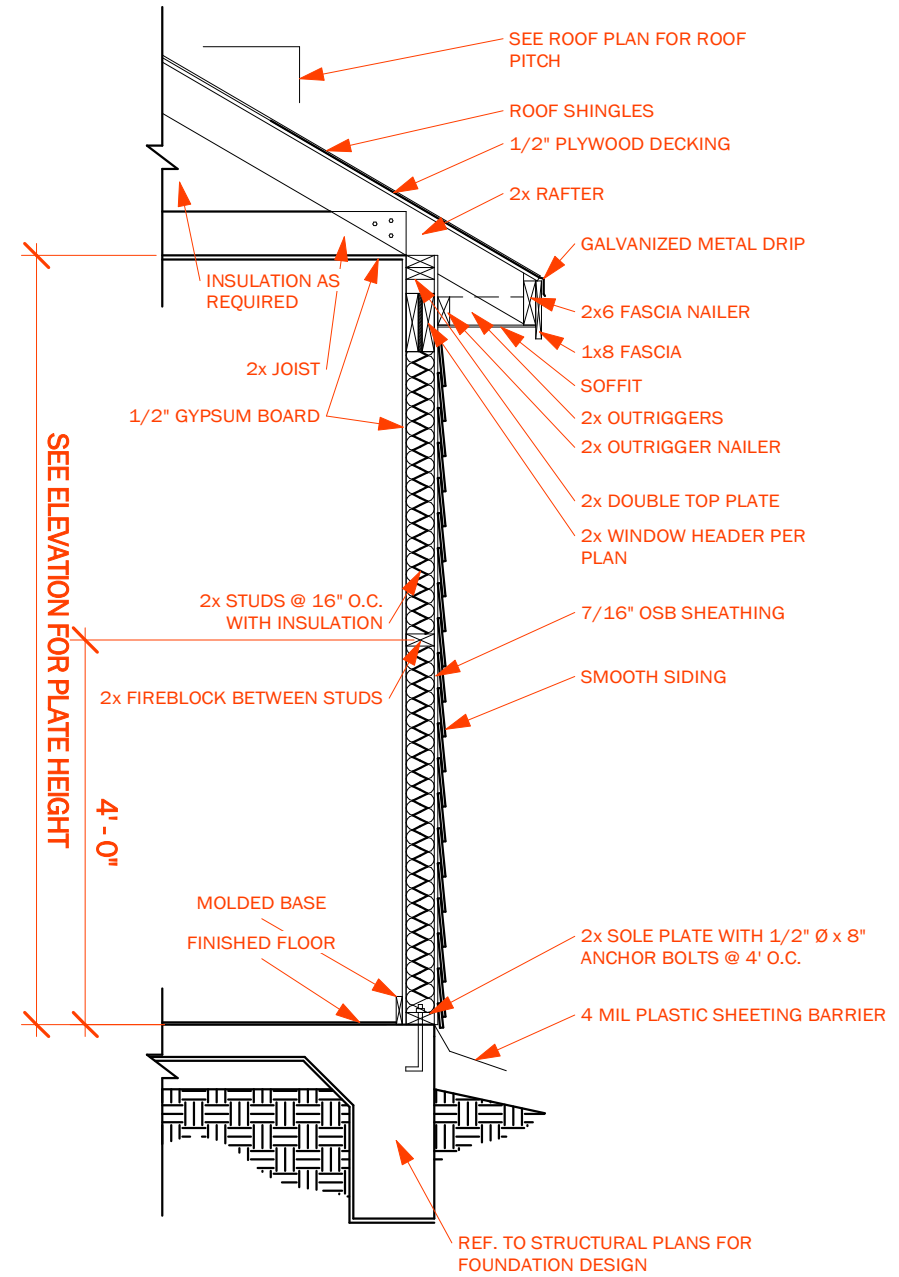
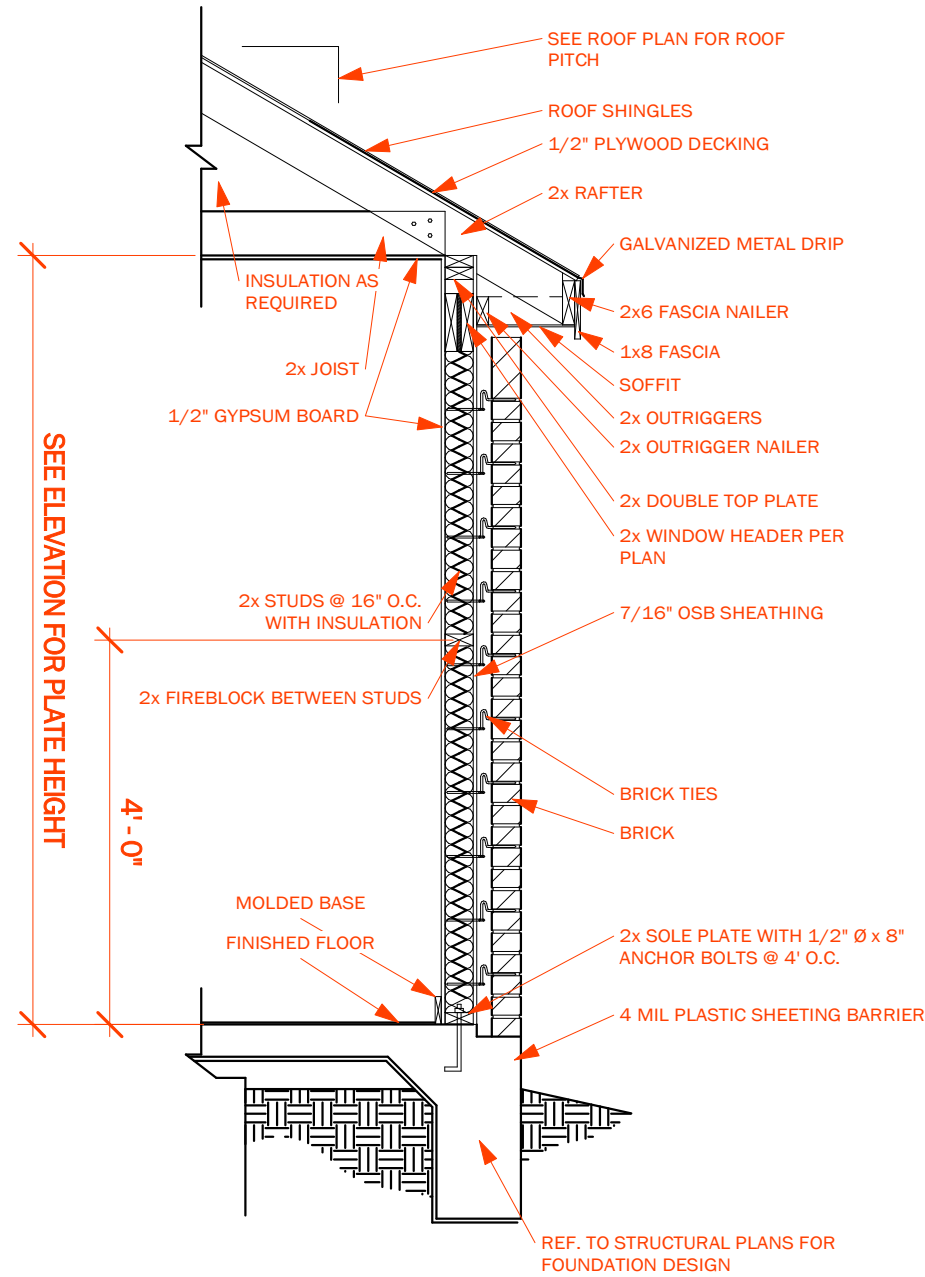
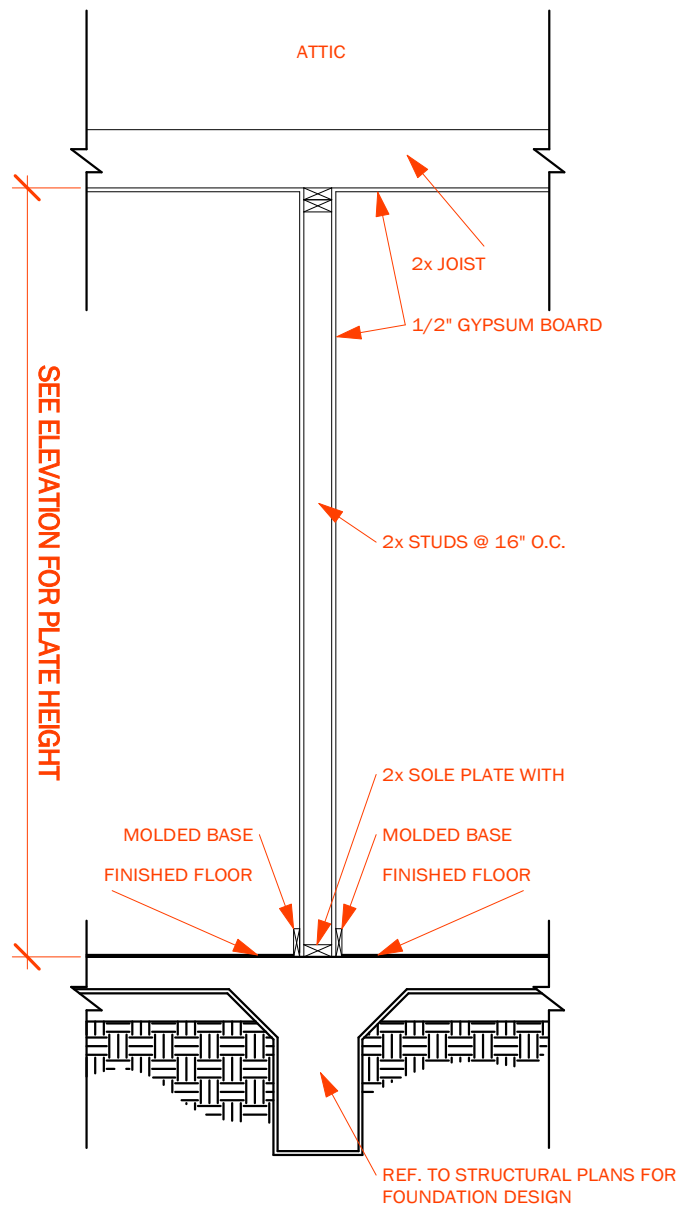
Scale

Door/Window Schedule  
**A107.1**

Drawn By KS

Door Schedule				
Type Mark	Count	Width	Height	Description
D1-1	1	3' - 0"	8' - 0"	EXTERIOR DOOR - SINGLE SWING - OWNER SELECT
D1-2	1	3' - 0"	8' - 0"	EXTERIOR DOOR - SINGLE SWING - OWNER SELECT
D1-3	1	16' - 0"	7' - 0"	GARAGE DOOR - OWNER SELECT
ID1-A	3	2' - 0"	6' - 8"	INTERIOR DOOR - SINGLE SWING - OWNER SELECT
ID1-B	2	2' - 6"	6' - 8"	INTERIOR DOOR - SINGLE SWING - OWNER SELECT
ID1-C	5	2' - 8"	6' - 8"	INTERIOR DOOR - SINGLE SWING - OWNER SELECT
ID4-A	1	4' - 0"	6' - 8"	INTERIOR DOUBLE DOOR - SINGLE SWING - OWNER SELECT
ID5-B	2	4' - 8"	6' - 8"	INTERIOR BIFOLDING DOOR - OWNER SELECT
O1-E	1	5' - 0"	8' - 0"	DOOR OPENING
O1-F	1	2' - 1 1/2"	4' - 6 1/2"	ATTIC ACCESS DOOR - OWNER SELECT

Window Schedule								
Type Mark	Count	Width	Height	Description	Head Height	Exterior Finish Color	Interior Finish Color	Grids
W1-1	2	6' - 0"	6' - 0"	DOUBLE - SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-2	6	3' - 0"	6' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-3	5	3' - 0"	5' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W1-4	1	3' - 0"	4' - 0"	SINGLE HUNG WINDOW - OWNER SELECT	8' - 0"	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes
W5-F	2	0' - 8"	2' - 8"	LOUVER - OWNER SELECT	<varies>	T.B.D. BY OWNER	T.B.D. BY OWNER	Yes



**1** Typical Wall Details - Interior  
SCALE: 1/2" = 1'-0"

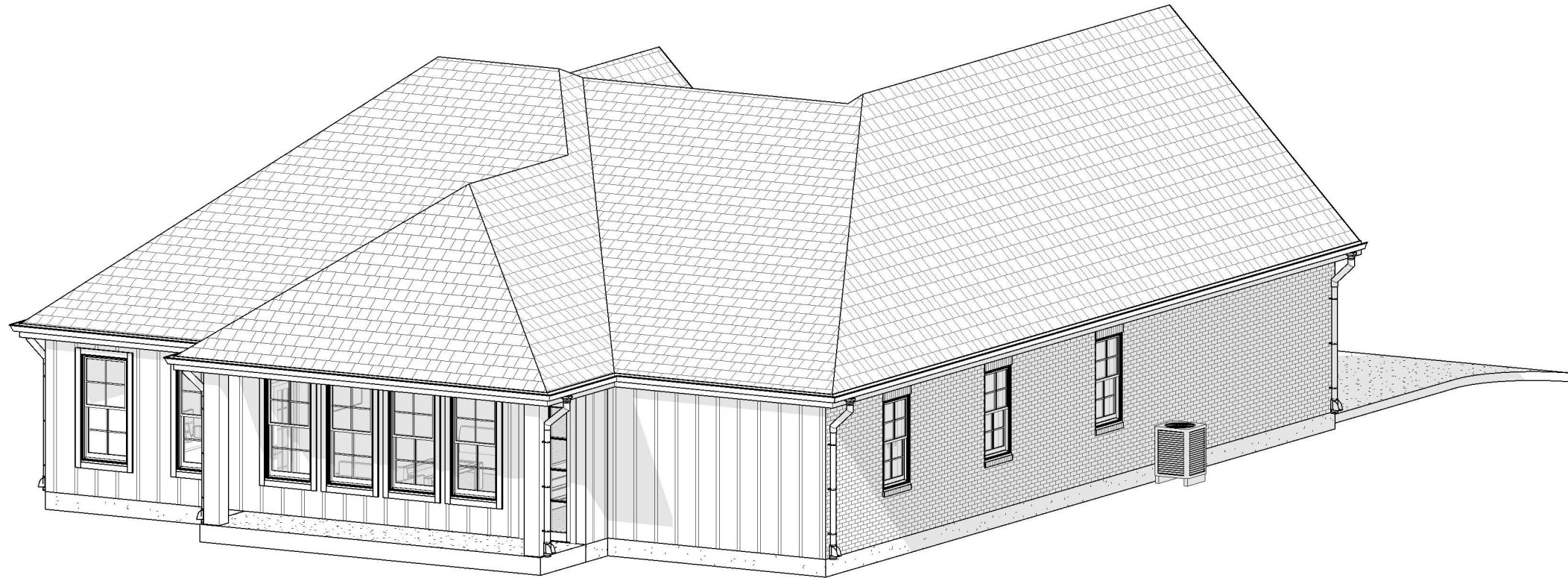
**2** Typical Wall Details -Brick  
SCALE: 1/2" = 1'-0"

**3** Typical Wall Details -Siding  
SCALE: 1/2" = 1'-0"





**1** 3D View - 1  
SCALE:



**2** 3D View - 2  
SCALE:

**NOT FOR CONSTRUCTION**

# 223 Russell Dr

223 Russell Dr.  
Rockwall TX, 75032

Project No. CSC - 10348

12-07-2022

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NAHB National Association of Home Builders  
 Dallas Builders Association

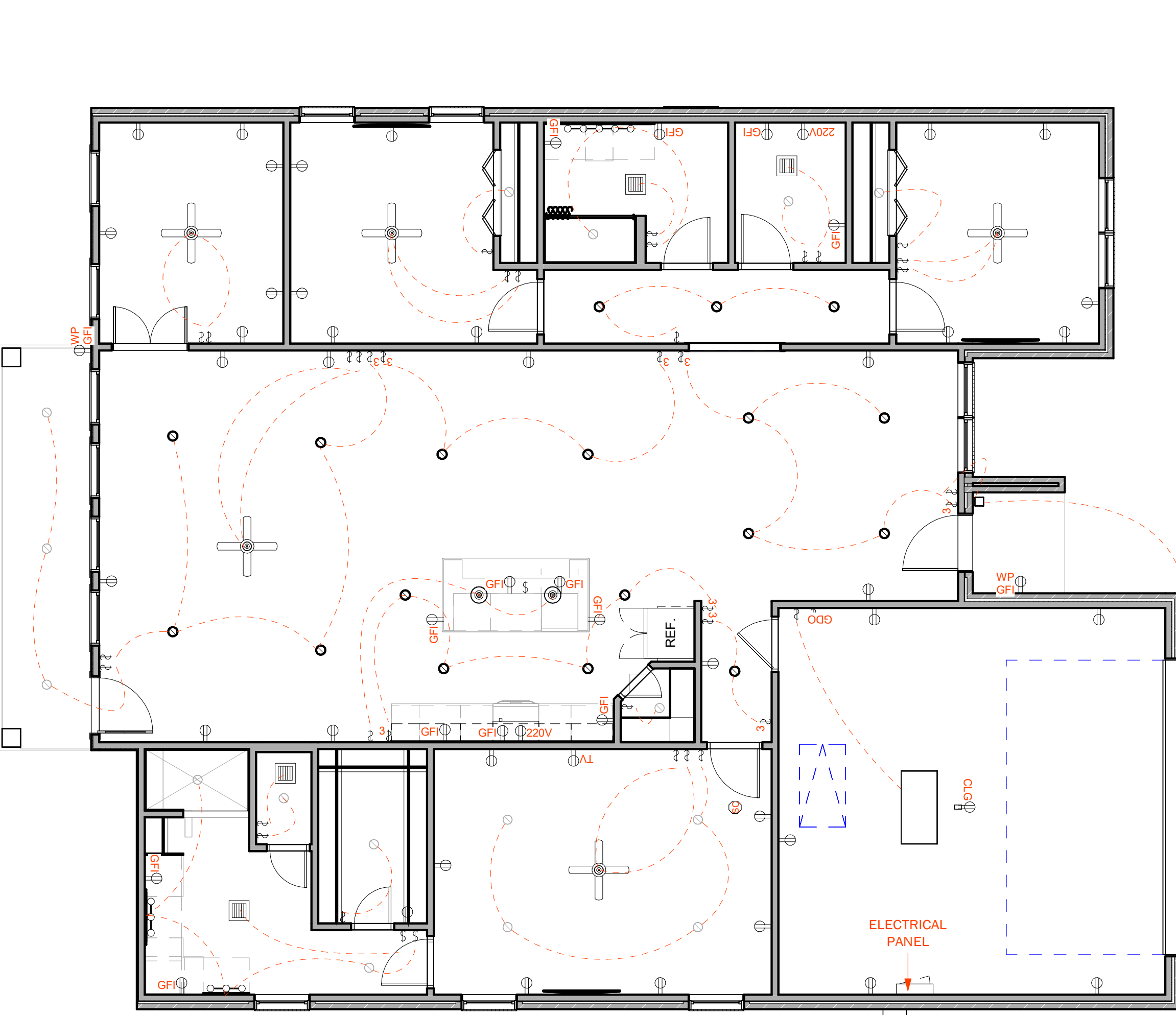
Scale As indicated

## Level 1 Electrical Plan E101.1

Drawn By KS

	-2' X 4' LINEAR BOX		-SINGLE DUPLEX OUTLET
	-CEILING FAN W/LIGHT KIT		-GFI DUPLEX OUTLET
	-CHANDELIER		-WEATHERPROOF GFI DUPLEX OUTLET
	-EXHAUST FAN		-CEILING DUPLEX OUTLET
	-RECESSED CAN LIGHT		-FLOOR DUPLEX OUTLET
	-EXTERIOR WALL LIGHT		-TOP OF COUNTER DUPLEX OUTLET
	-EXTERIOR GOOSENECK LIGHT		-TV DUPLEX OUTLET
	-EMERGENCY/FLOOD LIGHT		-SPRINKLER OUTLET
	-EXTERIOR SPOT LIGHT		-220 VOLT DUPLEX OUTLET
	-PENDANT LIGHT		-SINGLE WALL SWITCH
	-SINGLE BULB VANITY LIGHT		-3 WAY WALL SWITCH
	-3 BULB VANITY LIGHT FIXTURE		-DIMMER WALL SWITCH
	-5 BULB VANITY LIGHT FIXTURE		-GARAGE DOOR WALL SWITCH
	-SIDE VANITY LIGHT		-SMOKE/CO2 DETECTOR
	-ELECTRIC METER		-THERMOSTAT
	-ELECTRIC PANEL		-INTERNET/TELEPHONE JACK
			-WP GFI
			-GFI
			-CLG
			-FLOOR
			-TC
			-TV
			-SP
			-220V
			-S
			-3
			-D
			-GDO

**1** Level 1 Electrical Plan  
SCALE: 3/16" = 1'-0"



ELECTRIC METER  
(PEND. LOCATION)



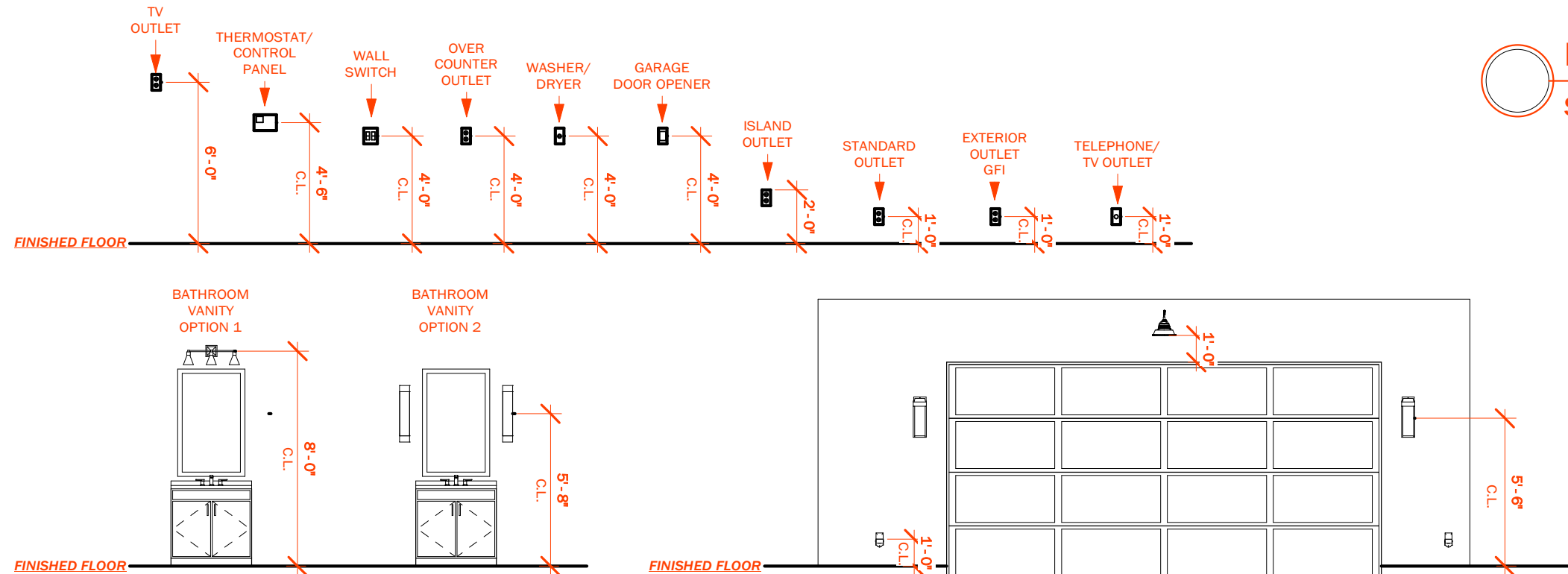
**ELECTRICAL SPECIFICATIONS**

1. ALL TELEPHONE LINES ARE TO BE CONCEALED & OUTLETS RECESSED. ALL TELEPHONE SERVICE TO BE CAPABLE OF CARRYING LINES IN MAIN HOUSE.
2. INSTALL SWITCHES 48" ABOVE FLOOR HEIGHT, INSTALL RECEPTACLE OUTLETS, CABLE, AND TELEPHONE 18" ABOVE FLOOR HEIGHT. INSTALL SWITCHES LOCATED IN BATHROOM 42" ABOVE FLOOR HEIGHT.
3. SWITCHES, OUTLETS, AND COVER PLATES ARE TO BE WHITE. INSTALL DIMMERS AS SHOWN.
4. ALL DIMMERS ARE TO BE TOGGLE TYPE. ALL OUTLETS ARE TO BE RECESSED. ALL WIRING TO BE CONCEALED.
5. ALL SMOKE DETECTORS TO BE NEW & BATTERY OPERATED.
6. VERIFY FIXTURE AND OUTLET LOCATIONS WITH OWNER PRIOR TO RUNNING ELECTRICAL FEEDS.
7. VERIFY OVERHEAD GARAGE DOOR OPENER SPECIFICATIONS AND SELECTION WITH OWNER.

**LIGHTING AND POWER GENERAL NOTES**

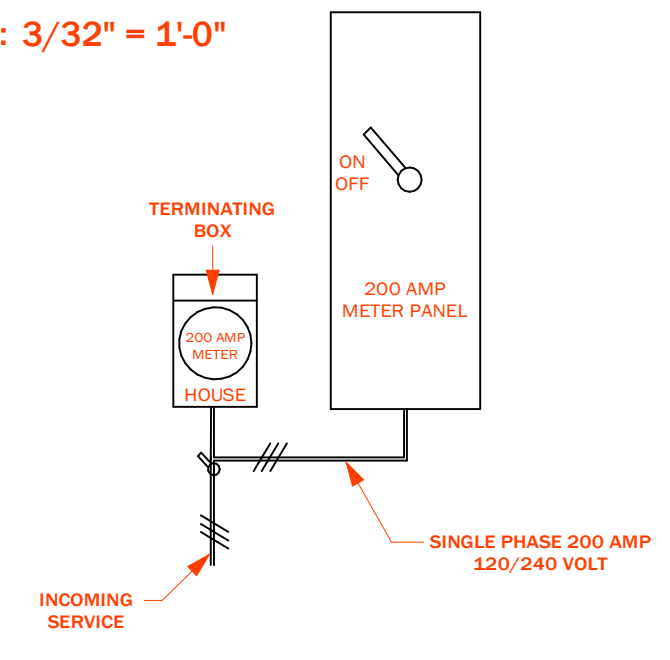
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
2. THE PROVISION OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, HEALTH, PROPERTY, & PUBLIC WELFARE REGULATING, AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION, & MAINTENANCE OR USE OF ELECTRICAL EQUIPMENT & SYSTEMS.
3. CONTRACTOR SHALL VERIFY ALL CEILING TYPES & COORDINATE TRIMS PRIOR TO PURCHASE OF LIGHTING FIXTURES. FURNISH ALL LIGHTING FIXTURES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIXTURES ARRIVING ON SITE WITH INCORRECT MOUNTING.
4. COORDINATE ALL LIGHTING TYPES AND LOCATIONS WITH DESIGNER AND OWNER PRIOR TO INSTALLATION. MOUNTING HEIGHTS OF ALL WALL MOUNTED & PENDANT MOUNTED LIGHTING FIXTURES SHALL BE DETERMINED BY DESIGNER. REFER TO ARCHITECTURAL SECTIONS & ELEVATIONS.
5. LOCATION & GROUPING ARRANGEMENT/ORIENTATION OF ALL SWITCHES SHALL BE COORDINATED WITH THE DESIGNER PRIOR TO INSTALLATION.
6. COORDINATE LOCATION OF ALL LIGHTING FIXTURES WITH THE MECHANICAL & PLUMBING PRIOR TO ELECTRICAL ROUGH-IN.
7. FINAL INSPECTION SHALL BE MADE AFTER THE WORK IS COMPLETE, ALL ELECTRICAL FIXTURES WILL BE INSPECTED TO VERIFY CORRECT PLACEMENT, CONNECTION, AND IF STRUCTURE IS READY FOR OCCUPANCY. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTION.
8. SMOKE DETECTOR DEVICE TO BE SELECTED BY OWNER. LOCATIONS SHOWN ARE PRELIMINARY-COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
9. CARBON MONOXIDE DEVICE TO BE SELECTED BY OWNER.
10. COORDINATE TELEPHONE, CABLE, FIBER OPTIC, WIFI, DATA, SPEAKER LOCATIONS, AND SECURITY ALARM WITH AUDIO VISUAL/TECHNOLOGY CONTRACTOR AND DESIGNER..
11. ALL LIGHTING LOCATED IN DAMP OR WET LOCATIONS TO BE RATED FOR SUCH.
12. LIGHTING IN SHOWER STALLS TO BE VAPOR TIGHT FIXTURES.
13. LIGHTING IN SMALL CLOSET TO HAVE DOOR ACTIVATED SWITCH.
14. COORDINATE LOCATION OF MAIN AND SUB ELECTRICAL PANELS WITH DESIGNER AND OWNER.
15. COORDINATE POWER FOR ALL FIXTURES.
16. COORDINATE ADDITIONAL POWER REQUIREMENTS FOR EQUIPMENT, LIGHTING, AND INTERIOR SPEAKERS.
17. INDICATES FIXTURE SHALL BE CONNECTED TO "CONSTANT-ON" EMERGENCY (LIFE-SAFETY) CIRCUIT, PROVIDE "LOCK-ON" EMERGENCY BREAKER AT PANELBOARD.
18. CUTTING OF FLOORS, WALLS, & CEILINGS SHALL BE REQUIRED FOR THE INSTALLATION OF PIPES, CONDUITS, DUCTS, WIRING, SLEEVES, & SEAL AS REQUIRED BY THE DESIGNER.

	-2' X 4' LINEAR BOX		-SINGLE DUPLEX OUTLET
	-CEILING FAN W/LIGHT KIT		-GFI DUPLEX OUTLET
	-CHANDELIER		-WEATHERPROOF GFI DUPLEX OUTLET
	-EXHAUST FAN		-CEILING DUPLEX OUTLET
	-RECESSED CAN LIGHT		-FLOOR DUPLEX OUTLET
	-EXTERIOR WALL LIGHT		-TOP OF COUNTER DUPLEX OUTLET
	-EXTERIOR GOOSENECK LIGHT		-TV DUPLEX OUTLET
	-EMERGENCY/FLOOD LIGHT		-SPRINKLER OUTLET
	-EXTERIOR SPOT LIGHT		-220 VOLT DUPLEX OUTLET
	-PENDANT LIGHT		-SINGLE WALL SWITCH
	-SINGLE BULB VANITY LIGHT		-3 WAY WALL SWITCH
	-3 BULB VANITY LIGHT FIXTURE		-DIMMER WALL SWITCH
	-5 BULB VANITY LIGHT FIXTURE		-GARAGE DOOR WALL SWITCH
	-SIDE VANITY LIGHT		-SMOKE/CO2 DETECTOR
	-ELECTRIC METER		-THERMOSTAT
	-ELECTRIC PANEL		-INTERNET/TELEPHONE JACK



**2 Electrical Device Heights**  
SCALE: 3/16" = 1'-0"

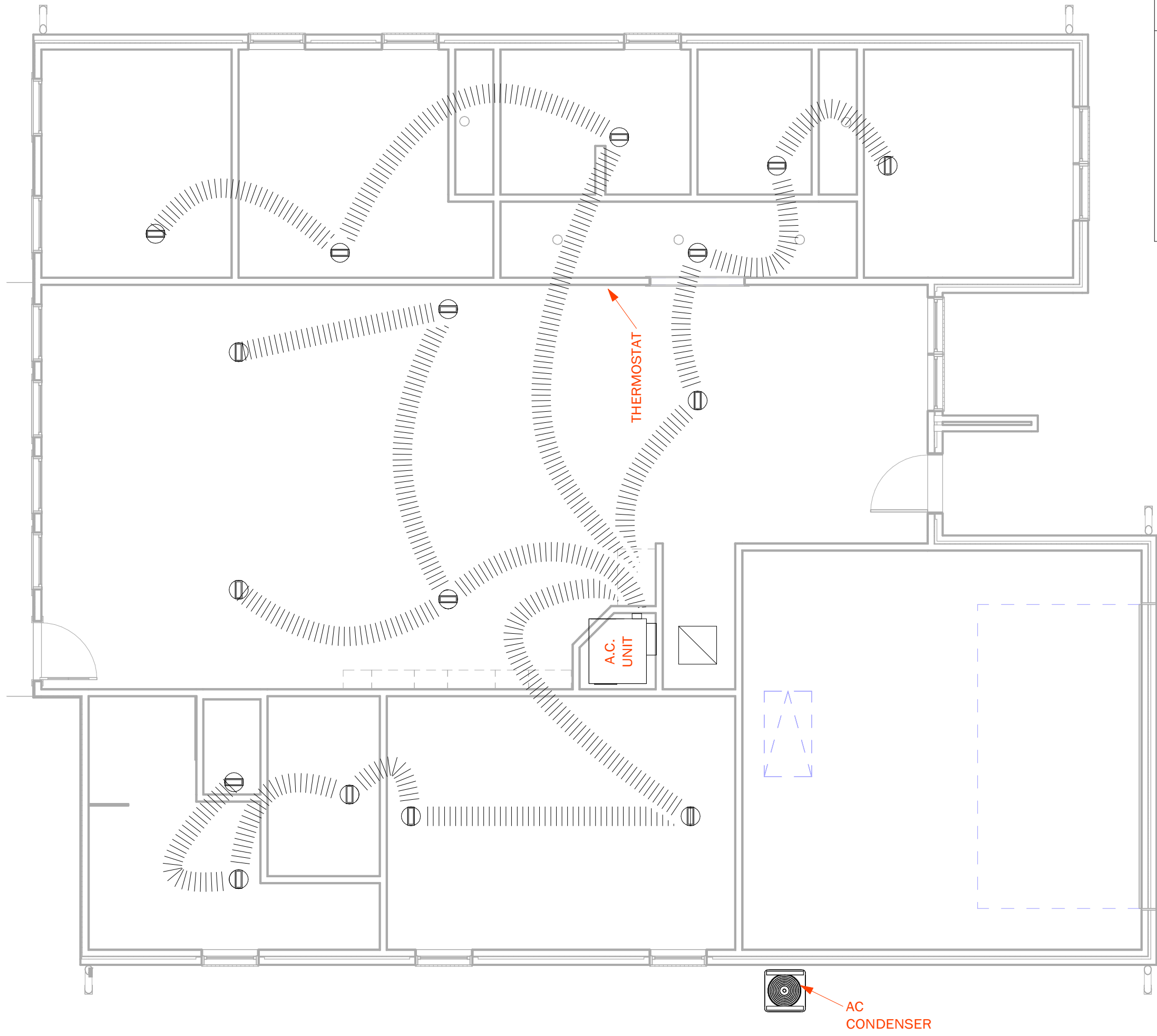
**Lighting Fixtures Legend**  
SCALE: 3/32" = 1'-0"



**1 Power Riser Details**  
SCALE: 3/16" = 1'-0"

**NOT FOR CONSTRUCTION**





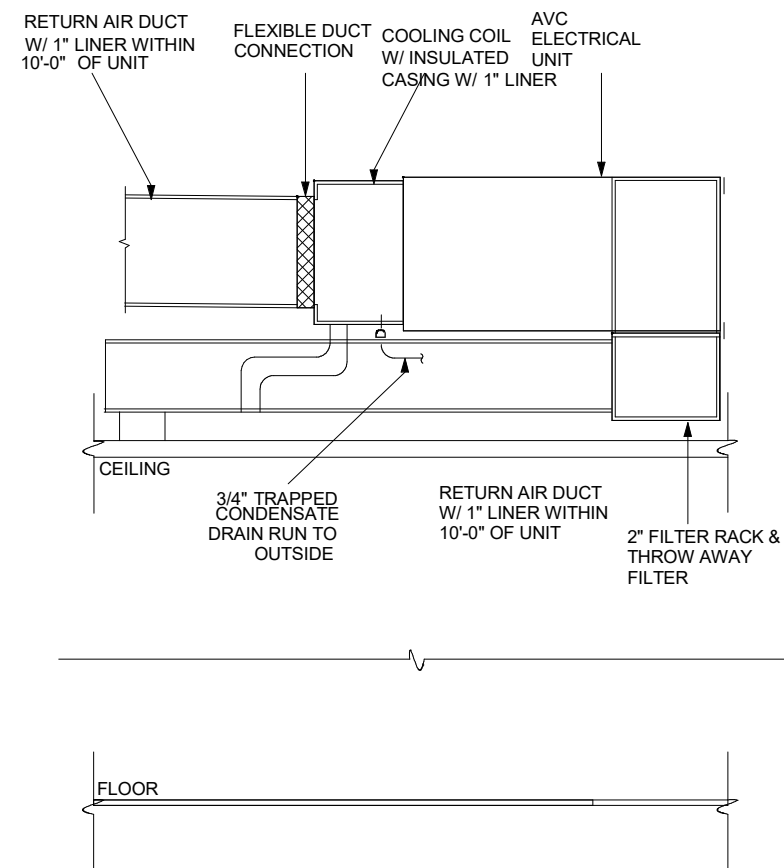
LEGEND	
	VENTS
	FLEXIBLE DUCT
	RETURN

**1** Level 1 HVAC Plan  
 SCALE: 3/16" = 1'-0"

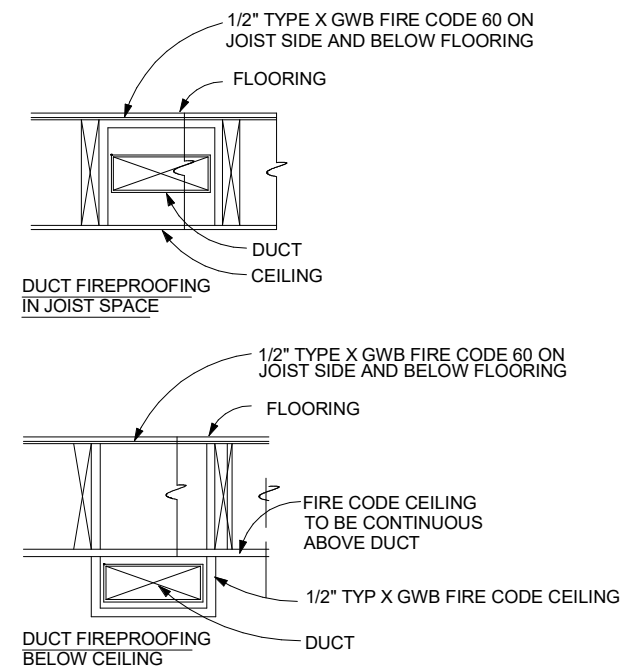
**NOT FOR CONSTRUCTION**

## MECHANICAL GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ELECTRICAL CODES.
2. FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, & SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE & FUNCTIONAL H.V.A.C SYSTEM, PLUMBING SYSTEM, & ELECTRICAL SYSTEM
3. CONTRACTOR SHALL APPLY & PAY FOR ALL PERMITS & CONNECTION FEES REQUIRED FOR WORK.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK TO BE DONE & SHALL EXAMINE SITE & CONSIDER THE CONDITIONS UNDER WHICH HE WILL BE OBLIGATED TO OPERATE IN THE PERFORMANCE OF THE CONTRACTED WORK. NO ALLOWANCES SHALL BE MADE SUBSEQUENTLY IN THIS CONNECTION, FOR ANY ERRORS, THROUGH NEGLIGENCE ON HIS PART. THE CONTRACTOR IS HERE BY ADVISED THAT HE WILL BE REQUIRED TO OBSERVE NECESSARY PRACTICES FOR FIRE & SAFETY PRECAUTIONS FOR THE PROTECTION OF THE FACILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LOCATIONS, & CLEARANCES & COORDINATE WORK WITH ALL OTHER TRADES PRIOR TO START OF WORK.
5. ALL DUCTWORK SHALL BE FABRICATED FROM FILED TAKEN DIMENSIONS AND NOT FROM DRAWINGS, PRIOR TO DUCT FABRICATION, CEILING CLEARANCES SHALL BE VERIFIED WITH ALL ELECTRICAL, PLUMBING, & ARCHITECTURAL DRAWINGS.
6. SUBMIT 6 COPIES OF EACH SHOP DRAWINGS FOR THE FOLLOWING: HIGH-ENERGY EFFICIENCY EQUIPMENT, SPLIT SYSTEM COOLING COILS, AIR COOLED CONDENSING UNIT, THERMOSTAT, GRILLES, REGISTERS, DUCTS, TRIMS, PIPES, JOINING METHODS, WATER HEATER, GUY GRAY UNITS, FLOOR DRAINS, BREAKER PANEL, CIRCUIT BREAKERS, SWITCHES, LUMINARIES, MOTION DETECTORS, DISCONNECT SWITCHES, & OUTLETS.
7. ELECTRICAL CONTRACTOR SHALL FURNISH ALL MOTOR CONTROLLERS, PILOT OTHER DEVICES, & SHALL IMPLEMENT ALL ALL REQUIRED WIRING EXCEPT A.T.C. WIRING.
8. ALL SUPPLY & RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1/2 FIBERGLASS WITH A.S.I. VAPOR BARRIER OR EQUAL.
9. GRILLES, REGISTERS, & DIFFUSER SHALL BE OF CAPACITIES & INDICATED SIZES IN ACCORDANCE WITH MANUFACTURERS PRINTED LITERATURE FOR RESIDENTIAL SOUND LEVELS & THROWS. MOUNT TIGHT TO CONSTRUCTION USING GASKETS TO PREVENT AIR LEAKAGE & STREAKING. BRANCHES FROM MAIN TO OUTLETS SHALL BE MADE USING ADJUSTABLE DEFLECTORS POSITIONED & SECURED TO PROVIDE SPECIFIED AIR QUANTITIES. , REGISTERS & GRILLES SHALL BE PROVIDED BY LIMA OR EQUAL.AND SHALL MATCH COLOR OF ADJACENT CEILING OF WALL. COORDINATE ALL REGISTERS IN CEILINGS WITH LIGHT FIXTURES.

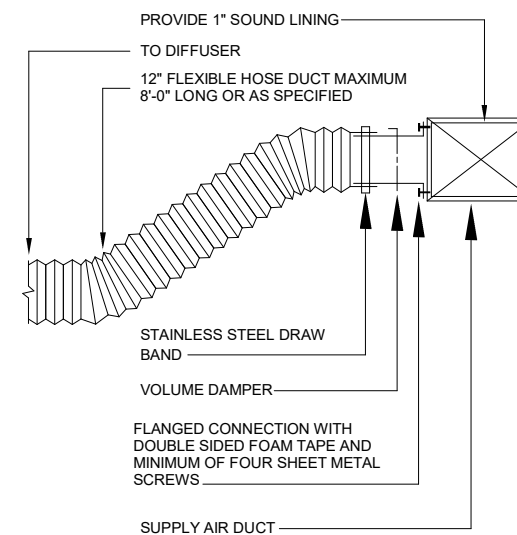


**AVC ELECTRICAL UNIT DETAIL**  
SCALE: N.T.S



UNIT, DUCT SIZING, AND CFMs SHOWN ON DRAWINGS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR DESIGNING BALANCING SYSTEM FOR EVEN EFFICIENT HEATING AND COOLING

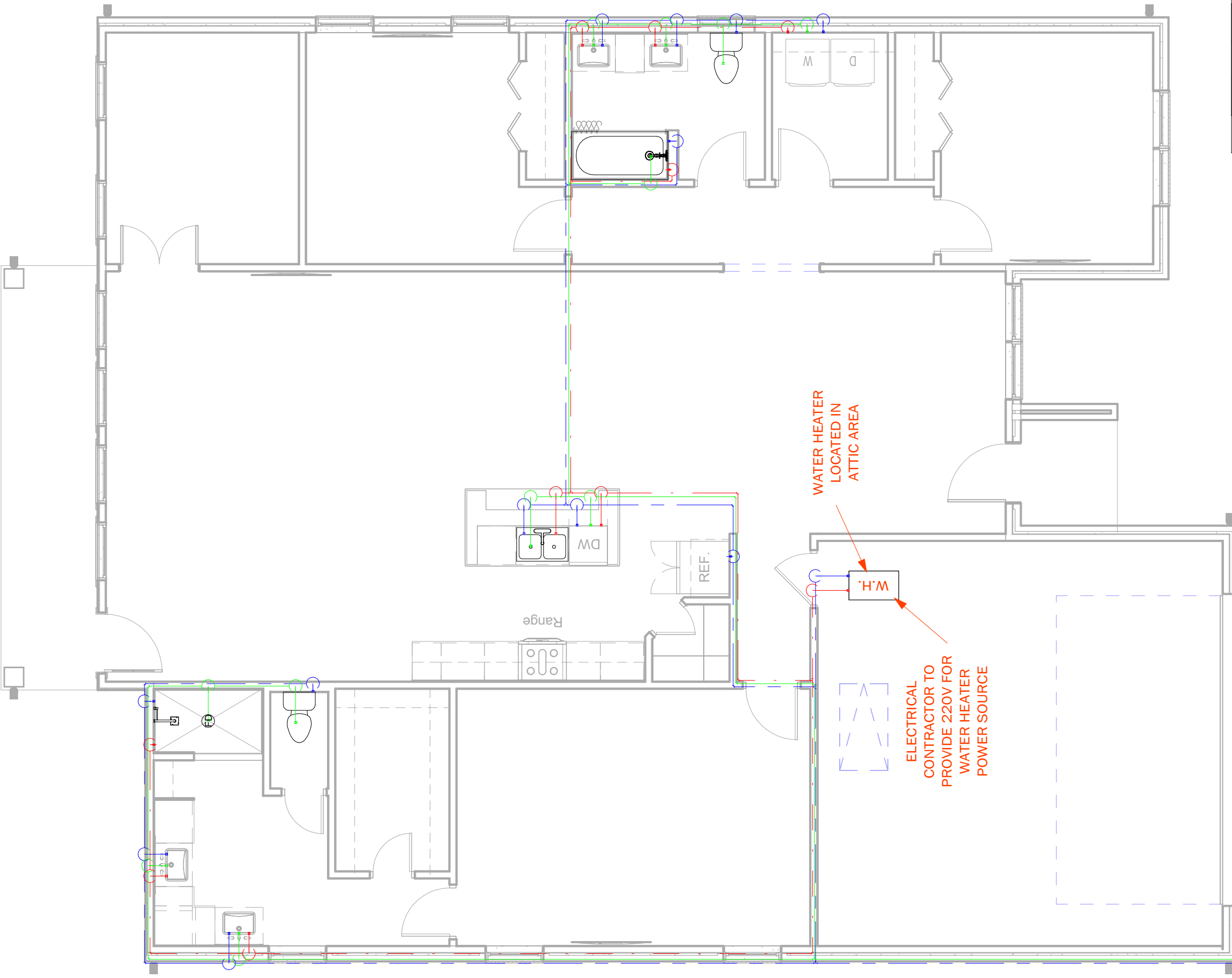
**DUCT DETAIL**  
SCALE: N.T.S



**DIFFUSER TO FLEXIBLE DUCT CONNECTION DETAIL**  
NOT TO SCALE

NOT FOR CONSTRUCTION

PLUMBING LEGEND	
	SANITARY SEWER
	COLD WATER
	HOT WATER
	PROPANE GAS LINE



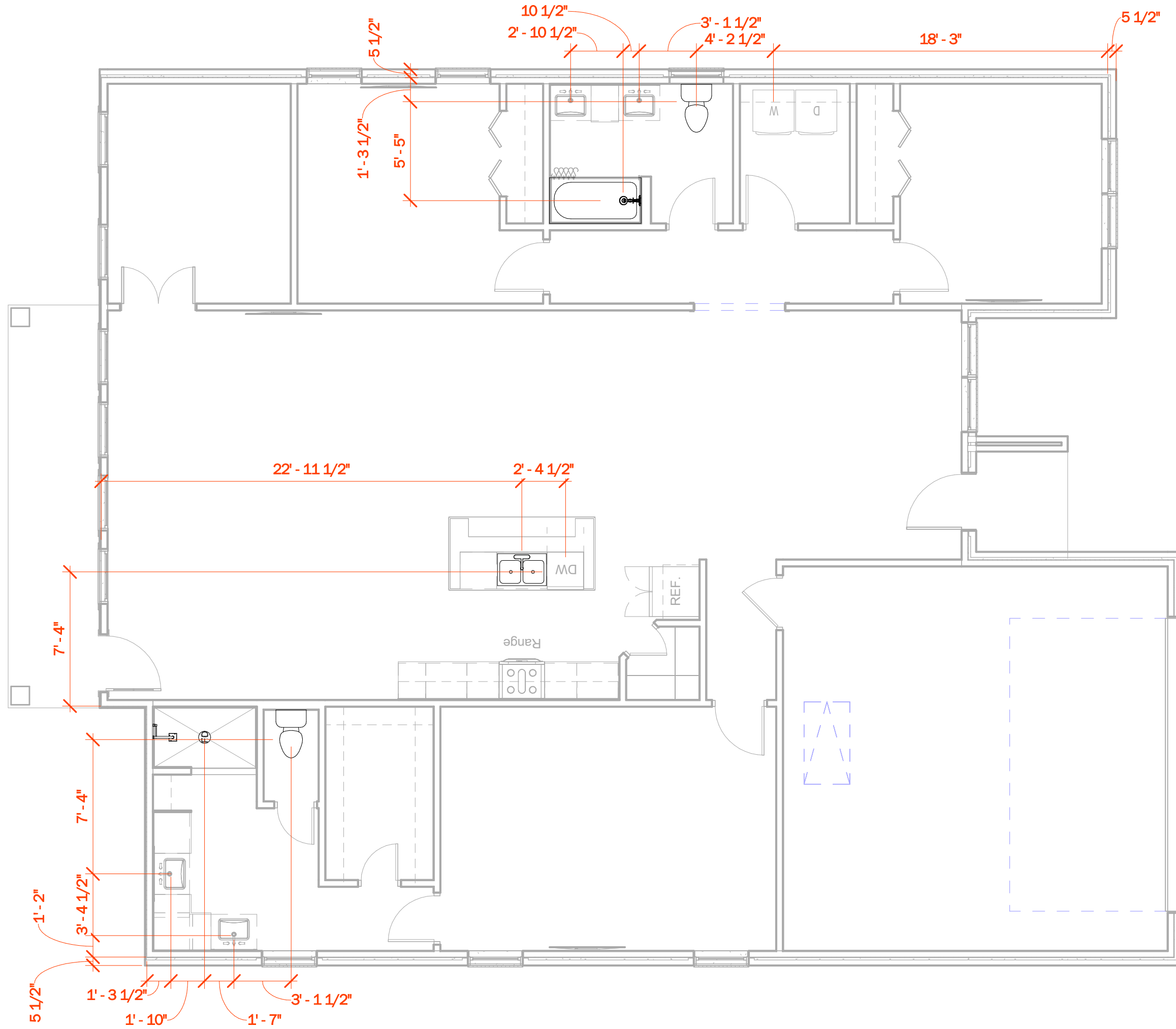
1 Level 1 Plumbing  
SCALE: 3/16" = 1'-0"

PENDING UTILITY  
LINE LOCATION  
SEWAGE &  
WATER LINES TO  
BE SET BEFORE  
POURING  
CONCRETE

ELECTRICAL  
CONTRACTOR TO  
PROVIDE 220V FOR  
WATER HEATER  
POWER SOURCE

WATER HEATER  
LOCATED IN  
ATTIC AREA





**Level 1 Forming Plan**

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

**1**

**NOT FOR CONSTRUCTION**

**GENERAL PLUMBING NOTES**

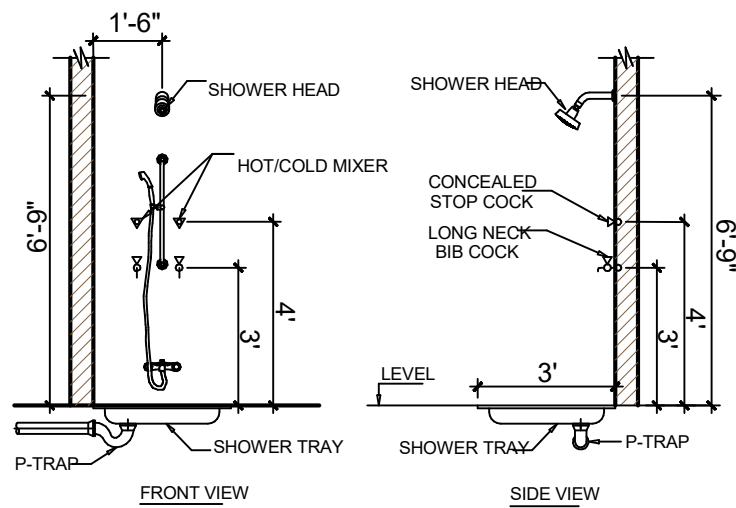
1 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL PLUMBING CODES.

2 - THE PROVISIONS OF THE CODE SHALL APPLY TO THE ERECTION, INSTALLATION, ALTERATION, HEALTH, PROPERTY AND PUBLIC WELFARE REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, INSTALLATION, QUALITY OF MATERIALS, LOCATION, OPERATION OR USE OF PLUMBING EQUIPMENT.

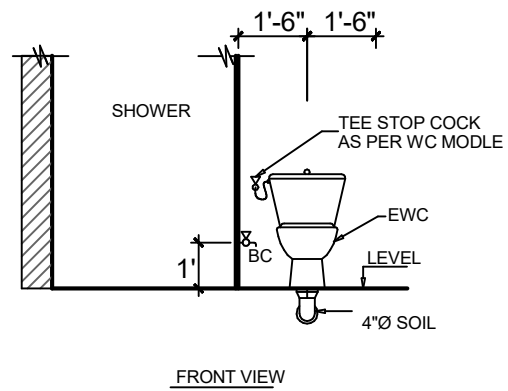
3. ALL PLUMBING SYSTEMS, MATERIALS APPURTENANCES SHALL BE MAINTAINED IN PROPER CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN IN A SAFE AND SANITARY CONDITION. ALL DEVICES OR SAFEGUARDS REQUIRED BY CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR OWNERS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PLUMBING SYSTEMS. TO DETERMINE COMPLIANCE WITH THIS PROVISION, THE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE ANY PLUMBING SYSTEMS TO BE RE-INSPECTED.

4. FINAL INSPECTION SHALL BE MADE AFTER THE BUILDING IS COMPLETE, ALL PLUMBING FIXTURES ARE IN PLACE AND PROPERLY CONNECTED, AND THE STRUCTURE IS READY FOR OCCUPANCY. THE HOLDER OF THE PLUMBING SHALL BE RESPONSIBLE FOR THE SCHEDULING OF SUCH INSPECTIONS.

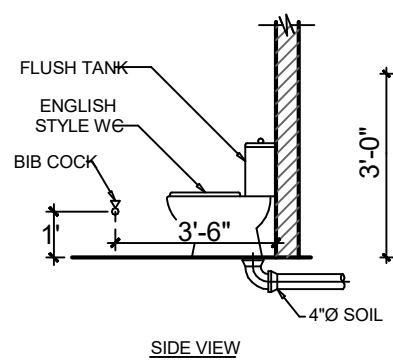
5. PROVIDE AND INSTALL NEW PLUMBING FIXTURES. CONNECT TO EXISTING WASTE, COLD WATER AND HOT WATER LINES AS SHOWN.



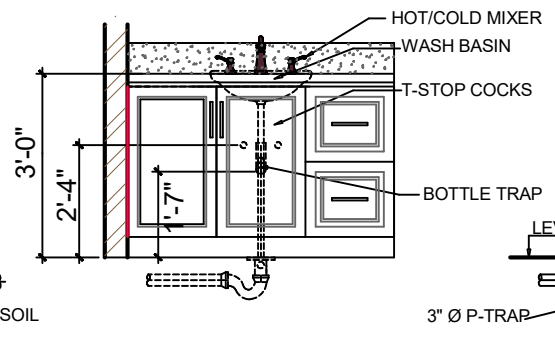
FRONT VIEW  
STANDARD FIXING DIMENSIONS OF SHOWER WITH FLOOR TRAP



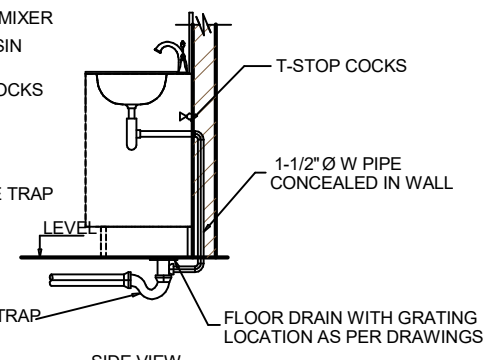
FRONT VIEW  
STANDARD FIXING DIMENSIONS OF ENGLISH STYLE WATER CLOSET, (IWC)



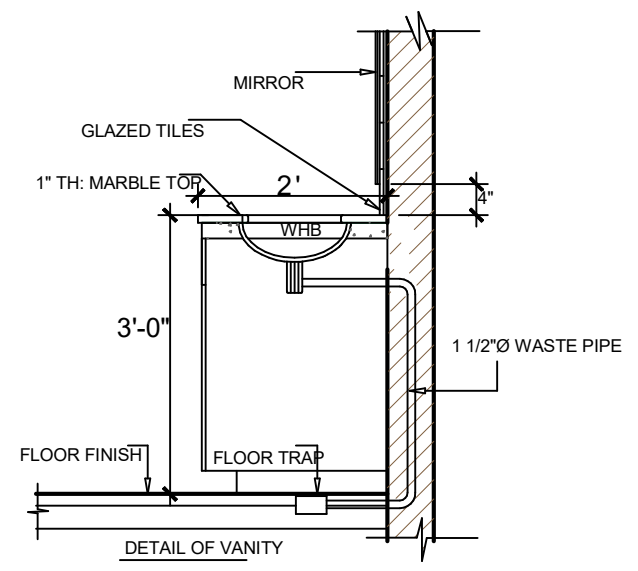
SIDE VIEW



FRONT VIEW  
STANDARD FIXING DIMENSION OF WASH BASIN WITH BOTTLE TRAP



SIDE VIEW



DETAIL OF VANITY

**NOT FOR CONSTRUCTION**



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
223 Russell Drive	Vacant	N/A	N/A	N/A	N/A
235 Russell Drive	Vacant	N/A	N/A	N/A	N/A
247 Russell Drive	Vacant	N/A	N/A	N/A	N/A
250 Nicole Drive	Modular Home	1998	1,344	820	Siding
222 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
208 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
196 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
186 Nicole Drive	Vacant	N/A	N/A	N/A	N/A
181 Russell Drive	Vacant	N/A	N/A	N/A	N/A
193 Russell Drive	Modular Home	1997	1,984	N/A	N/A
209 Russell Drive	Modular Home	1978	1,180	296	Siding
198 Russell Drive	Vacant	N/A	N/A	N/A	N/A
	AVERAGES:	1991	1,503	558	





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

**PLANNING AND ZONING DEPARTMENT**

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223 Russell Drive



235 Russell Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



247 Russell Drive



250 Nicole Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



222 Nicole Drive



208 Nicole Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



196 Nicole Drive



186 Nicole Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

**PLANNING AND ZONING DEPARTMENT**

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



181 Russell Drive



193 Russell Drive





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-015

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



209 Russell Drive



198 Russell Drive



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1690-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1290 OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Martha Balleza and Ana Quezada for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1690-acre parcel of land identified as Lot 1290 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 223 Russell Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

### **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### **2.2 COMPLIANCE**

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the



ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF MAY, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 17, 2023

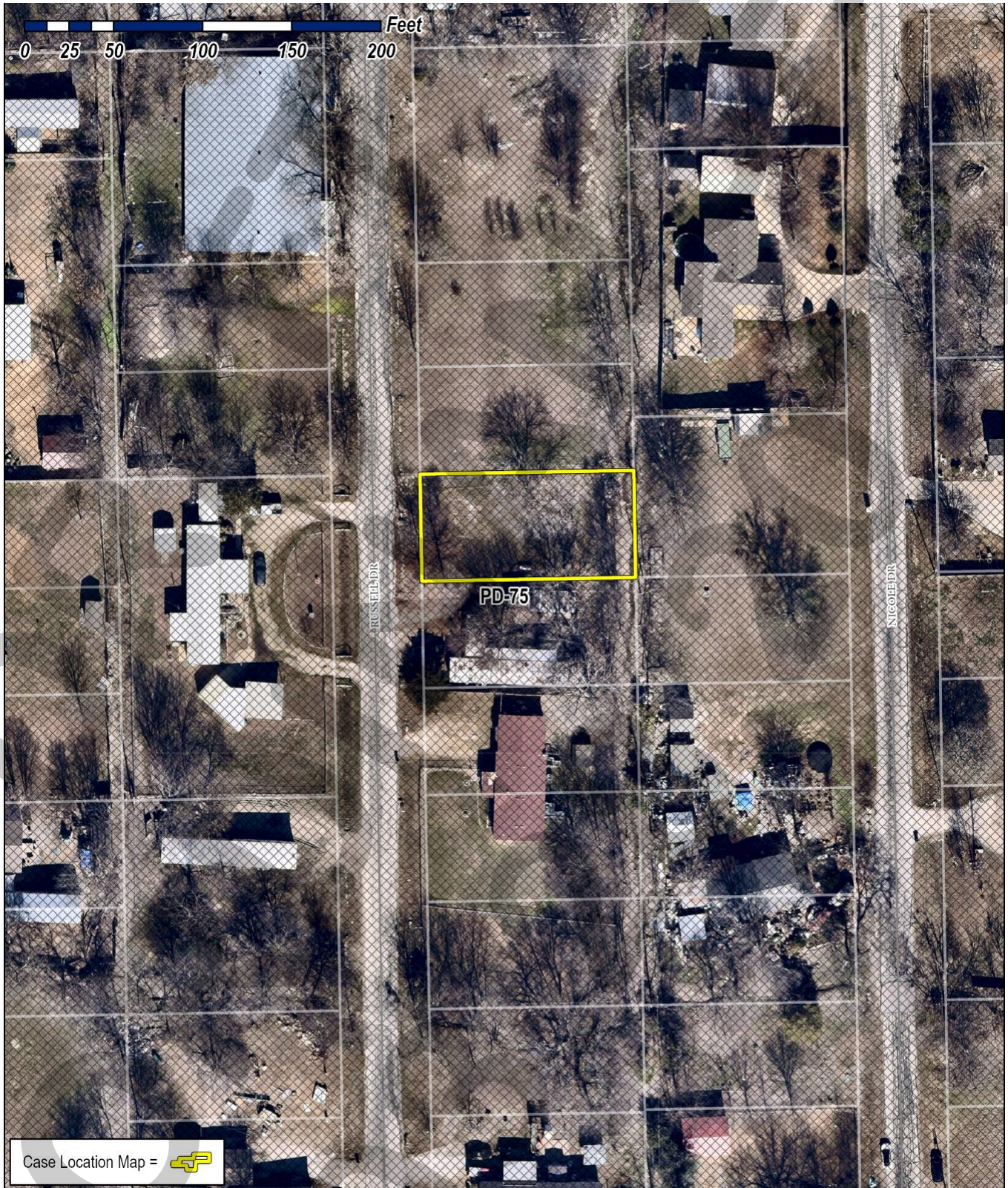
2<sup>nd</sup> Reading: May 1, 2023



**Exhibit 'A':**  
**Location Map and Residential Plot Plan**

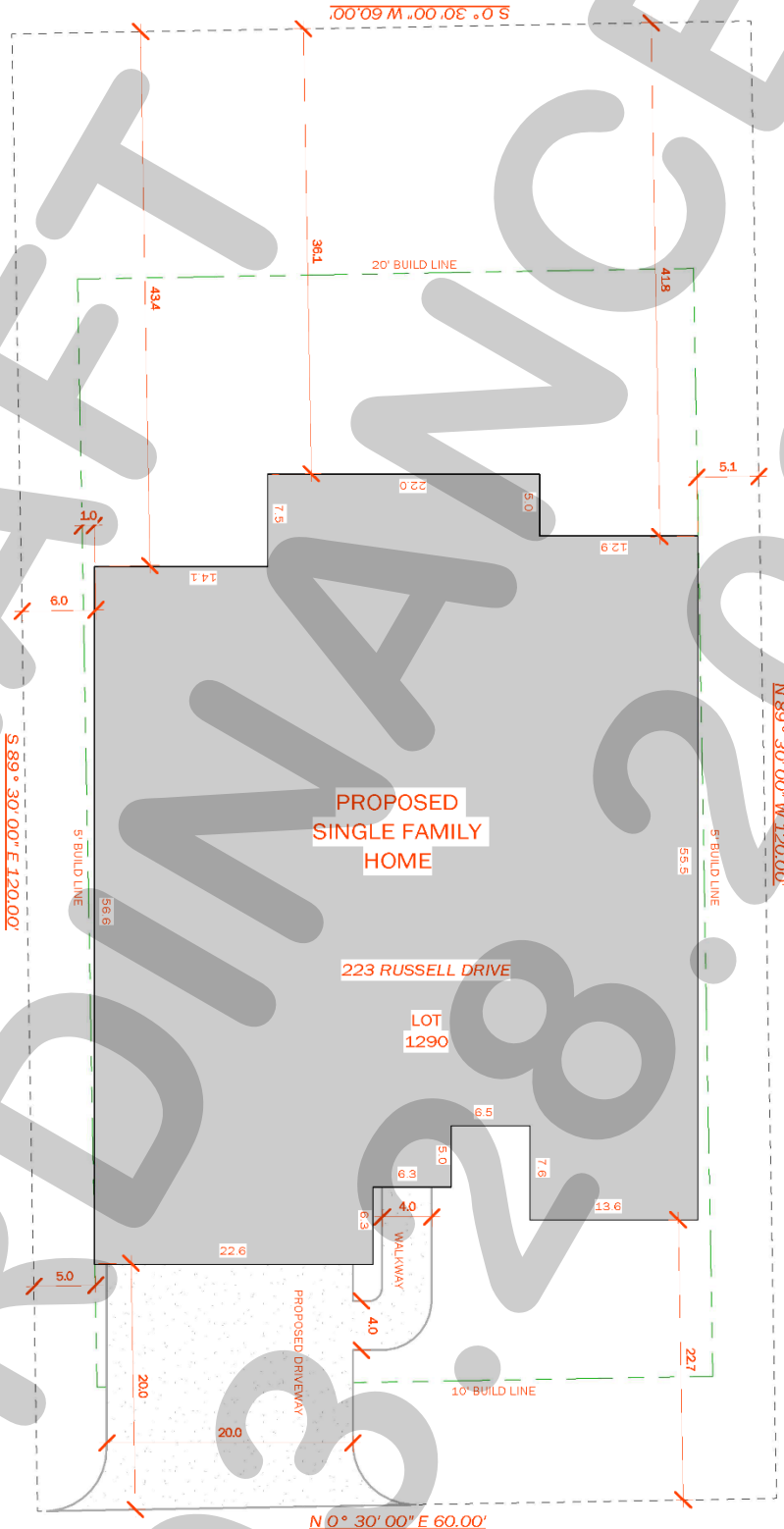
Address: 223 Russell Drive

Legal Description: Lot 1290 of the Lake Rockwall Estates #2 Addition

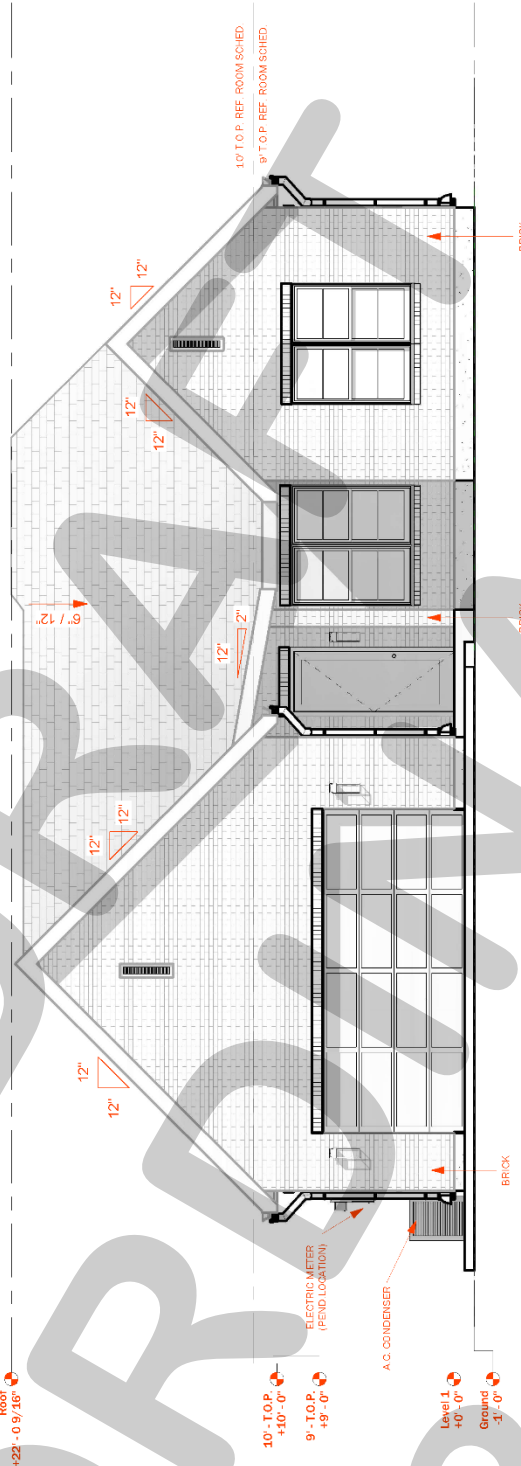




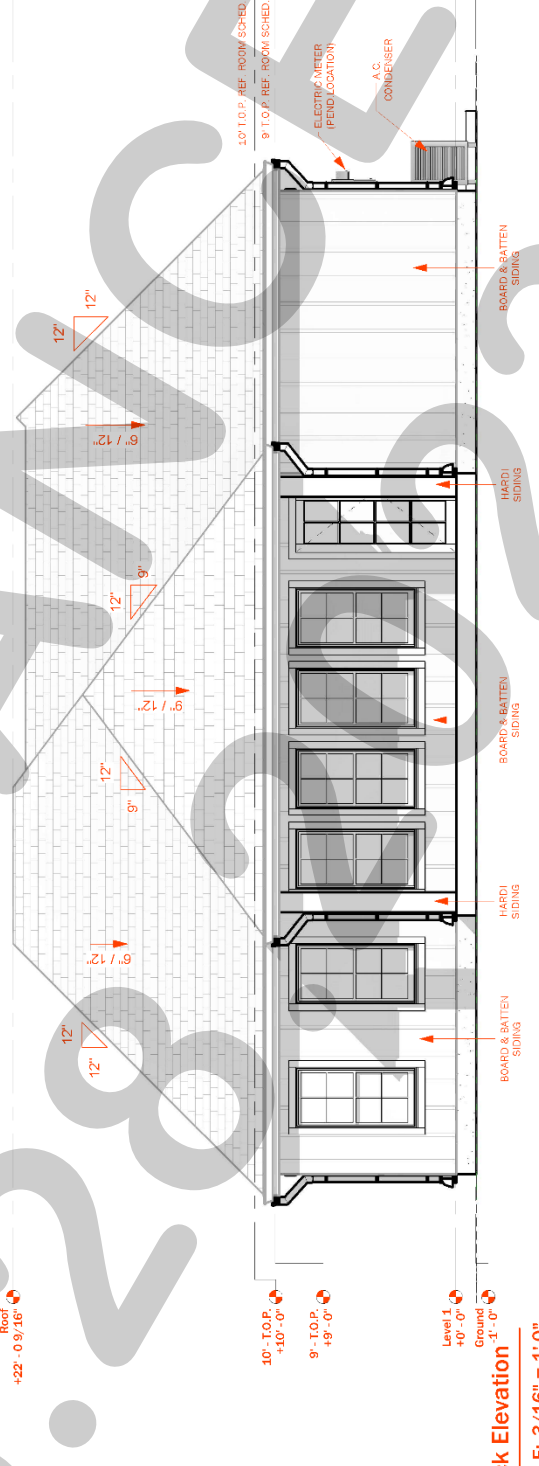
**Exhibit 'A':**  
**Location Map and Residential Plot Plan**



**Exhibit 'B':  
Building Elevations**



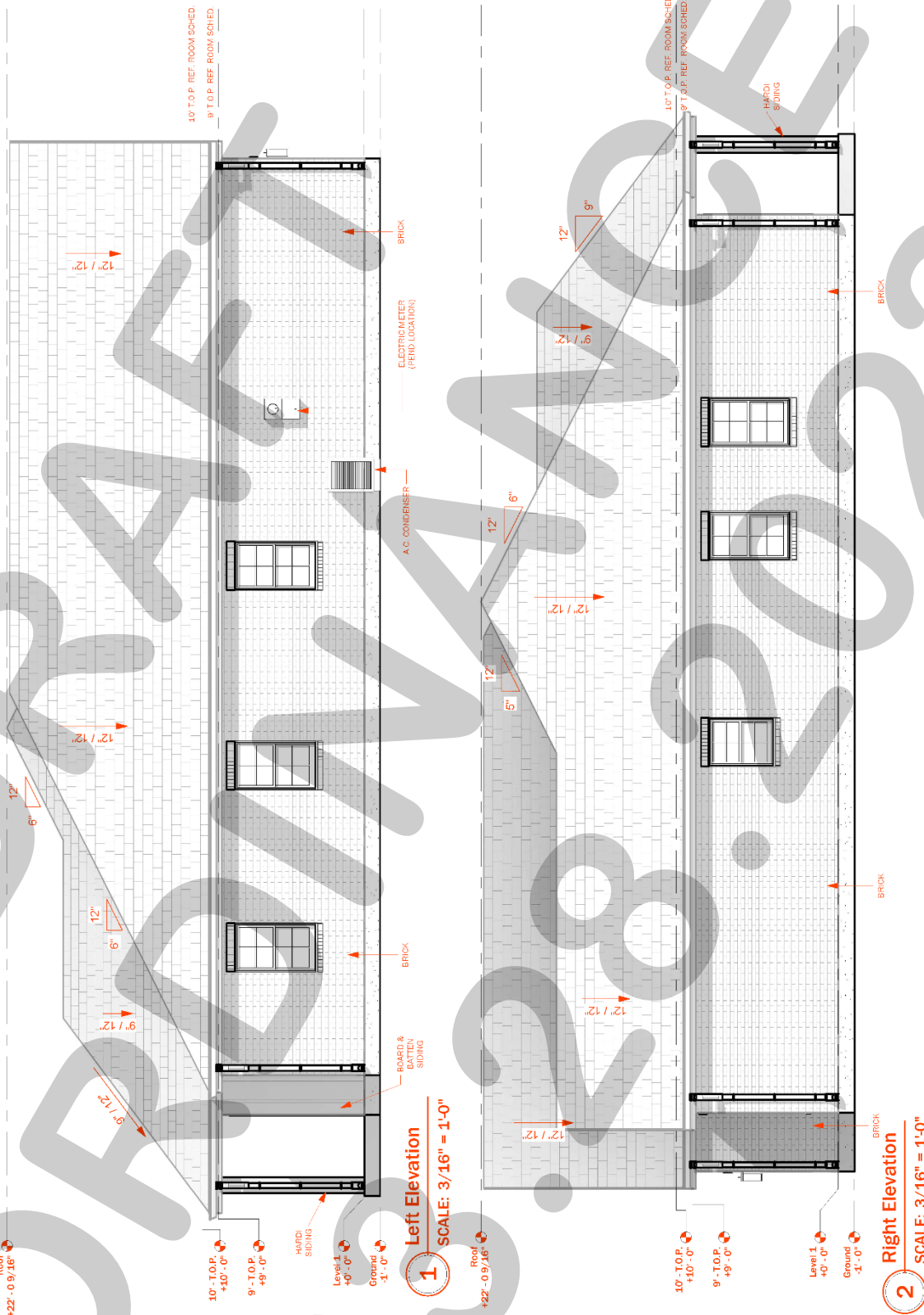
**1** Front Elevation  
SCALE: 3/16" = 1'-0"



**2** Back Elevation  
SCALE: 3/16" = 1'-0"



Exhibit 'B':  
Building Elevations



# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: Z2023-016  
PROJECT NAME: SUP for Express Bail Bonds  
SITE ADDRESS/LOCATIONS: 1901 S GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205].

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

M.3 For reference, include the case number (Z2023-016) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(G)(1), Commercial and Business Services Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Bail Bond Service is an “establishment that solicits, negotiates, and executes bonds or other security to guarantee the appearance in court of a person accused of a crime.”

I.5 The subject property is zoned Commercial (C) District. In a Commercial (C) District the Bail Bond Service land use is permitted by Specific Use Permit (SUP). The SUP process allows “discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” In this case, the proposed Bail Bond Service at 1901 S. Goliad Street must be reviewed by the Planning and Zoning Commission and City Council to determine if the land use is appropriate for the proposed location.

M.6 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 4, 2023.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 4, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be April 17, 2023 (1st Reading) and May 1, 2023 (2nd Reading).



DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/24/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved
No Comments			



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1901 S. Goliad, Rockwall TX 75087

SUBDIVISION Garland Federal Savings & Loan LOT 1 BLOCK 1

GENERAL LOCATION

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE baill bonds

ACREAGE 0.423

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER DONNA C Pritchard  APPLICANT Jonathan Martinez

CONTACT PERSON Jonathan Martinez

ADDRESS 1610 Shores Blvd ADDRESS 331 S. Riverfront Blvd

CITY, STATE & ZIP Rockwall TX 75087 CITY, STATE & ZIP Dallas, TX, 75207

PHONE 214 923 7031 PHONE 214 235-3421

E-MAIL dcp627@yahoo.com E-MAIL expressbailbonds19@yahoo.com

### NOTARY VERIFICATION [REQUIRED]

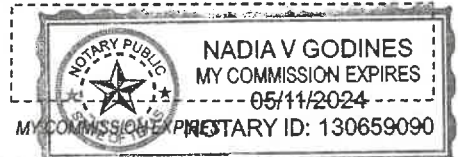
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Donna C. Pritchard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

<sup>1</sup> I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF March, 20 23 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

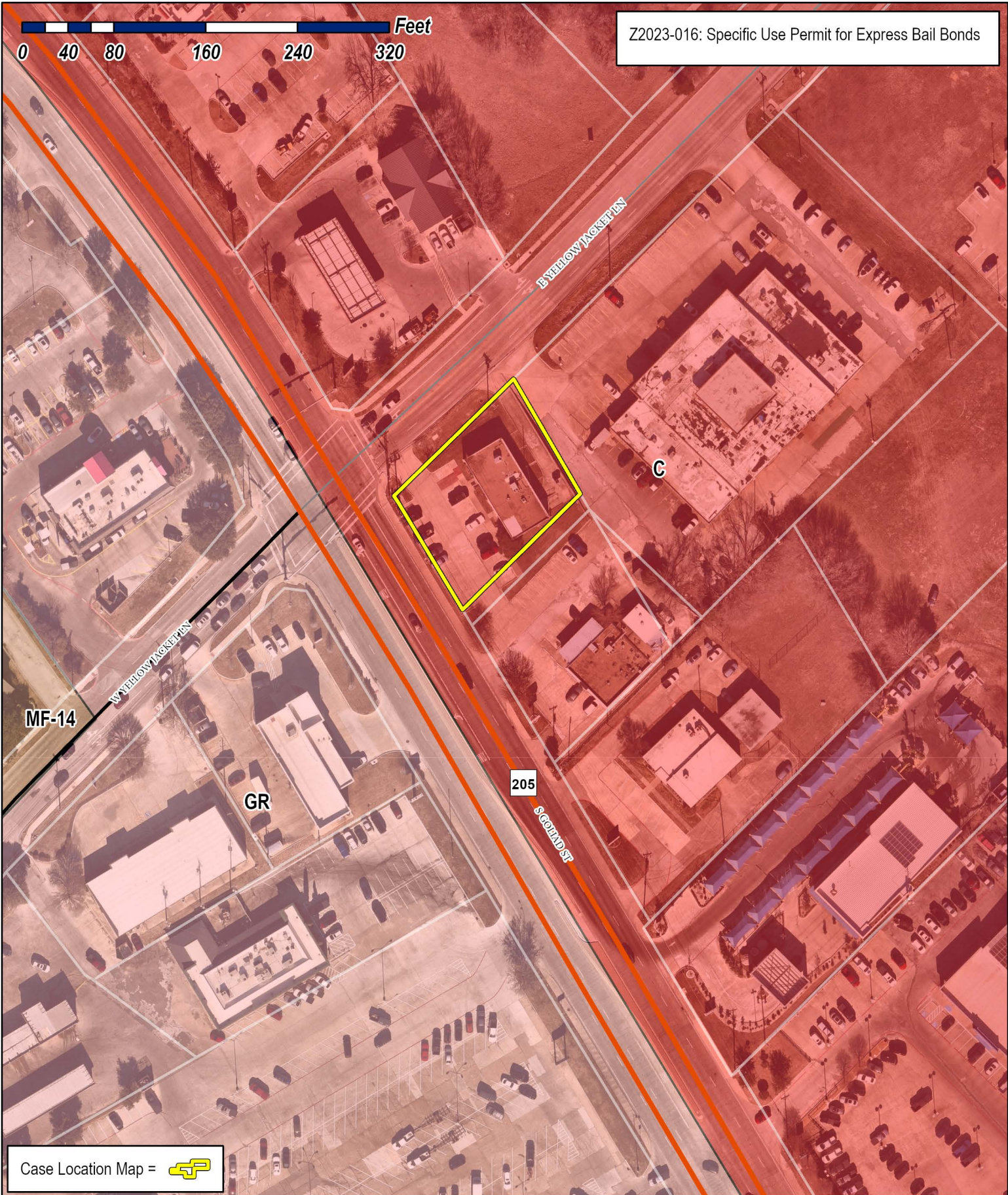
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF March, 20 23


OWNER'S SIGNATURE Donna C Pritchard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nadia V. Godines







Case Location Map = 



# City of Rockwall

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

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



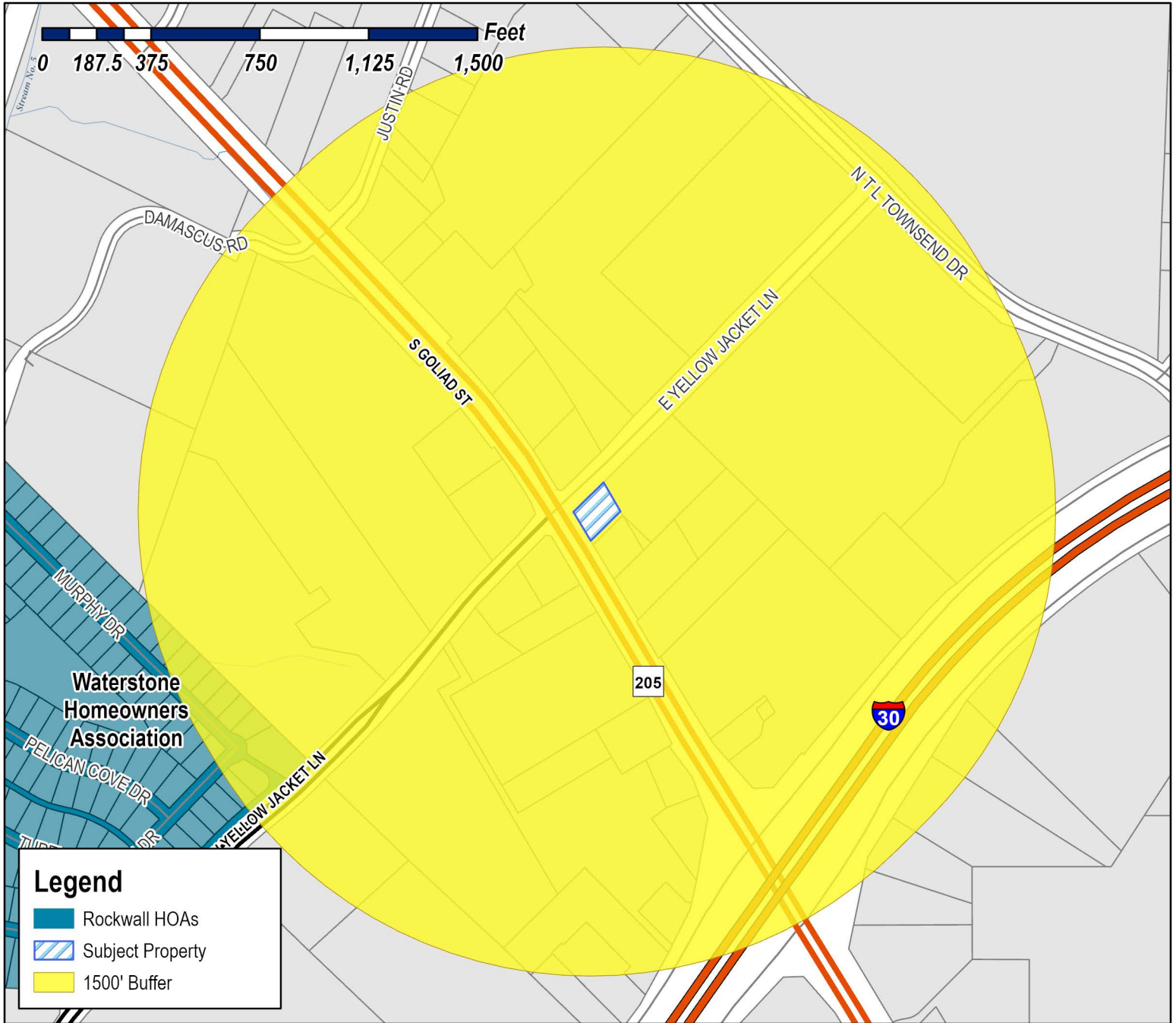




# City of Rockwall

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

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**Case Number:** Z2023-016  
**Case Name:** SUP for Express Bail Bonds  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District  
**Case Address:** 1901 S. Goliad Street

**Date Saved:** 3/14/2023  
 For Questions on this Case Call (972) 771-7745

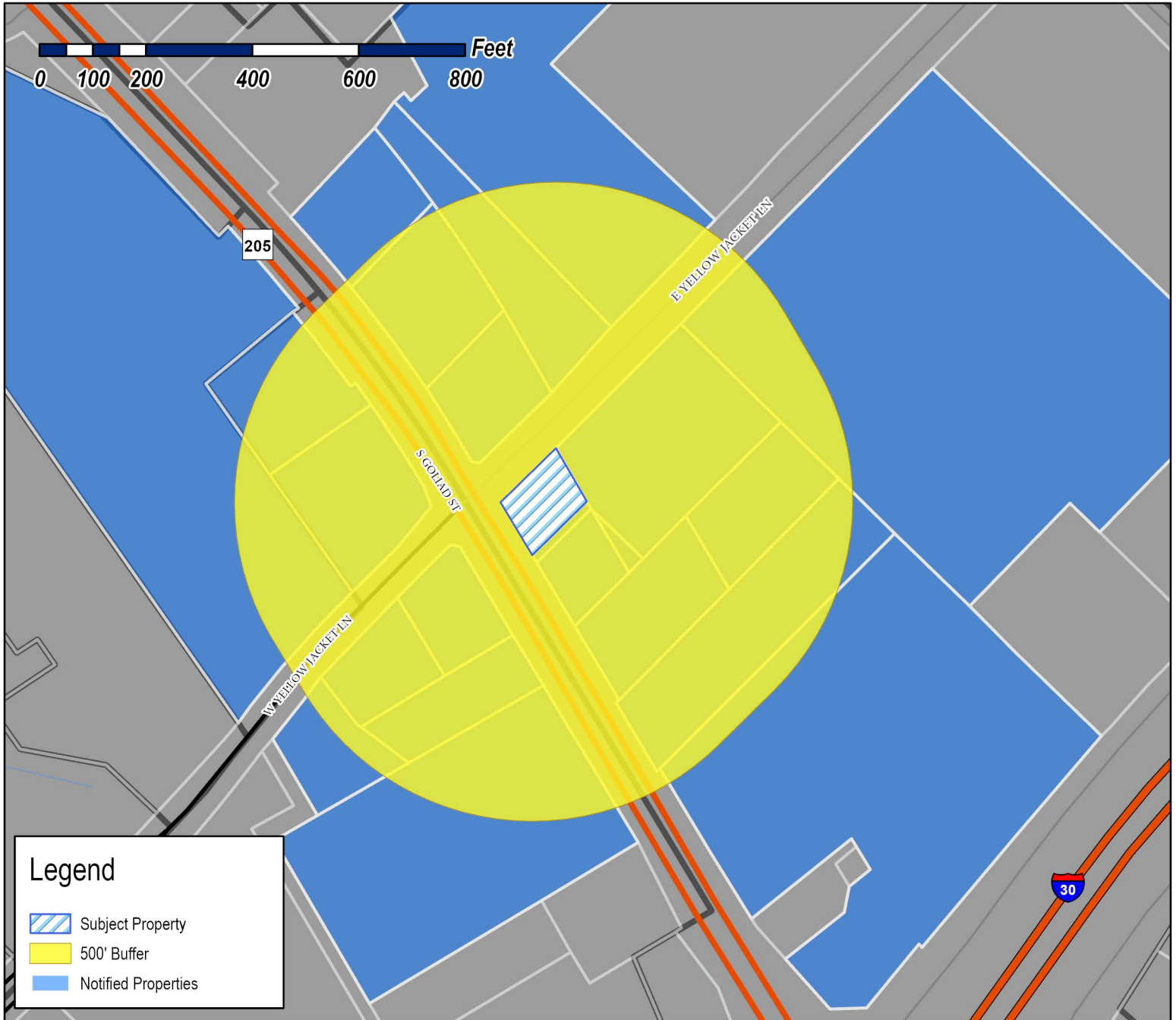




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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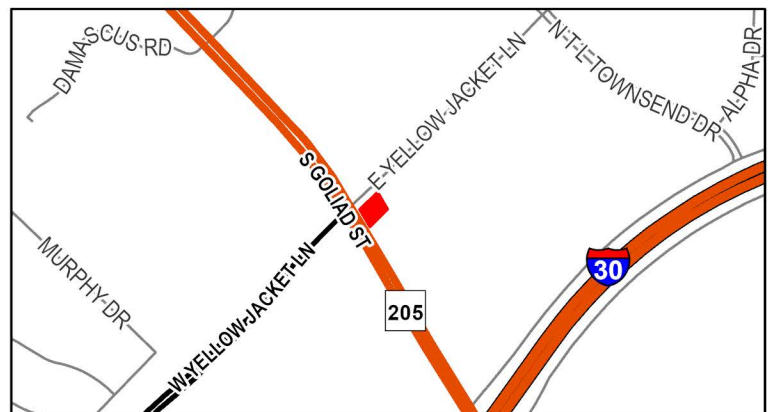
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**Case Number:** Z2023-016  
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**Date Saved:** 3/14/2023

For Questions on this Case Call: (972) 771-7746





RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O CRIMINAL DIST ATT  
1101 RIDGE RD STE 105  
ROCKWALL, TX 75087

RESIDENT  
1111 E YELLOWJACKET LN  
ROCKWALL, TX 75087

RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75087

MTK REAL ESTATE INVESTMENTS LLC  
1131 RIDGE ROAD  
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH  
FINANCE OFFICE  
1200 E YELLOW JACKET LN  
ROCKWALL, TX 75087

RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1415 S GOLIAD ST  
ROCKWALL, TX 75087

SMAJLI MARIO  
1426 MURPHY DRIVE  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS  
1610 SHORES BLVD  
ROCKWALL, TX 75087

RESIDENT  
1801 S GOLIAD  
ROCKWALL, TX 75087

LONE STAR CHICKEN LP  
1810 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1815 S GOLIAD  
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC  
ATTN: MLG FUND ACCOUNTING  
19000 W. BLUEMOUND ROAD  
BROOKEFIELD, WI 53045

RESIDENT  
1901 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75087

UHLIG JANET KAY &  
JEFFERY DAVID JOLLEY  
1903 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75087

ROCKWALL VET CLINIC  
C/O JOE LOFTIS  
2001 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75087

CARMEL CAR WASH ROCKWALL LLC  
2003 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
2004 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
2005 S GOLIAD  
ROCKWALL, TX 75087

LANDLOW LLC  
2070 PONTCHARTRAIN  
ROCKWALL, TX 75087

ERNIES RENTAL HEADQUARTERS INC (ERHI) AND  
BALDWIN GARDENS INC (BGI) AND BALDWIN  
BROTHERS INC (BBI)  
2540 VILLAGE COMMON DRIVE  
ERIE, PA 16506

DAIRYROCK LLC  
300 SE 5TH AVENUE #4100  
BOCA RATON, FL 33432

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

ROCK HOB LP  
3308 KEMP BLVD STE 3  
WICHITA FALLS, TX 76308

COX MORRIS G  
6902 ELLSWORTH AVENUE  
DALLAS, TX 75214

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

YELLOW JACKET OB 1 LLC  
800 EAGLE PASS  
HEATH, TX 75032

RESIDENT  
811 YELLOW JACKET  
ROCKWALL, TX 75087

MIAN REAL ESTATE HOLDINGS LLC-FUND III  
SERIES  
8660 THOMAS CHARLES LANE  
HICKORY HILLS, IL 60457

BOOMPA LTD  
PO BOX 999  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

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

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

**Z2023-016: SUP for Bail Bond Service**

Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-016: SUP for Bail Bond Service**

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]  
Address: [Grey box]

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

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

## Lee, Henry

---

**From:** Guevara, Angelica  
**Sent:** Tuesday, March 21, 2023 2:37 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2023-016]  
**Attachments:** Public Notice Z2023-016.pdf; HOA Map Z2023-016.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *March 24, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-016: SUP for Bail Bond Service**

*Hold a public hearing to discuss and consider a request by Johnathan Martinez on behalf of Donna C. Pritchard for the approval of a Specific Use Permit (SUP) allowing a Bail Bond Service on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and take any action necessary.*

Thank you,

*Angelica Guevara*  
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438



# EXPRESS BAIL BONDS

LIC#264

331 S. Riverfront Blvd  
Dallas Tx, 75207  
Office (214) 760-1644  
Fax (214) 760-1202

LIC#250

334 N. Beach St  
Ft. Worth Tx, 76111  
Office (817) 615-9319  
Fax (817) 615-9319

Email: [expressbailbonds19@yahoo.com](mailto:expressbailbonds19@yahoo.com)

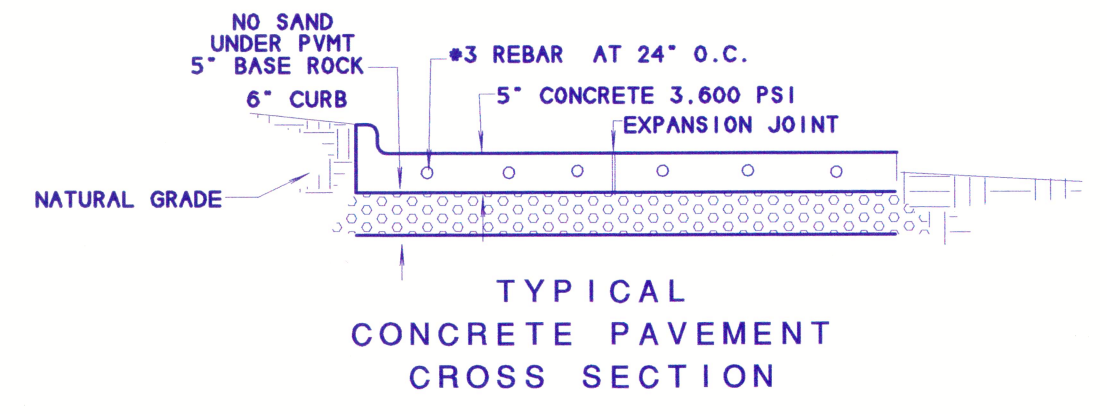
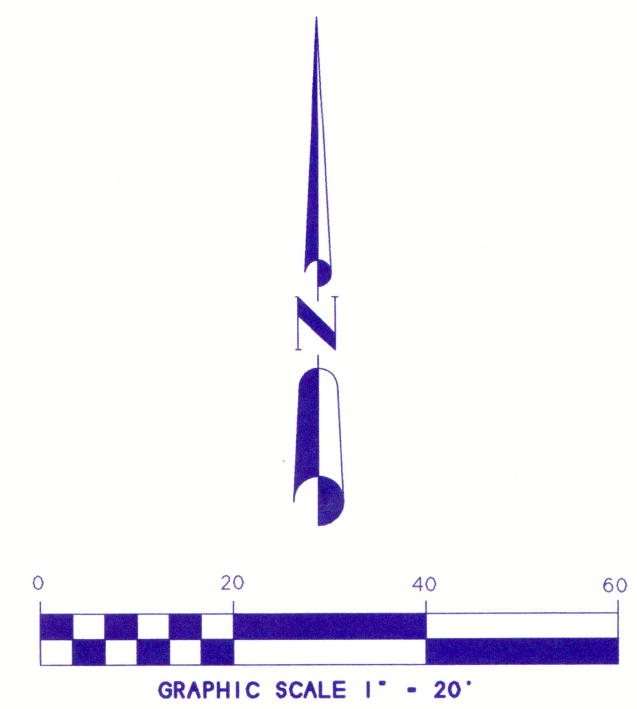
March 13, 2023

My company as a bail bond office and bondsmen. We provide a service allowing a person (s) to post bail for who is charge with crimes and who do not have the money necessary to post the entire bail with the court. The bail bondsman acts as a surety by providing money to the court for the person(s) bail, promising the defendant will appear in court. We are an office of four people total. Our days and hours is known to be 24 hours, how ever will operate cordially as we provide service. I hope to be apart of Rockwall County to be of service to the community.

Thank you,  
Jonathan







**SITE PLAN  
LOT 1, BLOCK 1  
GARLAND FEDERAL  
SAVINGS & LOAN ADDITION**

A PART OF THE JOSEPH CADLE  
SURVEY, ABSTRACT NO. 65  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**OWNERS:**  
DONNA CULLINS PRITCHARD  
KIMBERLY COLLICHIO  
1610 SHORES BLVD.  
ROCKWALL, TX 75087  
972-771-3060

SYMBOL LEGEND	
	TELEVISION
	CABLE
	ELECTRIC
	TU ELEC BOX
	SURFACE JUNCTION BOX
	FENCE
	PROPERTY LINE
	GAS
	PHONE
	FIRE HYDRANT
	POWER POLE
	1/2\"/>
	WATER
	A/C
	LP
	AIR COND.
	PROPANE TANK

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE JULY 9, 2008  
SCALE 1" = 20'  
CLIENT PRITCHARD, GF# NONE



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *BAIL BOND SERVICE* ON A 0.423-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Johnathan Martinez on behalf of Donna Pritchard for the approval of a *Specific Use Permit (SUP)* for a *Bail Bond Service* on a 0.423-acre parcel of land identified as Lot 1, Block 1, Garland Federal Savings and Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1901 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** The Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Bail Bond Service* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Bail Bond Service* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Bail Bond Service* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF MAY, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**



---

Frank J. Garza, *City Attorney*

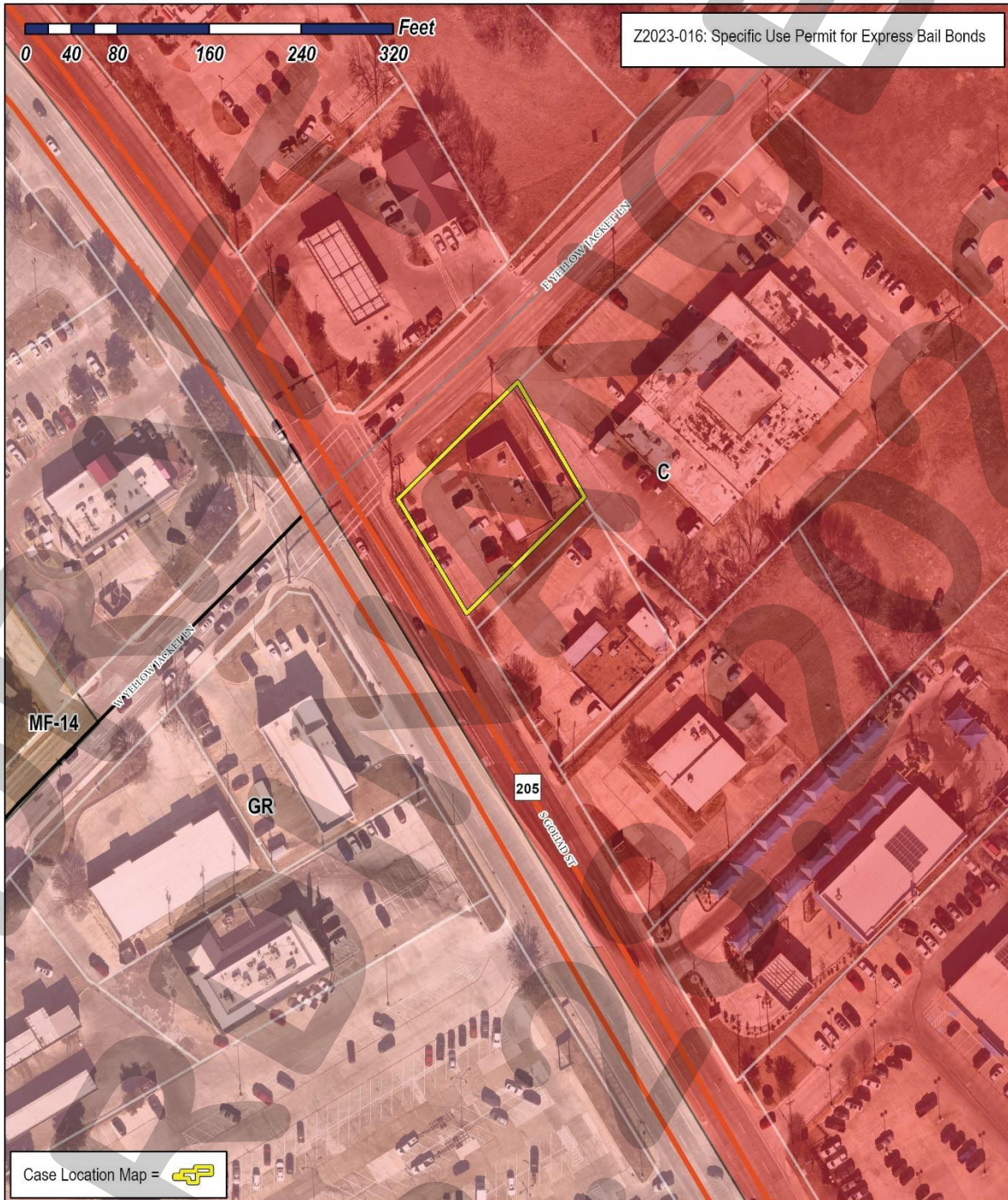
1<sup>st</sup> Reading: April 17, 2023

2<sup>nd</sup> Reading: May 1, 2023

DRAFT  
ORDINANCE  
03.28.2023

**Exhibit 'A':  
Location Map**

**LEGAL DESCRIPTION:** LOT 1, BLOCK 1, GARLAND FEDERAL SAVINGS AND LOANS ADDITION



**City of Rockwall**

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

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Exhibit 'B':  
Survey





# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: Z2023-017  
PROJECT NAME: SUP for Residential Infill at 711 Parks Avenue  
SITE ADDRESS/LOCATIONS: 711 PARKS AVE

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue.

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

M.3 For reference, include the case number (Z2023-017) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Foree Subdivision, which has been in existence since prior to 1913, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 According to Subsection 04.01(B), Lots Less Than Five (5) Acres, of Article 06, Parking and Loading, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street." In this case the proposed garage is located an estimated eleven (11) feet in front of the front façade of the proposed single-family home. This will require discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the March 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 4, 2023.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 4, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.9 The projected City Council meeting dates for this case will be April 17, 2023 (1st Reading) and May 1, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments

03/21/2023: Approved.

The building permit will require an engineered driveway culvert design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	03/24/2023	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved

No Comments

21930



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. 22023-017  
**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.  
DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

- PLATTING APPLICATION FEES:**
- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
  - PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
  - REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
  - AMENDING OR MINOR PLAT (\$150.00)
  - PLAT REINSTATEMENT REQUEST (\$100.00)
- SITE PLAN APPLICATION FEES:**
- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
  - AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

- ZONING APPLICATION FEES:**
- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>3</sup>
- NOTES:**  
<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 711 Parks Ave. Rockwall, TX 75087  
SUBDIVISION Foree's Addition LOT 11 BLOCK C  
GENERAL LOCATION:

### ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Residential I CURRENT USE Residential I  
PROPOSED ZONING Residential I PROPOSED USE Residential I  
ACREAGE 0.16 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

### OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER Nixon Estate  APPLICANT Javier Silva  
CONTACT PERSON Judy Wible CONTACT PERSON Javier Silva  
ADDRESS 114 Vicksburg Loop ADDRESS 58 Windsor Dr.  
CITY, STATE & ZIP Elgin TX 78621 CITY, STATE & ZIP Rockwall, TX 75082  
PHONE 512-944-2652 PHONE (972) 814-9462  
E-MAIL jcw hnt@gmail.com E-MAIL support@jmscustomhomes.net

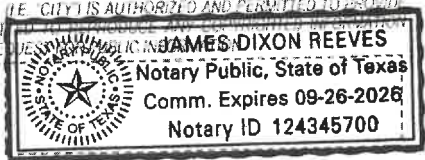
### NOTARY VERIFICATION (REQUIRED)

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE CITY) IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND TRANSMIT THIS INFORMATION IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF March, 2023  
OWNER'S SIGNATURE: Judy Wible

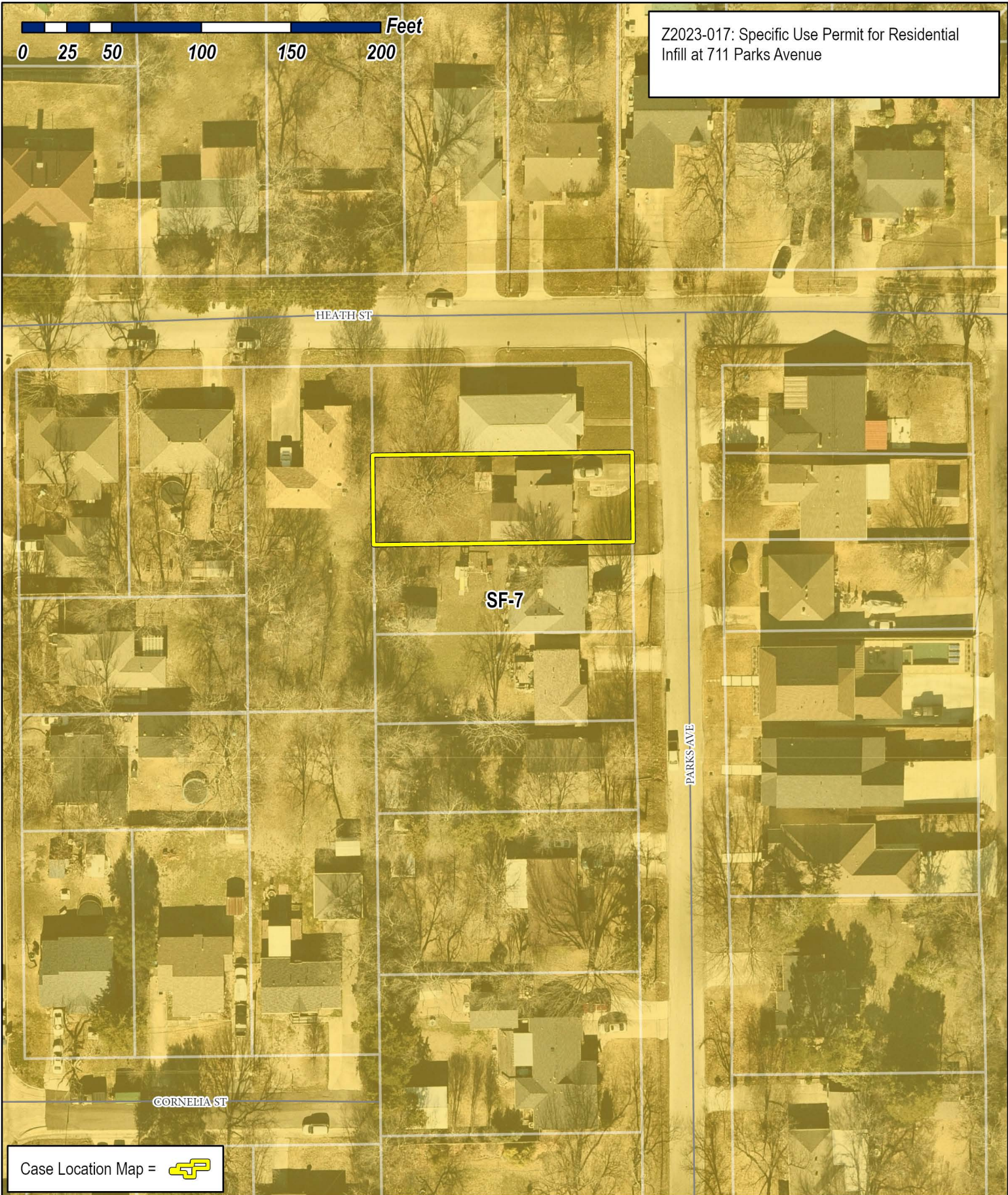
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS James D. Reeves  
MY COMMISSION EXPIRES:








Z2023-017: Specific Use Permit for Residential Infill at 711 Parks Avenue



Case Location Map = 



# City of Rockwall

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

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



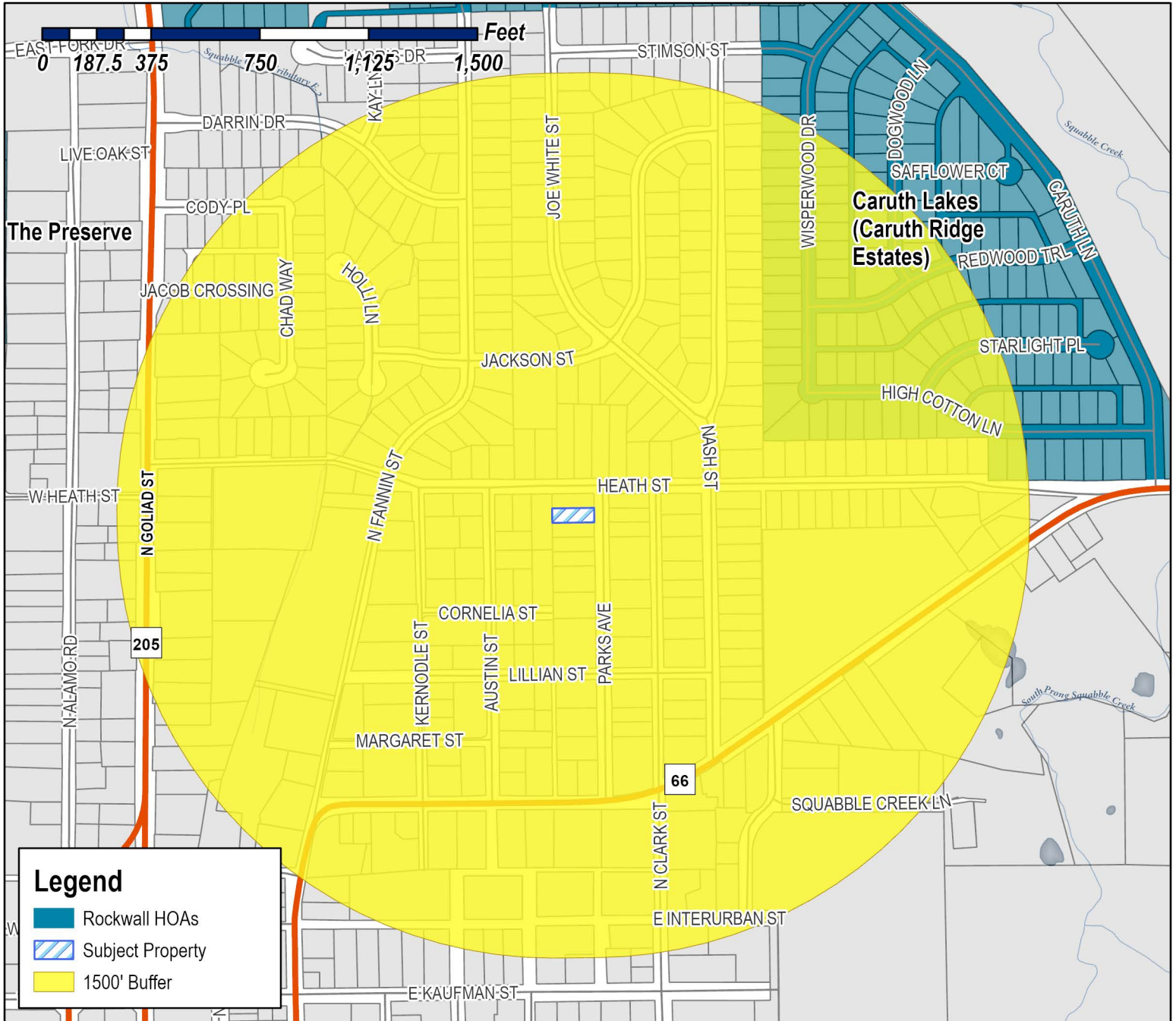




# City of Rockwall

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Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2023-017  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 711 Parks Avenue



**Date Saved:** 3/17/2023

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

## Lee, Henry

---

**From:** Guevara, Angelica  
**Sent:** Tuesday, March 21, 2023 2:38 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry  
**Subject:** Neighborhood Notification Program [Z2023-017]  
**Attachments:** Public Notice Z2023-017.pdf; HOA Map Z2023-017.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *March 24, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, April 11, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, April 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-017: SUP for Residential Infill at 711 Parks Avenue**

*Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.*

Thank you,

*Angelica Guevara*  
Planning Technician  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-772-6438

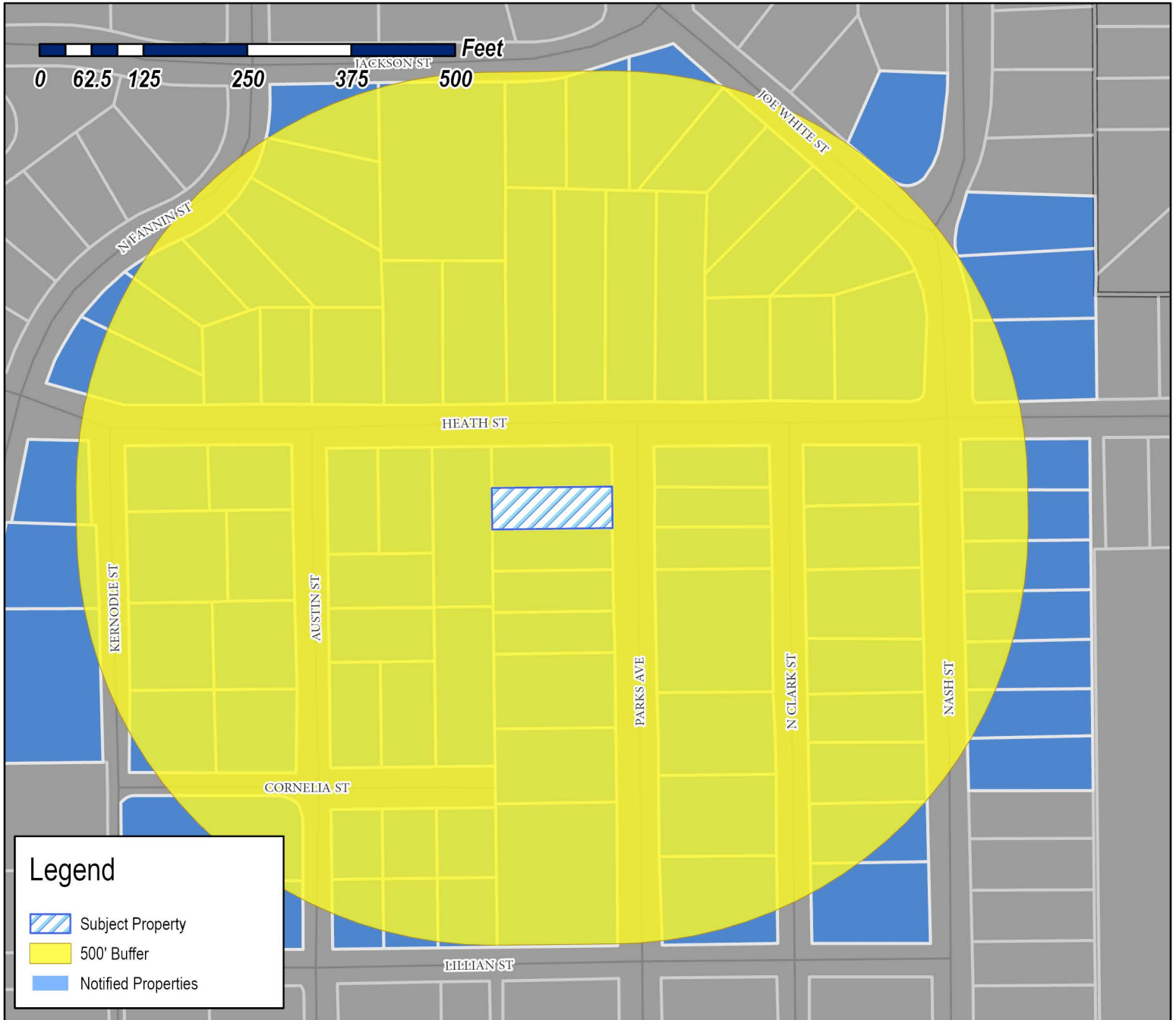




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385 S. Goliad Street  
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**Case Number:** Z2023-017  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 711 Parks Avenue



**Date Saved:** 3/17/2023

For Questions on this Case Call: (972) 771-7746

ROLAND RANDY C AND ANDREA B  
101 JOE WHITE ST  
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M  
102 JOE WHITE ST  
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND  
RICHARD M FISKE  
1022 TEXAN TRAIL  
GRAPEVINE, TX 76051

RESIDENT  
103 JOE WHITE ST  
ROCKWALL, TX 75087

RESIDENT  
105 JOE WHITE ST  
ROCKWALL, TX 75087

KRIZAN RASTISLAV  
107 JOE WHITE  
ROCKWALL, TX 75087

RESIDENT  
109 JOE WHITE ST  
ROCKWALL, TX 75087

CONRAD CCC DEVELOPMENT LLC  
1215 THOMASVILLE COURT  
GARLAND, TX 75044

CELINE ESTATES INC  
149 BRENTWOOD DRIVE  
HEATH, TX 75032

SABRSULA MELISSA  
1571 ANNA CADR RD  
ROCKWALL, TX 75087

FINK BEVERLY A & ROYCE G  
17111 255TH AVE  
SPIRIT LAKE, IA 51360

CELINE ESTATES INC  
1925 BROKEN LANCE LN  
ROCKWALL, TX 75032

KINSEY DONALD H & TARI L  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC  
2 MANOR COURT  
HEATH, TX 75032

KINSEY TARI L AND DONALD H  
2 MANOR CT  
HEATH, TX 75032

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES  
213 SOVEREIGN CT  
ROCKWALL, TX 75032

PARK STUFF LLC  
2301 LAFAYETTE DR  
HEATH, TX 75032

GLASS JERRY R  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH  
3021 RIDGE RD STE A-66  
ROCKWALL, TX 75032

CLARK APRIL N  
313 NAKOMA DRIVE  
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3  
3400 N CENTRAL EXPY #110  
RICHARDSON, TX 75080

DAVILA JUAN CARLOS  
3740 CASA DEL SOL LANE  
DALLAS, TX 75228

TIPPING VIVIAN E AND  
EARNEST TIPPING  
401 EAST HEATH STREET  
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN  
403 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
405 E HEATH ST  
ROCKWALL, TX 75087

HODGES TERESA ANN  
481 ARACADIA WAY  
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D  
500 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
501 LILLIAN ST  
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M  
501 CORNELIA ST  
ROCKWALL, TX 75087

BARNETT GEORGE S  
502 CORNELIA ST  
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA  
502 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
503 CORNELIA  
ROCKWALL, TX 75087

RESIDENT  
503 LILLIAN ST  
ROCKWALL, TX 75087

RESIDENT  
504 CORNELIA  
ROCKWALL, TX 75087

TANTON MELVIN V JR  
504 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
505 LILLIAN ST  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TR  
ROCKWALL, TX 75087

WILLIAMS JULI ANN AND JOH CHRISTOPHER  
AND  
MICHAEL ANTHONY BOSMA AND LAURA L  
BOSMA  
505 CORNELIA ST  
ROCKWALL, TX 75087

RESIDENT  
505 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
506 CORNELIA  
ROCKWALL, TX 75087

RESIDENT  
509 E HEATH ST  
ROCKWALL, TX 75087

RICHARDSON PATRICE  
510 COVE RIDGE RD  
HEATH, TX 75032

RESIDENT  
511 E HEATH ST  
ROCKWALL, TX 75087

COATS LOIS LOUISE  
512 E HEATH ST  
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY  
513 E HEATH ST  
ROCKWALL, TX 75087

JMB NEWBYGINNIGS, LLC  
5250 HWY 78 SUITE 750-208  
SACHSE, TX 75048

JMS CUSTOM HOMES LLC  
58 WINDSOR DRIVE  
ROCKWALL, TX 75032

RESIDENT  
601 E HEATH ST  
ROCKWALL, TX 75087

EICH CHRIS AND ELENA  
601 PARKS AVENUE  
ROCKWALL, TX 75087

MURPHY MICHAEL  
602 PARKS AVE  
ROCKWALL, TX 75087

SUTTON JUDITH A  
603 E HEATH ST  
ROCKWALL, TX 75087

FUQUA MATTHEW  
604 PARKS AVE  
ROCKWALL, TX 75087

RESIDENT  
605 E HEATH ST  
ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA  
605 NASH ST  
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM  
605 PARKS AVE  
ROCKWALL, TX 75087

RESIDENT  
606 PARKS AVE  
ROCKWALL, TX 75087

RESIDENT  
607 NASH ST  
ROCKWALL, TX 75087

SPERLING SANDY  
607 E HEATH ST  
ROCKWALL, TX 75087

STARK ROBERT S & TINA J  
607 SAINT MARY ST  
ROCKWALL, TX 75087



OGDEN BRANDON & LIDIA  
608 NASH ST  
ROCKWALL, TX 75087

TORRES ROSIE  
609 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
610 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
701 NASH ST  
ROCKWALL, TX 75087

MOONEY DAVID AARON  
701 AUSTIN ST  
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA  
701 PARKS AVE  
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER  
702 NASH ST  
ROCKWALL, TX 75087

HENRY AMANDA A  
702 PARKS AVE  
ROCKWALL, TX 75087

ELLISTON REBECCA S  
703 NASH STREET  
ROCKWALL, TX 75087

HANSON BRANDON R  
703 PARKS AVE  
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE  
704 JACKSON ST  
ROCKWALL, TX 75087

THOMAS TRACY  
704 KERNODLE ST  
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES  
704 NASH ST  
ROCKWALL, TX 75087

RUSHING BRIAN AND  
CHANEL KENTOPP  
705 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
706 JACKSON ST  
ROCKWALL, TX 75087

ARELLANO JESUS L &  
CYNTHIA A HERRERA  
706 NASH ST  
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN  
706 PARKS AVE  
ROCKWALL, TX 75087

RESIDENT  
707 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
707 PARKS AVE  
ROCKWALL, TX 75087

RESIDENT  
708 JACKSON ST  
ROCKWALL, TX 75087

RESIDENT  
708 NASH ST  
ROCKWALL, TX 75087

KOLWINSKA GERALDINE D  
708 PARKS AVE  
ROCKWALL, TX 75087

JORDAN JOHN & ALLISON  
709 NASH STREET  
ROCKWALL, TX 75087

BARRON ARMANDO  
709 PARKS AVE  
ROCKWALL, TX 75087

STARK ROBERT C  
710 AGAPE ST  
ROCKWALL, TX 75087

KING MISTY  
710 NASH STREET  
ROCKWALL, TX 75087

NIXON LINDA LOUISE  
711 PARKS AVENUE  
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE  
MICHELLE  
714 PARKS AVENUE  
ROCKWALL, TX 75087

EMBRY ASHLEY  
801 AUSTIN STREET  
ROCKWALL, TX 75087

RESIDENT  
802 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
802 NASH ST  
ROCKWALL, TX 75087

RESIDENT  
803 AUSTIN ST  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
804 NASH ST  
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC  
804 WILLIAMS STREET  
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
806 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
806 NASH ST  
ROCKWALL, TX 75087

AUSTIN TRENTON C  
806 AUSTIN ST  
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX  
807 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
808 AUSTIN ST  
ROCKWALL, TX 75087

RESIDENT  
808 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
809 AUSTIN ST  
ROCKWALL, TX 75087

JOSEY BROOKE  
810 KERNODLE ST  
ROCKWALL, TX 75087

JENNINGS AMANDA L  
811 AUSTIN ST  
ROCKWALL, TX 75087

MCCLAIN LOUETTA  
8309 TURNBERRY ST  
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

WIEHE JOHN THOMAS  
900 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N FANNIN ST  
ROCKWALL, TX 75087

HALL WYNNE &  
JOANN CAMPBELL  
904 N FANNIN ST  
ROCKWALL, TX 75087

WILLIAMS BROOKS  
906 FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
908 N FANNIN ST  
ROCKWALL, TX 75087

HAGENY MARY  
910 N FANNIN STREET  
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A  
912 N FANNIN ST  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

**Z2023-017: SUP for Residential Infill at 711 Parks Avenue**

*Hold a public hearing to discuss and consider a request by Javier Silva on behalf of Nixon Estate and Judy Wible the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.16-acre parcel of land identified as Lot 11, Block C, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

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



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

PLEASE RETURN THE BELOW FORM

**Case No. Z2023-017: SUP for Residential Infill at 711 Parks Avenue**

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

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

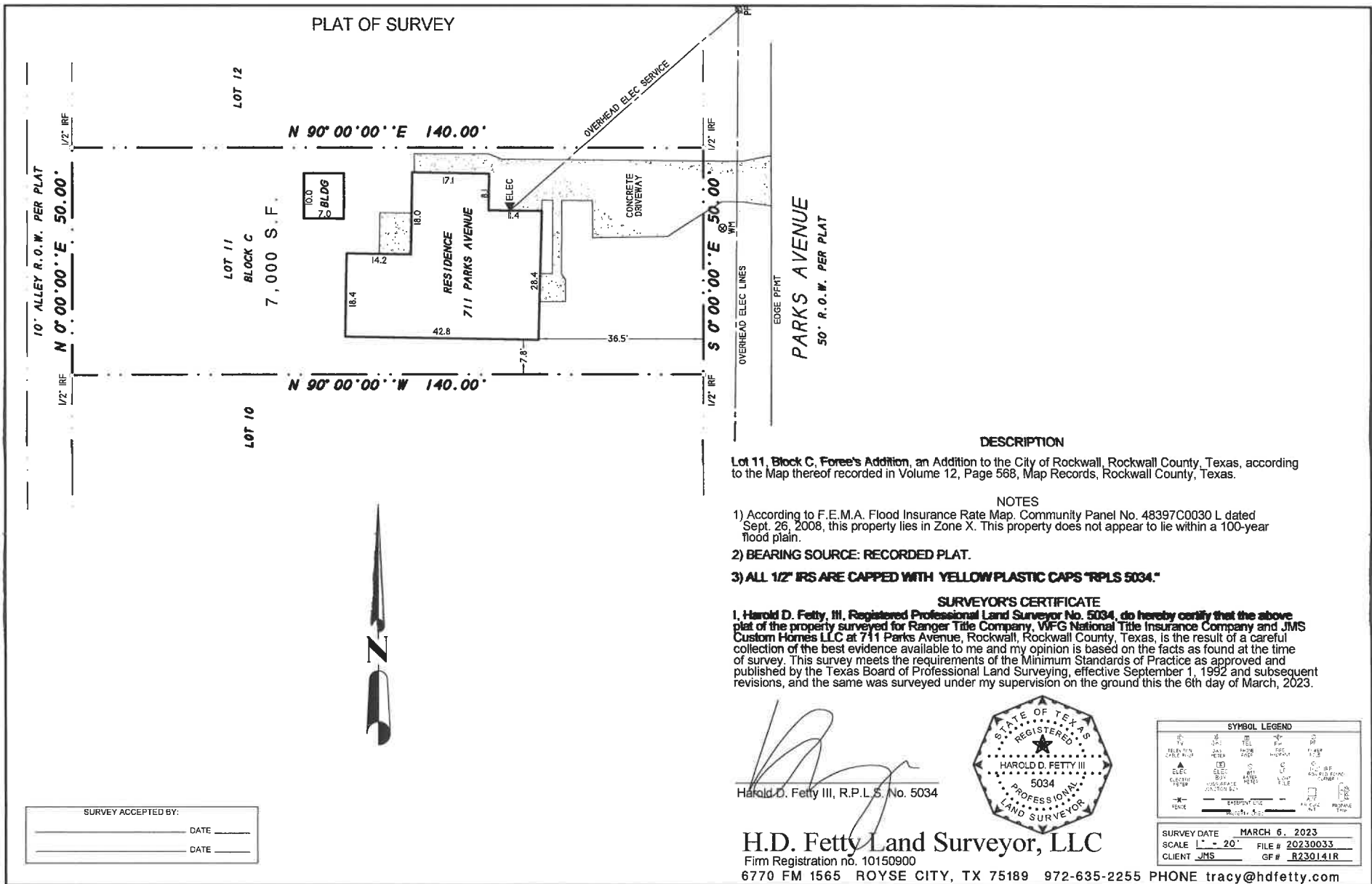
Name:

Address:

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

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





**DESCRIPTION**

Lot 11, Block C, Foree's Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof recorded in Volume 12, Page 568, Map Records, Rockwall County, Texas.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Ranger Title Company, WFG National Title Insurance Company and JMS Custom Homes LLC at 711 Parks Avenue, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 6th day of March, 2023.

*[Signature]*  
 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
1/2" IRF	1/2" IRF	TEL	1/2" IRF
TELEPHONE	1/2" IRF	1/2" IRF	1/2" IRF
1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF
ELEC	ELEC	1/2" IRF	1/2" IRF
CUSTOMER	1/2" IRF	1/2" IRF	1/2" IRF
1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF
1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF

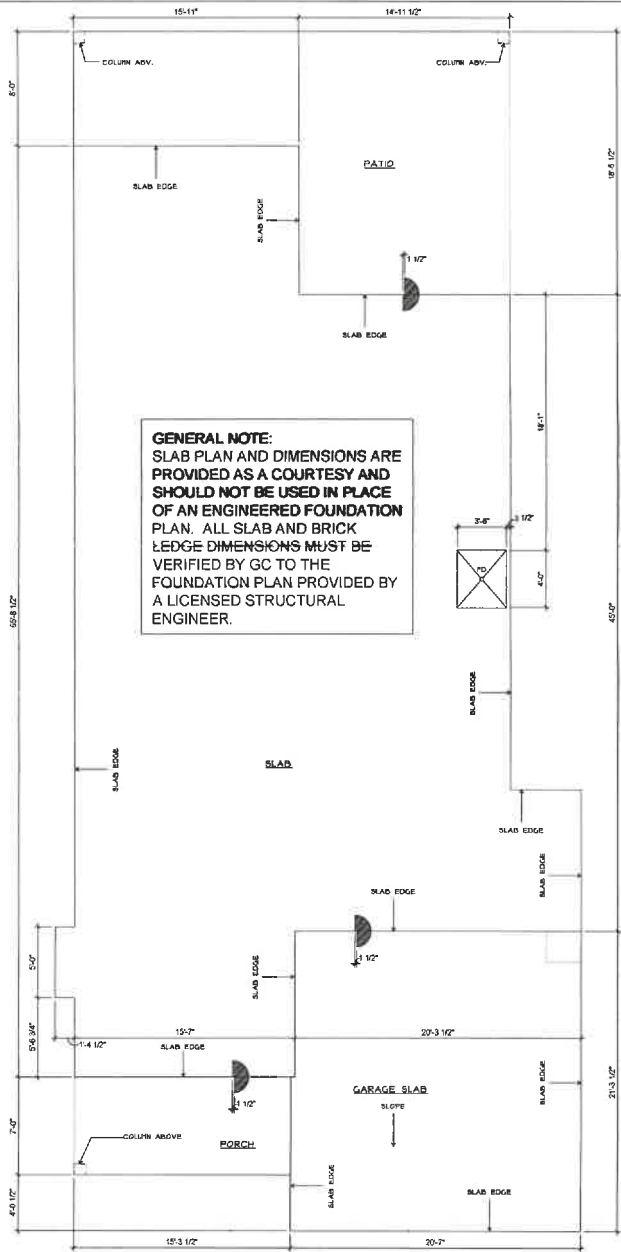
SURVEY ACCEPTED BY:

\_\_\_\_\_  
DATE \_\_\_\_\_

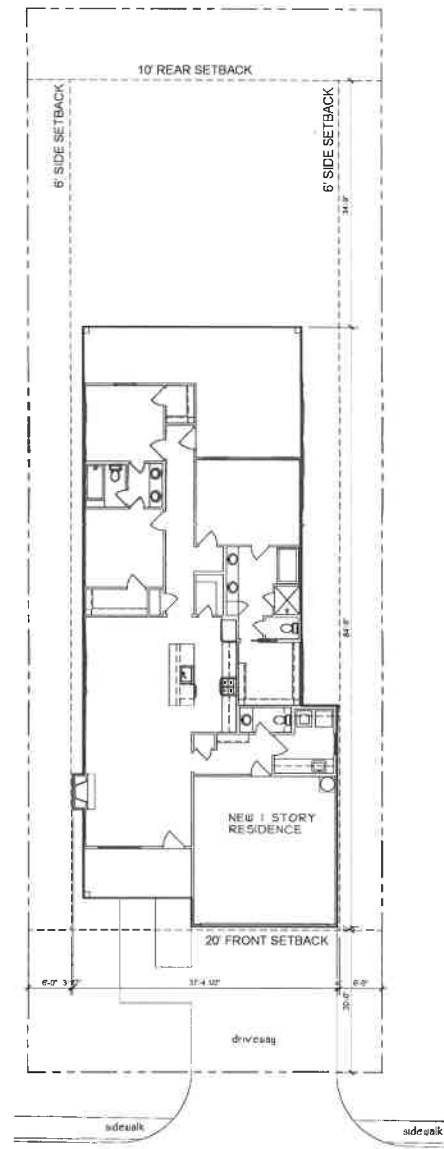
\_\_\_\_\_  
DATE \_\_\_\_\_

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 10150900  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MARCH 6, 2023  
 SCALE 1" = 20' FILE # 20230033  
 CLIENT JMS GF # R230141R



02 ARCHITECTURAL SLAB PLAN  
 SCALE 1/8"=1'-0"  
 NORTH



01 ARCHITECTURAL SITE PLAN  
 SCALE 1/8"=1'-0"  
 NORTH



NEW RESIDENCE  
 JMS CUSTOM HOMES  
 711 PARKS AVE  
 ROCKWALL  
 TEXAS  
 75087

ISSUE LOG

DATE	DESCRIPTION	ISSUE

REVISION LOG

DATE	DESCRIPTION	REV	NO.

ISSUED FOR:

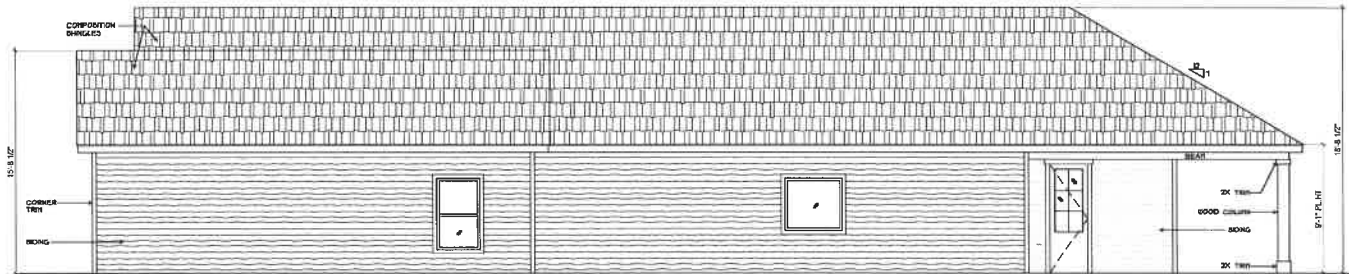
- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

*Fanning Phillips*  
 ARCHITECTS, P.C.

OWNER: JAMES BLUM  
 CONTRACTOR: JMS CUSTOM HOMES  
 DESIGNER: JAMES BLUM

ARCH PROJ # 2100  
 SCALE REF DRAWING

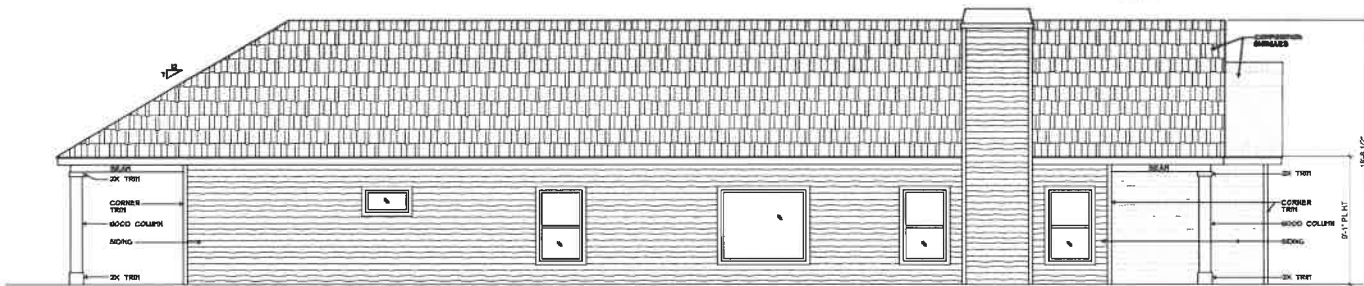
SHEET NO  
**A2.1**  
 ARCHITECTURAL SITE & SLAB PLAN



04 NORTH ELEVATION  
SCALE 1/4"=1'-0"



03 WEST ELEVATION  
SCALE 1/4"=1'-0"



02 SOUTH ELEVATION  
SCALE 1/4"=1'-0"



01 EAST ELEVATION  
SCALE 1/4"=1'-0"



NEW  
RESIDENCE  
JMS CUSTOM  
HOMES  
711 PARKS AVE  
ROCKWALL  
TEXAS  
75087

**ISSUE LOG**

DATE	DESCRIPTION	SCALE	ISSUED FOR PERMIT

**REVISION LOG**

DATE	DESCRIPTION	REV	BY

**ISSUED FOR:**

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION

*Fanning Phillips*  
DESIGN

**OWNER:**  
CONTRACTOR: JAVIER SILVA  
DESIGNER: JMS CUSTOM HOMES

ARCH PROJ #	SCALE
2100	REF DRAWING

SHEET NO  
**A5.1**  
ELEVATIONS





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	EXTERIOR MATERIALS	ACCESSORY BUILDING
512 Health Street	Single-Family Home	1961	1,120	Brick	N/A
601 Parks Avenue	Single-Family Home	1929	2,264	Brick	N/A
602 Parks Avenue	Single-Family Home	1940	2,192	Siding	N/A
604 Parks Avenue	Single-Family Home	1955	1,873	Brick	N/A
605 Parks Avenue	Single-Family Home	1948	1,759	Siding	Not Found
606 Parks Avenue	Single-Family Home	1990	1,468	Siding	N/A
610 Parks Avenue	Single-Family Home	2020	2,800	Siding	N/A
701 Parks Avenue	Single-Family Home	1980	1,269	Siding	N/A
702 Parks Avenue	Single-Family Home	2020	3,100	Siding	N/A
703 Parks Avenue	Single-Family Home	1990	960	Siding	N/A
704 Parks Avenue	Single-Family Home	2021	2,900	Siding	N/A
706 Parks Avenue	Single-Family Home	1981	1,087	Brick	Not Found
707 Parks Avenue	Single-Family Home	1995	946	Siding	N/A
708 Parks Avenue	Single-Family Home	1985	1,361	Brick	Not Found
709 Parks Avenue	Single-Family Home	1992	1,081	Siding	N/A
711 Parks Avenue	Subject Property	1975	1,164	Siding	100
714 Parks Avenue	Single-Family Home	1980	1,800	Brick	N/A
Averages		1980	1,714		100



## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

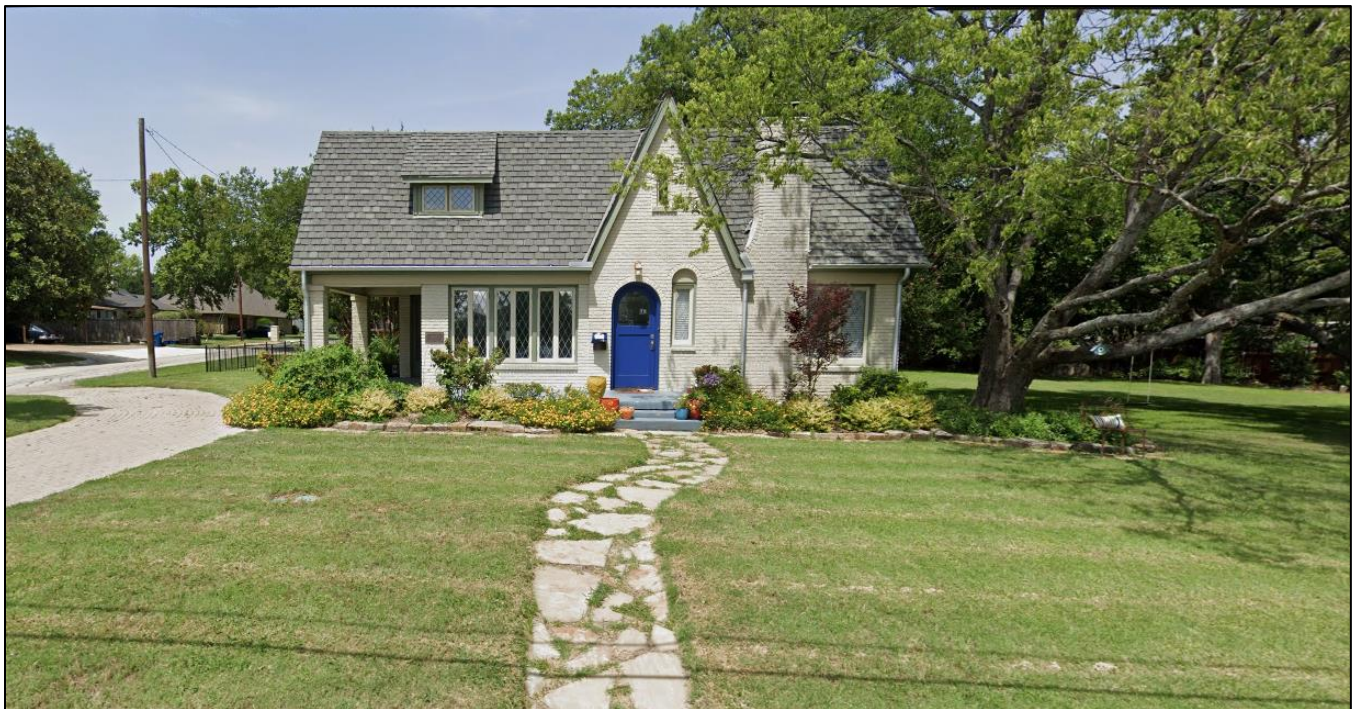
### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



512 Heath Street



601 Parks Avenue





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

### PLANNING AND ZONING DEPARTMENT

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602 Parks Avenue



604 Parks Avenue





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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605 Parks Avenue



606 Parks Avenue





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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610 Parks Avenue



701 Parks





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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702 Parks Avenue



703 Parks Avenue





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HOUSING ANALYSIS FOR CASE NO. Z2023-013

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704 Parks Avenue







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706 Parks Avenue



704 Parks Avenue



706 Parks Avenue





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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704 Parks Avenue



706 Parks Avenue





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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707 Parks Avenue



708 Parks Avenue





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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709 Parks Avenue



711 Parks Avenue





## CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-013

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



714 Parks Avenue

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 11, BLOCK C, FOREE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Javier Silva of the JMS Custom Homes, LLC on behalf of the Nixon Estate for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 11, Block C, of the Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 711 Parks Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and



with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF MAY, 2023.

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: April 17, 2023

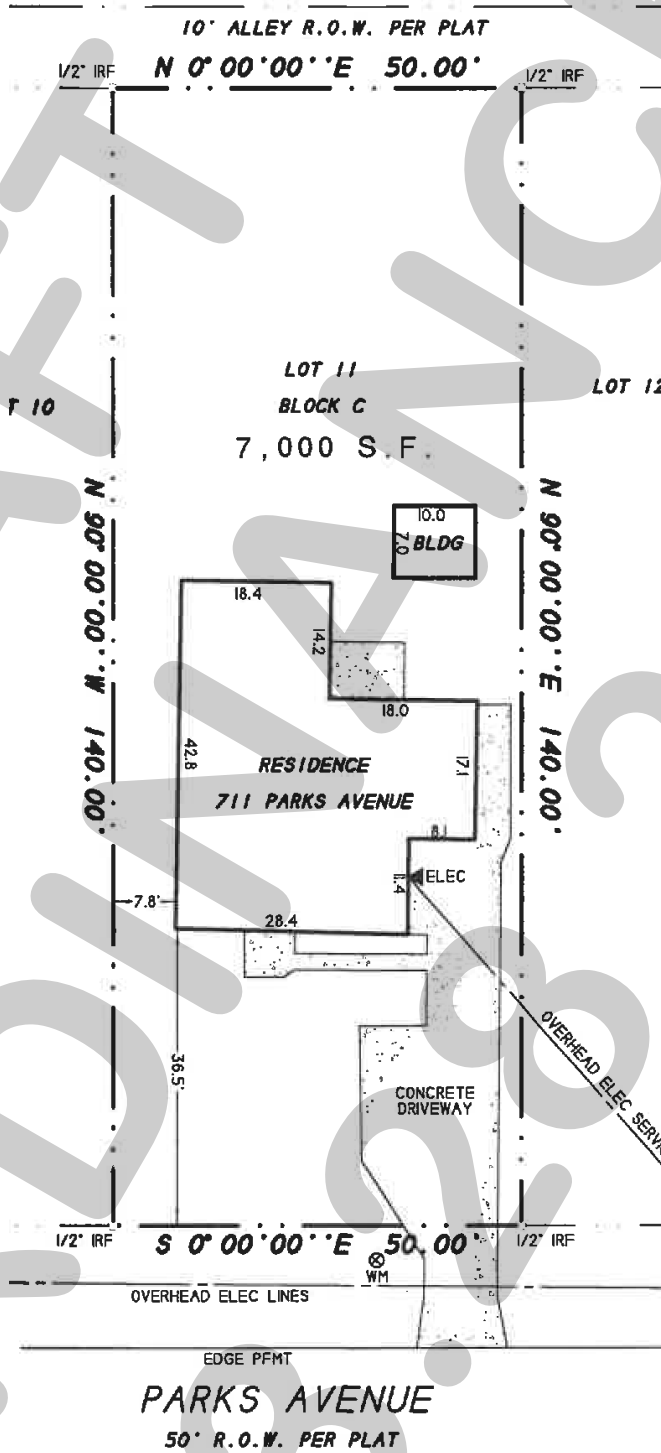
2<sup>nd</sup> Reading: May 1, 2023



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

Address: 711 Parks Avenue

Legal Description: Lot 11, Block C, Foree Addition



**Exhibit 'B':**  
*Residential Plot Plan*

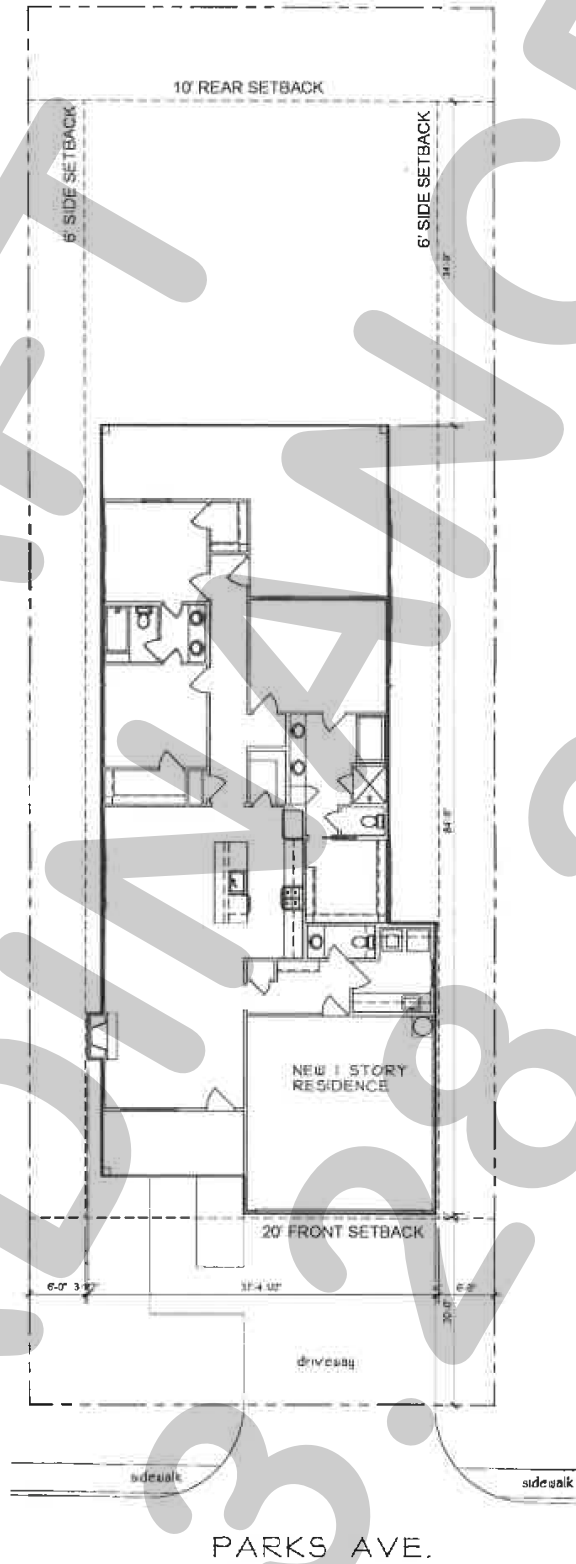
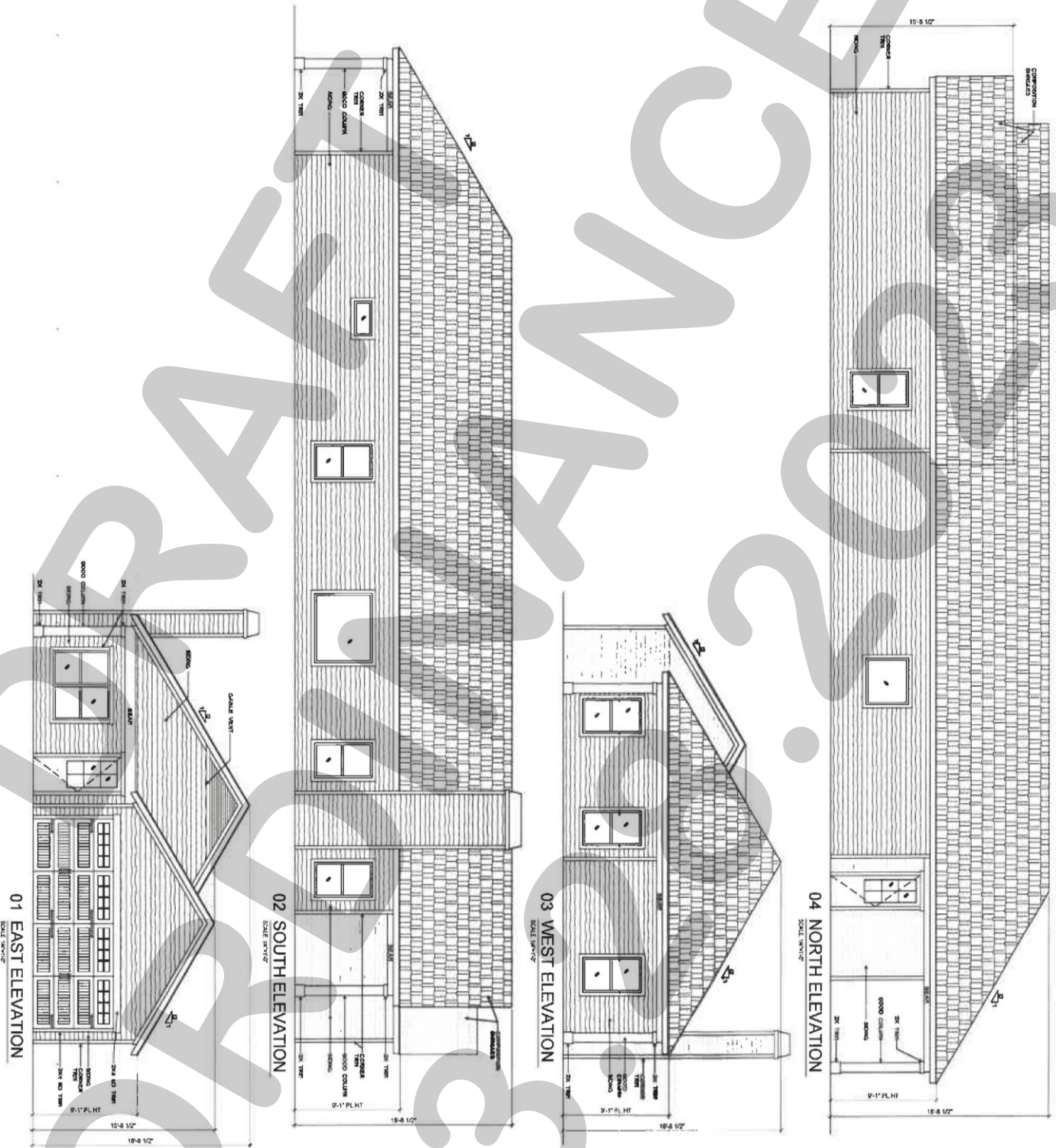




Exhibit 'C':  
Building Elevations





**TO:** Planning and Zoning Commission  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** March 28, 2023  
**SUBJECT:** Z2023-019; *Amendment to Article 04, Permissible Uses, and Article 13, Definitions, of the UDC to Create a Credit Access Business Land Use*

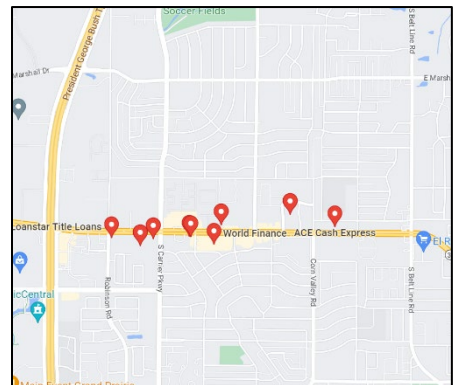
On March 20, 2023 -- following a work session with staff --, the City Council directed staff to proceed with the creation of a *Credit Access Business* land use. According to Section 393.601 of the Texas Finance Code, a *Credit Access Business* is "...a credit services organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan." Examples of these types of businesses include auto title loan and payday lending businesses. Currently, the City of Rockwall has two (2) businesses that would fall under this category (*i.e. Kastle Lending and Check 'n Go*); however, it is anticipated that this number could increase in the near future.

In 2021 the City of Dallas expanded its regulation of *Credit Access Businesses* to include more types of high-cost, small dollar loans. In other metropolitan areas across Texas, it has been observed that when a larger municipality (*e.g. Austin, San Antonio, etc.*) adopts restrictions or additional regulations against *Credit Access Businesses*, smaller cities in a close proximity to the larger municipality start to see an increase of these types of businesses locating within their corporate limits. In addition, these types of uses -- *from a land use perspective* -- tend to locate along high visibility corridors and intersections of major roadways in clusters (*i.e. they tend to located in close proximity to each other*) [see *Figures 1-3*]. They also tend to cluster in shopping centers. Based on these trends, staff is proposing the following as a proactive approach to ensuring that the City's major corridors and shopping centers are not inundated with *Credit Access Businesses*:

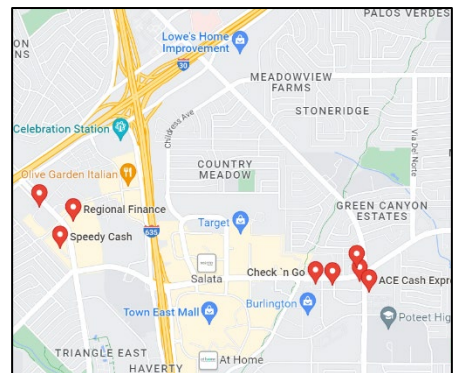
- (1) A *Credit Access Business* land use be added to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, and a definition of *Credit Access Business* be added to Article 13, *Definitions*, of the Unified Development Code (UDC).
- (2) A *Credit Access Business* shall be allowed in the same zoning districts as the *Financial Institution without Drive-Through* land use.
- (3) *Conditional Land Use Standards* be added to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) prohibiting these land uses from locating within 1,000-feet of a like land use. The 1,000-feet shall be measured from property line to property line of a parcel of land.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed

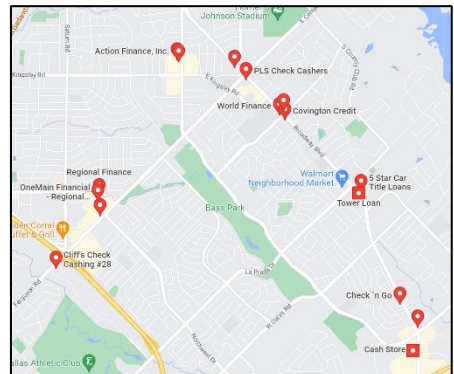
**FIGURES 1-3. EXAMPLES OF LAND PATTERNS OF CREDIT ACCESS BUSINESSES IN OTHER CITIES**



**FIGURE 1. GRAND PRAIRIE**



**FIGURE 2. MESQUITE**



**FIGURE 3. ROWLETT**

text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

Planning and Zoning Commission Work Session: March 28, 2023

Planning and Zoning Commission Public Hearing: April 11, 2023

City Council Public Hearing/First Reading: April 17, 2023

City Council Second Reading: May 1, 2023

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on March 28, 2023.





from parcel to parcel). A Specific Use Permit (SUP) shall be required for any facility located closer than 1,000-feet.

- (b) Such facilities shall be licensed as a Community Residential Facility under Chapter 508, Parole and Mandatory Supervision, of the Texas Health and Safety Code.

(7) Public or Private Primary School.

- (a) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(8) Public or Private Secondary School.

- (a) The school shall be located on a Minor Collector or larger roadway.
- (b) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(9) Temporary Education Buildings for a Public or Private School.

- (a) The City Manager or his/her designee may approve temporary educational buildings for a public school pending the submission of a letter from the independent school district indicating the duration the buildings will remain on-site. The City Manager or his/her designee may also require the temporary buildings to adhere to the procedures and requirements of Subsection 02.03(C)(9)(b) below.
- (b) All other applications of temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:
  - (1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees).
  - (2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.
  - (3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.

(D) Office and Professional Land Uses.

(1) Financial Institution with Drive-Through.

- (a) Drive-throughs shall not be located on a property adjacent to a residentially zoned or used property. Drive-throughs shall be separated from residentially zoned or used properties by an intervening building or parcel of land.

- (b) Drive-throughs shall not have access to local residential streets.
- (c) Stacking lanes for drive-through service windows shall accommodate at least six (6) standard sized motor vehicles per lane, unless specifically approved by the Planning and Zoning Commission.

(2) Credit Access Business.

- (a) Any lot or parcel of land with a *Credit Access Business* establishment shall be located a minimum of 1,000-feet from any other lot or parcel of land with another *Credit Access Business*, as measured in a straight line between the nearest points of one (1) of the lots or parcels of land to the other lot or parcel of land.

(E) Recreation, Entertainment and Amusement Land Uses.

(1) Temporary Carnival, Circus, or Amusement Ride.

- (a) The duration of these temporary uses shall not exceed 14-days.
- (b) Carnival, circus and amusement ride uses shall be no closer than 300-feet to a residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.
- (c) Such events must obtain a permit from the City of Rockwall.

(2) Indoor Commercial Amusement/Recreation.

- (a) Exemptions to this use include:
  - (1) Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests.
  - (2) Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing.
  - (3) Billiard or pool tables on the premises of publicly owned facilities.

(3) Outdoor Commercial Amusement/Recreation.

- (a) Outdoor Commercial Amusement/Recreation includes uses that provide outdoor entertainment (e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.), but excludes drive-in movie theaters.
- (b) Outdoor Commercial Amusement/Recreation includes temporary structures (e.g. tents, canopies, etc.) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days.
- (c) Outdoor Commercial Amusement/Recreation shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.

(4) Temporary Fundraising Events by Non-profit.

# LAND USE SCHEDULE

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">[Article 04, Permissible Uses]</a>	RESIDENTIAL DISTRICTS											MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS				
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District	IH-30 Overlay (IH-30 OV) District
Congregate Care Facility/Elderly Housing	<a href="#">(7)</a>	<a href="#">(3)</a>												P	S	S	S	S	S		S				
Crematorium	<a href="#">(8)</a>																			S	P				
Daycare with Seven (7) or More Children	<a href="#">(9)</a>	<a href="#">(4)</a>	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S			
Emergency Ground Ambulance Services	<a href="#">(10)</a>																P	P	P	P	P				
Group or Community Home	<a href="#">(11)</a>	<a href="#">(5)</a>	P	P	P	P	P	P	P	P	P	P	P		P	P	P								
Government Facility	<a href="#">(12)</a>													S			P	P	P	P	P				
Halfway House	<a href="#">(13)</a>	<a href="#">(6)</a>													S										
Hospice	<a href="#">(14)</a>												S			P	P	P	P	S	S				
Hospital	<a href="#">(15)</a>																P	P	P	P	S				
Public Library, Art Gallery or Museum	<a href="#">(16)</a>													P	P	P	P	P	P	P	P				
Mortuary or Funeral Chapel	<a href="#">(17)</a>																P	P	P	P					
Local Post Office	<a href="#">(18)</a>													P		P	P	P	P	P	P				
Regional Post Office	<a href="#">(19)</a>																		P	P	P				
Prison/Custodial Institution	<a href="#">(20)</a>																		P	P	P				
Public or Private Primary School	<a href="#">(21)</a>	<a href="#">(7)</a>	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P					
Public or Private Secondary School	<a href="#">(22)</a>	<a href="#">(8)</a>	S	S	S	S	S	S	S	S	S	S	S	S		P	P	P	P	P					
Temporary Education Building for a Public or Private School	<a href="#">(23)</a>	<a href="#">(9)</a>	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S						
Rescue Mission or Shelter for the Homeless	<a href="#">(24)</a>																		S	P	P				
Social Service Provider (Except Rescue Mission or Homeless Shelter)	<a href="#">(25)</a>															S		P	P	P					
<b>OFFICE AND PROFESSIONAL LAND USES</b>	2.02(D)	2.03(D)																							
Financial Institution with Drive-Through	<a href="#">(1)</a>	<a href="#">(1)</a>														S	P	P	P	P	P				
Financial Institution without Drive-Through	<a href="#">(1)</a>													P		P	P	P	P	P	P				
<b>Credit Access Business</b>	<a href="#">(2)</a>	<a href="#">(2)</a>												P		P	P	P	P	P	P				

# LAND USE SCHEDULE

**LEGEND:**

	Land Use <i>NOT</i> Permitted
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A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference <a href="#">Article 13, Definitions</a> ]	CONDITIONAL USE REFERENCE Reference <a href="#">[Article 04, Permissible Uses]</a>	RESIDENTIAL DISTRICTS												MIXED USE DISTRICTS		NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS		
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Office Building less than 5,000 SF	<a href="#">(23)</a>													P	P	P	P	P	P	P	P			
Office Building 5,000 SF or Greater	<a href="#">(23)</a>													P	S	S	P	P	P	P	P			
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>	<b>2.02(E)</b>	<b>2.03(E)</b>																						
Temporary Carnival, Circus, or Amusement Ride	<a href="#">(1)</a>	<a href="#">(1)</a>												S		S	P	P	P	P	P			
Indoor Commercial Amusement/Recreation	<a href="#">(2)</a>	<a href="#">(2)</a>												S			S	P	P	P	P			
Outdoor Commercial Amusement/Recreation	<a href="#">(3)</a>	<a href="#">(3)</a>															S	S	P	S	P			
Public or Private Community or Recreation Club as an Accessory Use	<a href="#">(4)</a>		S	S	S	S	S	S	S	S	S	S	S	S		S	P	P	P	P	P			
Private Country Club	<a href="#">(5)</a>		S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Golf Driving Range	<a href="#">(6)</a>															S	S	S	P	P	P			
Temporary Fundraising Events by Non-Profit	<a href="#">(7)</a>	<a href="#">(4)</a>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Gun Club with Skeet or Target Range	<a href="#">(8)</a>	<a href="#">(5)</a>															S	P	P	P	P			
Outdoor Gun Club with Skeet or Target Range	<a href="#">(8)</a>		S																P		S			
Health Club or Gym	<a href="#">(9)</a>												A	P		S	P	P	P	P	P			
Private Club, Lodge or Fraternal Organization	<a href="#">(10)</a>	<a href="#">(6)</a>												S		S	S	P	P	P	S			
Private Sports Arena, Stadium, and/or Track	<a href="#">(11)</a>																S	P	P	P				
Public Park or Playground	<a href="#">(12)</a>		P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P			
Sexually Oriented Businesses <a href="#">[Art. XI; CH. 12; Municipal Code]</a>	<a href="#">(13)</a>	<a href="#">(7)</a>																		S	S			
Tennis Courts (i.e. Not Accessory to a Public or Private Country Club)	<a href="#">(14)</a>		S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Theater	<a href="#">(15)</a>													P			S	P	P	P	P			
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>	<b>2.02(F)</b>	<b>2.03(F)</b>																						
Antique/Collectible Store	<a href="#">(1)</a>													S		S	P	P	P					
Astrologer, Hypnotist, or Psychic	<a href="#">(2)</a>													S	P	P	P	P	P					
Banquet Facility/Event Hall	<a href="#">(3)</a>													S			P	P	P					





or families with no regular home or residential address. A *Rescue Mission or Shelter for the Homeless* shall house a maximum of 15 individuals for a period not to exceed a maximum of 30-days.

(25) *Social Service Provider (Except Rescue Mission or Shelter for the Homeless)*. Any organization operating under a non-profit charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment related, or educational purposes not currently listed elsewhere in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#).

(D) *Office and Professional Land Uses.*

(1) *Financial Institution*. A facility that is open to the public for the deposit, custody, loan, exchange or issue of money, the extension of credit, and/or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. Accessory uses may include automatic teller machines, drive through service, offices, and parking. This excludes bail bonds, pawnshops, payday advance/loan businesses, and motor vehicle title loan businesses.

(1)(2) *Credit Access Business*. A *Credit Access Business* is a business or credit services organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan (or as otherwise defined by Section 393.6001 of the Texas Finance Code).

(2)(3) *Office Building*. A facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in [Section 01, Land Use Schedule, of Article 04, Permissible Uses](#), but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

(E) *Recreation, Entertainment and Amusement Land Uses.*

(1) *Temporary Carnival, Circus, or Amusement Ride*. A temporary, traveling show or exhibition that has no permanent structure or installation, and is intended to attract people to a site where there may or may not be an admission charge. These activities include: carnivals, circuses, rides, entertainment, gaming booths, food stands, exhibitions, and animal displays. Outdoor or indoor commercial amusement provided on a temporary basis.

(2) *Indoor Commercial Amusement/Recreation*. Any enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums.

(3) *Outdoor Commercial Amusement/Recreation*. An amusement enterprise that offers entertainment or games of skill to the

general public for a fee or charge wherein any portion of the activity takes place in the open.

(4) *Public or Private Community Recreation Club as an Accessory Use*. (1) *Public*: A facility or area that is owned and/or operated by a nonprofit organization and that provides for sports, leisure, and recreation activities operated for the general public. (2) *Private*: A recreation facility operated for the exclusive use of private residents or neighborhood groups and their guests, and not the general public.

(5) *Private Country Club*. A facility or area laid out for recreational, athletic, and social purposes, with limited membership, and the use of which is primarily restricted to members and their guests. A golf course may be included as an additional principal use. Accessory uses may include retail sales, a club house, and other recreational facilities.

(6) *Golf Driving Range*. An area improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, and accessory recreational uses.

(7) *Temporary Fundraising Events by Non-profit*. An event sponsored by a recognized legal nonprofit organization, intended to attract people to a site where there may or may not be an admission charge.

(8) *Gun Club with Skeet or Target Range*. A facility or area for the sport of shooting at targets to test accuracy in rifles, pistols, or archery practice, owned or operated by a corporation, association, or persons.

(9) *Health Club or Gym*. A public or private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include -- but are not limited to -- game courts, weight lifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.

(10) *Private Club, Lodge or Fraternal Organization*. (1) *Private Club*. Private quarters for a private organization, a principal purpose of which is the preparation and service of food and/or drink for members and their guests only and falling within the definition of and permitted by Chapter 32, *Private Club Registration Permit*, of the Texas Alcoholic Beverage Code. (2) *Lodge or Fraternal Organization*. A facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship or religious assembly.

(11) *Private Sports Arena, Stadium, and/or Track*. An athletic field or stadium that is not owned or operated by a public agency such as a city or school and operated for the exclusive use of its members and their guests and not the general public

(12) *Public Park or Playground*. A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include -- but is not limited to -- lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AND ARTICLE 13, *DEFINITIONS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] to create the *Credit Access Business* land use; and,

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

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

**SECTION 1.** That Article 04, *Permissible Uses*, and Article 13, *Definitions*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

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

**SECTION 3.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF MAY, 2023.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

*1<sup>st</sup> Reading:* April 17, 2023

*2<sup>nd</sup> Reading:* May 1, 2023

DRAFT  
ORDINANCE  
03.28.2023



**Exhibit 'A'**  
*Article 04, Permissible Uses, and Article 13, Definitions, of the  
Unified Development Code (UDC)*

*Continued on Next Page ...*



from parcel to parcel). A Specific Use Permit (SUP) shall be required for any facility located closer than 1,000-feet.

- (b) Such facilities shall be licensed as a Community Residential Facility under Chapter 508, Parole and Mandatory Supervision, of the Texas Health and Safety Code.

(7) Public or Private Primary School.

- (a) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(8) Public or Private Secondary School.

- (a) The school shall be located on a Minor Collector or larger roadway.
- (b) Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.

(9) Temporary Education Buildings for a Public or Private School.

- (a) The City Manager or his/her designee may approve temporary educational buildings for a public school pending the submission of a letter from the independent school district indicating the duration the buildings will remain on-site. The City Manager or his/her designee may also require the temporary buildings to adhere to the procedures and requirements of Subsection 02.03(C)(9)(b) below.

- (b) All other applications of temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions:

- (1) The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees).
- (2) The applicant shall provide a plan indicating the expected phasing-out of all temporary structures.
- (3) The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years.

(D) Office and Professional Land Uses.

(1) Financial Institution with Drive-Through.

- (a) Drive-throughs shall not be located on a property adjacent to a residentially zoned or used property. Drive-throughs shall be separated from residentially zoned or used properties by an intervening building or parcel of land.

- (b) Drive-throughs shall not have access to local residential streets.

- (c) Stacking lanes for drive-through service windows shall accommodate at least six (6) standard sized motor vehicles per lane, unless specifically approved by the Planning and Zoning Commission.

(2) Credit Access Business.

- (a) Any lot or parcel of land with a *Credit Access Business* establishment shall be located a minimum of 1,000-feet from any other lot or parcel of land with another *Credit Access Business*, as measured in a straight line between the nearest points of one (1) of the lots or parcels of land to the other lot or parcel of land.

(E) Recreation, Entertainment and Amusement Land Uses.

(1) Temporary Carnival, Circus, or Amusement Ride.

- (a) The duration of these temporary uses shall not exceed 14-days.
- (b) Carnival, circus and amusement ride uses shall be no closer than 300-feet to a residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.
- (c) Such events must obtain a permit from the City of Rockwall.

(2) Indoor Commercial Amusement/Recreation.

- (a) Exemptions to this use include:
  - (1) Skill or coin-operated machines kept in private residences or apartments and used without charge by members of the family or bona fide guests.
  - (2) Skill or coin-operated machines on the premises of religious, charitable, educational or fraternal organizations for the use of members or their guests, and not for private profit, although a charge is made for playing.
  - (3) Billiard or pool tables on the premises of publicly owned facilities.

(3) Outdoor Commercial Amusement/Recreation.

- (a) Outdoor Commercial Amusement/Recreation includes uses that provide outdoor entertainment (e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.), but excludes drive-in movie theaters.
- (b) Outdoor Commercial Amusement/Recreation includes temporary structures (e.g. tents, canopies, etc.) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days.
- (c) Outdoor Commercial Amusement/Recreation shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council.

(4) Temporary Fundraising Events by Non-profit.





# LAND USE SCHEDULE

**LEGEND:**

	Land Use <u>NOT</u> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

LAND USES	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	RESIDENTIAL DISTRICTS											MIXED USE DISTRICTS	NON-RESIDENTIAL DISTRICTS					OVERLAY DISTRICTS				
			Agricultural (AG) District	Single Family Estate 1.5 (SFE-1.5) District	Single Family Estate 2.0 (SFE-2.0) District	Single Family Estate 4.0 (SFE-4.0) District	Single Family 1 (SF-1) District	Single Family 16 (SF-16) District	Single Family 10 (SF-10) District	Single Family 8.4 (SF-8.4) District	Single Family 7 (SF-7) District	Zero Lot-Line (ZL-5) District	Two-Family (2F) District	Multi-Family 14 (MF-14) District	Downtown (DT) District	Residential Office (RO) District	Neighborhood Services (NS) District	General Retail (GR) District	Commercial (C) District	Heavy Commercial (HC) District	Light Industrial (LI) District	Heavy Industrial (HI) District	Scenic Overlay (SOV) District	SH-66 Overlay (SH-66) District
Office Building less than 5,000 SF	(23)													P	P	P	P	P	P	P				
Office Building 5,000 SF or Greater	(23)													P	S	S	P	P	P	P				
<b>RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES</b>			2.02(E)	2.03(E)																				
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)												S		S	P	P	P	P	P			
Indoor Commercial Amusement/Recreation	(2)	(2)												S		S	P	P	P	P				
Outdoor Commercial Amusement/Recreation	(3)	(3)														S	S	P	S	P				
Public or Private Community or Recreation Club as an Accessory Use	(4)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P			
Private Country Club	(5)		S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Golf Driving Range	(6)															S	S	S	P	P	P			
Temporary Fundraising Events by Non-Profit	(7)	(4)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Indoor Gun Club with Skeet or Target Range	(8)	(5)														S	P	P	P	P				
Outdoor Gun Club with Skeet or Target Range	(8)		S																P		S			
Health Club or Gym	(9)												A	P	S	P	P	P	P	P				
Private Club, Lodge or Fraternal Organization	(10)	(6)												S	S	S	P	P	P	S				
Private Sports Arena, Stadium, and/or Track	(11)																S	P	P	P				
Public Park or Playground	(12)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)																		S	S			
Tennis Courts (i.e. Not Accessory to a Public or Private Country Club)	(14)		S	S	S	S	S	S	S	S	S	S	S			S	S	S	P	P	P			
Theater	(15)													P		S	P	P	P	P				
<b>RETAIL AND PERSONAL SERVICES LAND USES</b>			2.02(F)	2.03(F)																				
Antique/Collectible Store	(1)													S		S	P	P	P					
Astrologer, Hypnotist, or Psychic	(2)													S	P	P	P	P	P					
Banquet Facility/Event Hall	(3)													S			P	P	P					



or families with no regular home or residential address. A *Rescue Mission or Shelter for the Homeless* shall house a maximum of 15 individuals for a period not to exceed a maximum of 30-days.

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general public for a fee or charge wherein any portion of the activity takes place in the open.

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(6) *Golf Driving Range*. An area improved with trees, greens, fairways, hazards, and which may include a clubhouse, dining room, and accessory recreational uses.

(7) *Temporary Fundraising Events by Non-profit*. An event sponsored by a recognized legal nonprofit organization, intended to attract people to a site where there may or may not be an admission charge.

(8) *Gun Club with Skeet or Target Range*. A facility or area for the sport of shooting at targets to test accuracy in rifles, pistols, or archery practice, owned or operated by a corporation, association, or persons.

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(12) *Public Park or Playground*. A facility or area for recreational, cultural, or aesthetic use owned or operated by a public agency and available to the general public. This definition may include -- but is not limited to -- lawns, decorative plantings, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, pavilions, wooded areas, and water courses.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Planning and Zoning Commission

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

**DATE:** March 28, 2023

**SUBJECT:** Z2023-020; *Master Thoroughfare Plan Update*

On January 10, 2022, the City of Rockwall entered into a *Professional Services Engineering Contract* with Freese and Nichols, Inc. to review the City's Master Thoroughfare Plan (MTP) and provide recommendations concerning the classification of the City's roadways. Due to some issues concerning the North Central Texas Council of Government's (NCTOG's) regional model, the project was delayed; however, on February 28, 2023, the City's consultant provided staff with the final recommendations and their memorandum to the City Council (*see attached*). These recommendations include:

#### DOWNGRADES

- (1) Promenade Place from a *Minor Collector* to an R2U.
- (2) Tannerson Drive from a *Minor Collector* to an R2U.
- (3) Panhandle Drive from a M4U to a R2U.
- (4) Los Altos Drive from a *Minor Collector* to an R2U.
- (5) Fannin Street from SH-66 to Midnight Pass from a *Minor Collector* to an R2U.
- (6) Renfro Street from a *Minor Collector* to an R2U.
- (7) S. Lakeshore Drive from W. Rusk Street to Lakeview Drive from a *Minor Collector* to an R2U.
- (8) Lakeview Drive from S. Lakeshore Drive to Lakedale Drive from a *Minor Collector* to an R2U.
- (9) Summit Ridge from a *Minor Collector* to an R2U.
- (10) Lakedale Drive from a *Minor Collector* to an R2U.
- (11) M4U from John King Boulevard to IH-30 Frontage Road to *Minor Collector*.
- (12) Mims Road from SH-205 to Sids Road from an M4U to a *Minor Collector*.
- (13) Sids Road from Mims Road to SH-205 from a M4U to a *Minor Collector*.
- (14) Glen Hill Way from FM-740 [*Ridge Road*] to Summer Lee Drive from a *Minor Collector* to a Local Road.
- (15) Old SH-276 [*Caddo Ridge Drive*] from M4U to *Minor Collector*.

#### MASTER THOROUGHFARE CLASSIFICATIONS

- R2U: RESIDENTIAL, TWO (2) LANE, UNDIVIDED STREET
- A4U (M4U): MINOR ARTERIAL, FOUR (4) LANE, UNDIVIDED STREET
- A4D (M4D): MINOR ARTERIAL, FOUR (4) LANE, DIVIDED STREET
- P6D: PRINCIPAL ARTERIAL, SIX (6) LANE, DIVIDED STREET

#### UPGRADES

- (1) SH-66 from John King Boulevard to FM-3549 from a M4D to P6D.
- (2) *Minor Collector* from IH-30 Frontage Road to Justin Road to an A4D.
- (3) Turtle Cove Boulevard from an R2U to a *Minor Collector*.
- (4) M4U from SH-205 to FM-3097 [*Horizon Road*] from *Minor Collector* to M4U.
- (5) FM-551 from the edge of the Extraterritorial Jurisdiction (ETJ) [*i.e. in between Smith Acres and Jamestown Lane*] to SH-276 from a M4U to an A4D.
- (6) FM-548 [*Poetry Road*] from SH-276 to S. Munson Road from a *Minor Collector* to M4U.
- (7) Blackland Road from SH-276 to FM-550 from M4U to an A4D.
- (8) FM-550 from Hodges Lane to the edge of the Extraterritorial Jurisdiction (ETJ) [*i.e. in between Lone Star Drive and Dowell Road*] from M4U to an A4D.

#### REMOVED

- (1) Old SH-66 Alignment from FM-1141 to John King Boulevard.
- (2) M4U from Justin Road to John King Boulevard to *Minor Collector*.
- (3) Village Drive.



NOMENCLATURE CHANGES

(1) M4D changed to A4D.

The Master Thoroughfare Plan (MTP) is contained within the OURHometown Vision 2040 Comprehensive Plan, and according to Section 213.003, *Adoption or Amendment of the Comprehensive Plan*, of the Texas Local Government Code, "(a) comprehensive plan may be adopted or amended by ordinance following: (1) a hearing at which the public is given the opportunity to give testimony and represent written evidence; and (2) review by the municipality's planning commission or department, if one exists." In addition, Section 9.03, *Master Plan*, of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan must be submitted to the City Manager after the Planning and Zoning Commission holds at least one [1] public hearing on the proposed change." Section 9.04, *Procedure for Amending Master Plan*, goes on to state that the "City Manager will submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revisions or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revisions or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." On March 20, 2023, the City Council reviewed these changes and directed staff to proceed with amending the Comprehensive Plan in accordance with the City's Charter and the Texas Local Government Code. In accordance with this direction, staff advertised the public hearings in the Rockwall Herald Banner and will be bringing the case forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: March 28, 2023

Planning and Zoning Commission Public Hearing: April 11, 2023

City Council Public Hearing/First Reading: April 17, 2023

City Council Second Reading: May 1, 2023

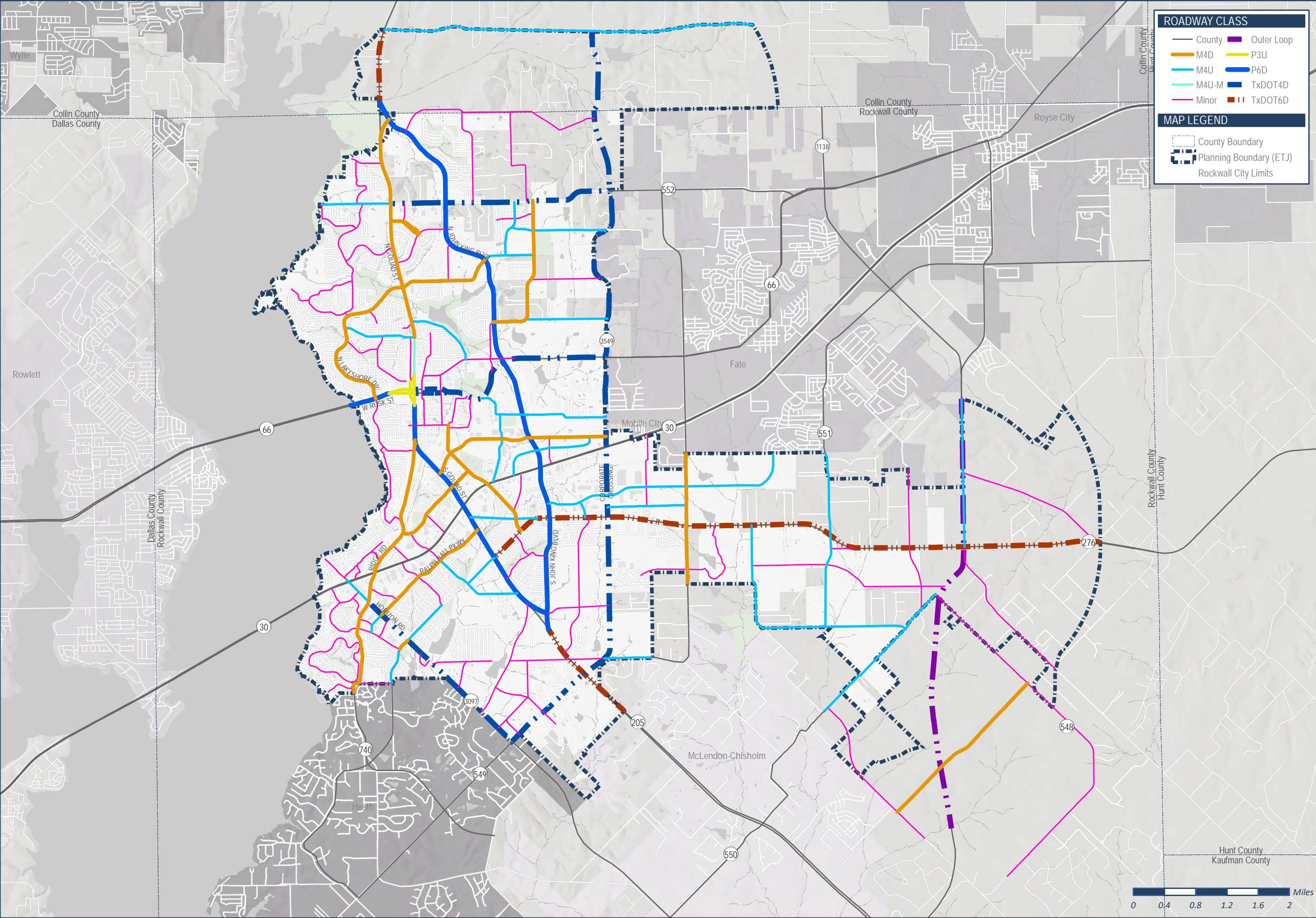
Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on March 28, 2023.



# MASTER THOROUGHFARE PLAN

## COMPREHENSIVE PLAN 04 | INFRASTRUCTURE

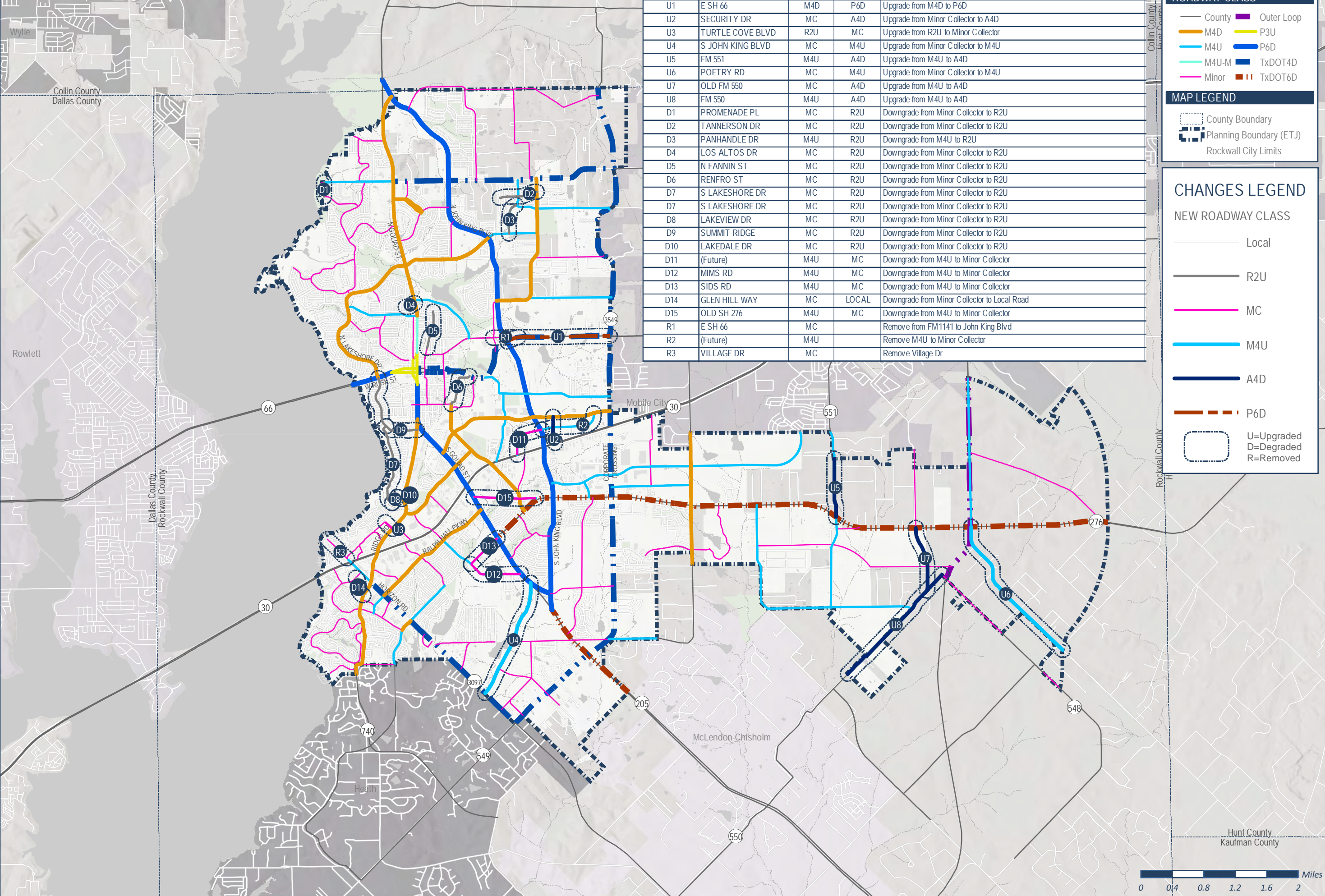
### 3





NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

CHANGE ID	STREET NAME	CURRENT	NEW CLASS	DESCRIPTION
U1	E SH 66	M4D	P6D	Upgrade from M4D to P6D
U2	SECURITY DR	MC	A4D	Upgrade from Minor Collector to A4D
U3	TURTLE COVE BLVD	R2U	MC	Upgrade from R2U to Minor Collector
U4	S JOHN KING BLVD	MC	M4U	Upgrade from Minor Collector to M4U
U5	FM 551	M4U	A4D	Upgrade from M4U to A4D
U6	POETRY RD	MC	M4U	Upgrade from Minor Collector to M4U
U7	OLD FM 550	MC	A4D	Upgrade from M4U to A4D
U8	FM 550	M4U	A4D	Upgrade from M4U to A4D
D1	PROMENADE PL	MC	R2U	Downgrade from Minor Collector to R2U
D2	TANNERSON DR	MC	R2U	Downgrade from Minor Collector to R2U
D3	PANHANDLE DR	M4U	R2U	Downgrade from M4U to R2U
D4	LOS ALTOS DR	MC	R2U	Downgrade from Minor Collector to R2U
D5	N FANNIN ST	MC	R2U	Downgrade from Minor Collector to R2U
D6	RENFRO ST	MC	R2U	Downgrade from Minor Collector to R2U
D7	S LAKESHORE DR	MC	R2U	Downgrade from Minor Collector to R2U
D7	S LAKESHORE DR	MC	R2U	Downgrade from Minor Collector to R2U
D8	LAKEVIEW DR	MC	R2U	Downgrade from Minor Collector to R2U
D9	SUMMIT RIDGE	MC	R2U	Downgrade from Minor Collector to R2U
D10	LAKEDALE DR	MC	R2U	Downgrade from Minor Collector to R2U
D11	(Future)	M4U	MC	Downgrade from M4U to Minor Collector
D12	MIMS RD	M4U	MC	Downgrade from M4U to Minor Collector
D13	SIDS RD	M4U	MC	Downgrade from M4U to Minor Collector
D14	GLEN HILL WAY	MC	LOCAL	Downgrade from Minor Collector to Local Road
D15	OLD SH 276	M4U	MC	Downgrade from M4U to Minor Collector
R1	E SH 66	MC		Remove from FM1141 to John King Blvd
R2	(Future)	M4U		Remove M4U to Minor Collector
R3	VILLAGE DR	MC		Remove Village Dr



**ROADWAY CLASS**

- County
- Outer Loop
- M4D
- M4U
- M4U-M
- Minor
- P3U
- P6D
- TxDOT4D
- TxDOT6D

**MAP LEGEND**

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
- R2U
- MC
- M4U
- A4D
- P6D
- U=Upgraded
- D=Degraded
- R=Removed



**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**





**TO:** Amy Williams, P.E. Director of Public Works/City Engineer, City of Rockwall

**CC:** Ryan Miller, AICP, Director of Planning and Zoning Division, City of Rockwall

**FROM:** Eddie Haas, AICP, Vice-President, Transportation Planning, Freese and Nichols, Inc.  
Brian Crooks, AICP, Project Manager

**SUBJECT:** City of Rockwall Thoroughfare Plan Update

**DATE:** 2/28/2023

**PROJECT:** City of Rockwall Thoroughfare Plan Update

---

## Introduction

Due to ongoing development within the City of Rockwall and adjacent communities, and the expansion of adjacent roadway facilities on IH-30 and SH 66, the City of Rockwall determined that a review of its Thoroughfare Plan was required. The City of Rockwall contracted the services of Freese and Nichols, Inc. to conduct a demographic and network review, assess the ability of its roadway network to accommodate buildout demographic conditions, and provide roadway network improvement recommendations.

## Data Collection

The project team received thoroughfare plan networks, boundary data, and demographic information from the City of Rockwall and used the buildout data from the Summary Land Use Plan on page 32 of the Rockwall 2018 Comprehensive Plan and NCTCOG employment data as a guide to develop buildout demographics.

## Demographics Update

The project team used this data and GIS-based zones data (city districts and traffic analysis zones) to determine the buildout demographics at the TAZ level for incorporation into the NCTCOG travel demand model. All demographic development of buildout demographics was completed in coordination, consultation, review, and approval of the City of Rockwall GIS Services Division.

## Stakeholder Involvement

The FNI project met both virtually and in-person throughout the study timeline. There was a total of three (3) in-person meetings with City of Rockwall staff; a project scoping meeting on November 16, 2021, the project kick-off meeting on February 8<sup>th</sup>, 2022, and a project coordination meeting on June 7, 2022.

## Thoroughfare Network Assessment

A revised thoroughfare plan with approved buildout demographics was submitted to NCTCOG to determine which roadways would be congested at buildout. The NCTCOG model development group used the 2045 demographics and networks from its 2022 model update as the background data for the buildout demographics and proposed roadway network improvements. All model outputs were reviewed in consultation with NCTCOG, the FNI project team, and the City of Rockwall.

## Network Review / Roadway Right-Sizing

After reviewing the congested roadway network, a series of proposed improvements were proposed for the existing Thoroughfare Plan. The FNI project team worked in collaboration with the City of Rockwall to determine which roadway improvements were feasible and identified additional modifications based on ongoing development activity and available ROW. Additional updates were put forward by the City of Rockwall as part of an iterative editing process resulting in the final Thoroughfare Plan. Network updates were compared with the Rockwall County Thoroughfare Plan to ensure consistency and continuity with external roadways. The proposed 2023 City of Rockwall Thoroughfare Plan is shown in Figure 2 on the last page of the memorandum. Figure 1 shows the changes from the previous Thoroughfare Plan.

## Roadway Cross-Section Review

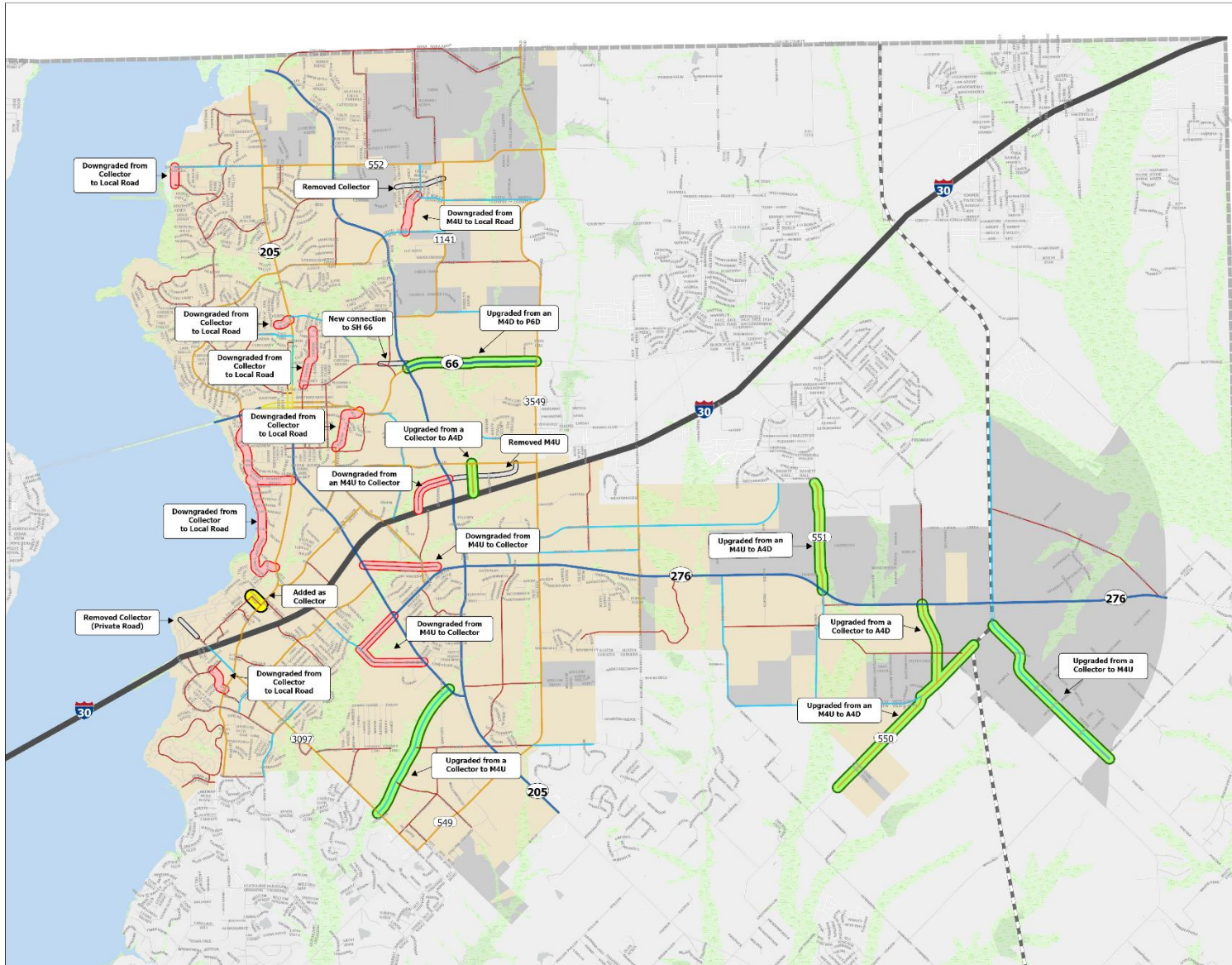
Thoroughfare roadway cross sections were reviewed from the 2018 Comprehensive Plan and current thoroughfare plan. While all cross sections provide adequate lane-widths and parking, several recommendations are suggested for consideration. It was noted by both Freese Nichols and NCTCOG staff that the functional classification is heavily weighted towards collectors, although several sections operate as arterials. Some of these collector classes are not compatible with the NCTCOG travel demand model roadway classifications and had to be modified in order for the network to be run through the regional model. It is recommended that the city consider reclassifying major 4-lane divided collectors (M4D) as minor 4-lane arterials (A4D) and modified major undivided collector (M4U-M) as 5-lane undivided arterials (A5U). It was also noted that designs standards show sidewalk widths at five feet wide with a three-foot buffer from the roadway. It is recommended, where feasible, that the sidewalk and buffer widths be increased on arterials to support the growth of the bicycle-pedestrian network, accommodate future micro-mobility technologies, and improve user safety.

## Recommendations

It is recommended that the City of Rockwall adopt the Thoroughfare Plan as shown in Figure 2 and revise its roadway functional classification to replace the M4D collector class with an A4D arterial class and the M4U-M class with an A5U arterial class.

It is also recommended that the City of Rockwall consider increasing the size of its sidewalks and sidewalk buffers, where ROW permits, to improve bicycle and pedestrian safety, support safe routes to school, and accommodate emerging micro-mobility technologies.

**Figure 1: Changes from Previous Thoroughfare Plan**



City of Rockwall  
Proposed  
Thoroughfare Plan  
Changes

**Legend**

- Yellow circle: Addition
- Green circle: Upgrade
- Red circle: Downgrade
- Grey circle: Removal
- Blue line: P6D
- Light blue line: P3U
- Light green line: A5U
- Orange line: A4D
- Light orange line: M4U
- Light purple line: MC
- Thick black line: Interstate
- Dashed black line: Outer Loop
- Grey outline: County Boundary
- Orange outline: City Limits
- Light grey fill: ETJ
- Light green fill: Flood Zones

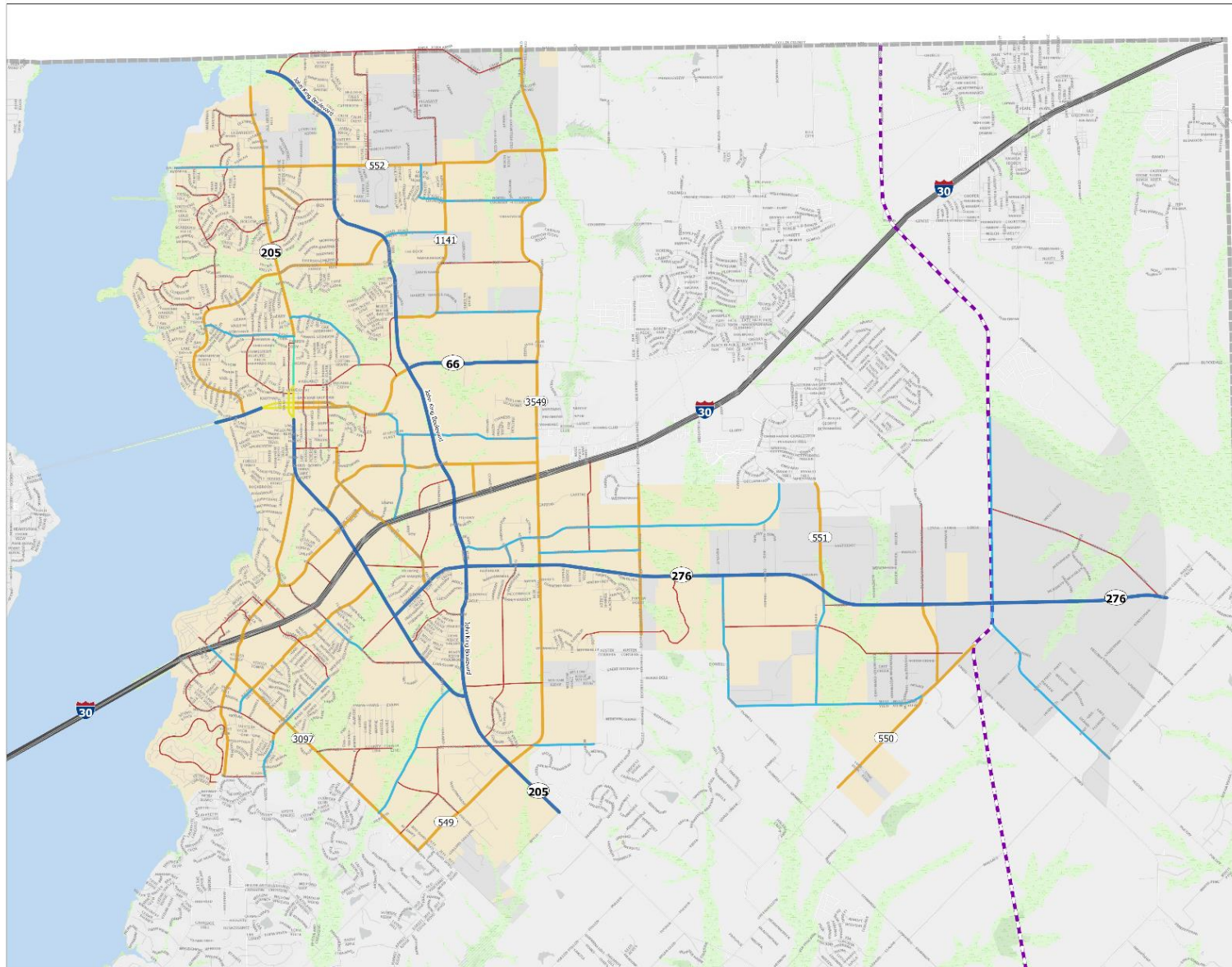
0 0.2 0.3 0.7 1 1.4 Miles

Spatial Reference:  
Route: NAD 1983 StatePlane Texas North Central FIPS 4302 Foot  
PCS: 8225 1983 StatePlane Texas North Central FIPS 4302 Foot  
GCS: NAD 1983 Texas StatePlane Texas North Central FIPS 4302 Foot  
Datum: North American 1983  
Projection: Lambert Conformal Conic

Folder: D:\ROCKWALL\TRANSPORTATION\Working\Rockwall  
Thoroughfare Plan Update.v11



Figure 2: The 2022 City of Rockwall Thoroughfare Plan



City of Rockwall  
Thoroughfare Plan

Legend

- P6D
- P3U
- ASD
- A4D
- M4U
- MC
- Interstate
- Outer Loop
- County Boundary
- City Limits
- ETJ
- Flood Zones



0 0.2 0.3 0.7 1 1.4 Miles

Project Submittal  
Name: IAD 1983 Statewide Storm Water General TDS 4200 Text  
P3U: IAD 1983 Statewide Storm Water General TDS 4200 Text  
ASD: IAD 1983 Statewide Storm Water General TDS 4200 Text  
Date: North Arrow Jan 2023  
Project: Lantier Conference Center



Filename: E:\ROK\211\TRANSPORTATION\Working\Rockwall Thoroughfare Plan Update v11

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Master Plan; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future City Council action concerning land use and development regulations and expenditures for capital improvements; and

**WHEREAS**, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of, or amendment to, a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter* of the *City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

**SECTION 1.** The Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and,

**SECTION 2.** The Comprehensive Plan shall be used by the City Staff in planning and as a guide for future development of the City of Rockwall; and,

**SECTION 3.** This ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF APRIL, 2023.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: March 20, 2023

2<sup>nd</sup> Reading: April 3, 2023

DRAFT  
ORDINANCE  
03.28.2023



**Exhibit 'A'**  
*Master Thoroughfare Plan Amendment*

DRAFT  
ORDINANCE  
03.28.2023

NOTE: CHANGE ID'S CORRESPOND TO CASE MEMO

CHANGE ID	STREET NAME	CURRENT	NEW CLASS	DESCRIPTION
U1	E SH 66	M4D	P6D	Upgrade from M4D to P6D
U2	SECURITY DR	MC	A4D	Upgrade from Minor Collector to A4D
U3	TURTLE COVE BLVD	R2U	MC	Upgrade from R2U to Minor Collector
U4	S JOHN KING BLVD	MC	M4U	Upgrade from Minor Collector to M4U
U5	FM 551	M4U	A4D	Upgrade from M4U to A4D
U6	POETRY RD	MC	M4U	Upgrade from Minor Collector to M4U
U7	OLD FM 550	MC	A4D	Upgrade from M4U to A4D
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D1	PROMENADE PL	MC	R2U	Downgrade from Minor Collector to R2U
D2	TANNERSON DR	MC	R2U	Downgrade from Minor Collector to R2U
D3	PANHANDLE DR	M4U	R2U	Downgrade from M4U to R2U
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D10	LAKEDALE DR	MC	R2U	Downgrade from Minor Collector to R2U
D11	(Future)	M4U	MC	Downgrade from M4U to Minor Collector
D12	MIMS RD	M4U	MC	Downgrade from M4U to Minor Collector
D13	SIDS RD	M4U	MC	Downgrade from M4U to Minor Collector
D14	GLEN HILL WAY	MC	LOCAL	Downgrade from Minor Collector to Local Road
D15	OLD SH 276	M4U	MC	Downgrade from M4U to Minor Collector
R1	E SH 66	MC		Remove from FM 1141 to John King Blvd
R2	(Future)	M4U		Remove M4U to Minor Collector
R3	VILLAGE DR	MC		Remove Village Dr

**ROADWAY CLASS**

- County
- Outer Loop
- M4D
- M4U
- M4U-M
- Minor
- P3U
- P6D
- TxDOT4D
- TxDOT6D

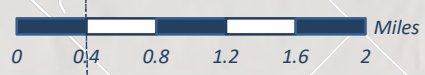
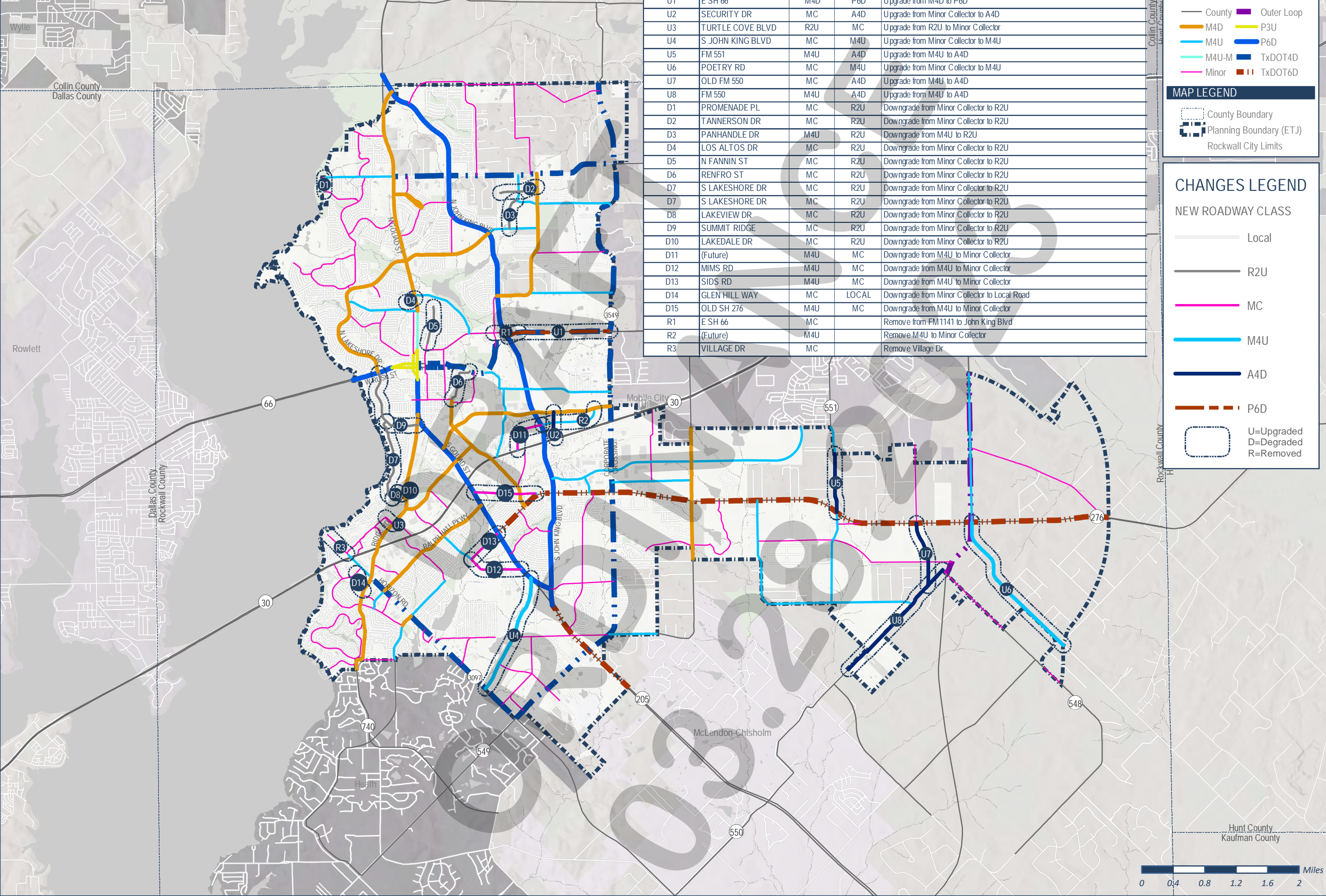
**MAP LEGEND**

- County Boundary
- Planning Boundary (ETJ)
- Rockwall City Limits

**CHANGES LEGEND**

**NEW ROADWAY CLASS**

- Local
- R2U
- MC
- M4U
- A4D
- P6D
- U=Upgraded
- D=Degraded
- R=Removed



**MASTER THOROUGHFARE PLAN**

**COMPREHENSIVE PLAN 04 | INFRASTRUCTURE**



# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: P2023-006  
PROJECT NAME: Final Plat for Lots 1-3, The Wallace Addition  
SITE ADDRESS/LOCATIONS: 330 H WALLACE LN

CASE CAPTION: Discuss and consider a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/24/2023	Needs Review

03/24/2023: P2023-006: Final Plat for Lots 1-3. The Wallace Addition

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

I.1 This is a request by Matthew Deyermond on behalf of Donald Wallace for the approval of a Final Plat for Lots 1-3, Block A, Wallace Addition being a 8.17-acre tract of land being identified as all of Tracts 45-02 & 45-07 and a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80 of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, generally located on the northside of Wallace Lane, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2023-006) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat  
The Wallace Addition  
Lots 1-3, Block A  
Being a Replat of  
Tract 45-02, Tract 45-07, and a Portion of Tract 44-01  
of the W.W. Ford Survey, Abstract No. 80  
8.16 Acres (356,449.6 SF)  
City of Rockwall, Rockwall County, Texas

M.5 Please provide two (2) corners tied to state plane coordinates. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.6 Please provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the city for damages in establishment or alteration of grade. (Subsection 10, of



M.7 Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.8 Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.9 Please add the following signature block for plat approval (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances).

STANDARD CITY SIGNATURE BLOCK

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.11 This Final Plat will be required to be reviewed by the Parks Board to determine the Parkland dedication fees associated with it. (Subsection 53, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

I.12 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: March 28, 2023
- Parks Board: April 4, 2023
- Planning and Zoning Commission: April 11, 2023
- City Council: April 17, 2023

I.13 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Needs Review

- 03/21/2023: - Check all the years for signatures.
- Need 10' utility easement along new ROW inside the property.

- 30' ROW dedication, not 15' as shown.
- Original property line?
- Callout width of RCH Water easement.
- Need to tie two corners to City monumentation (x,y coordinates)
- Show and call out FEMA floodplain and place within a drainage easement, and identify the erosion hazard setback. Call out source of floodplain information and the water surface elevation.

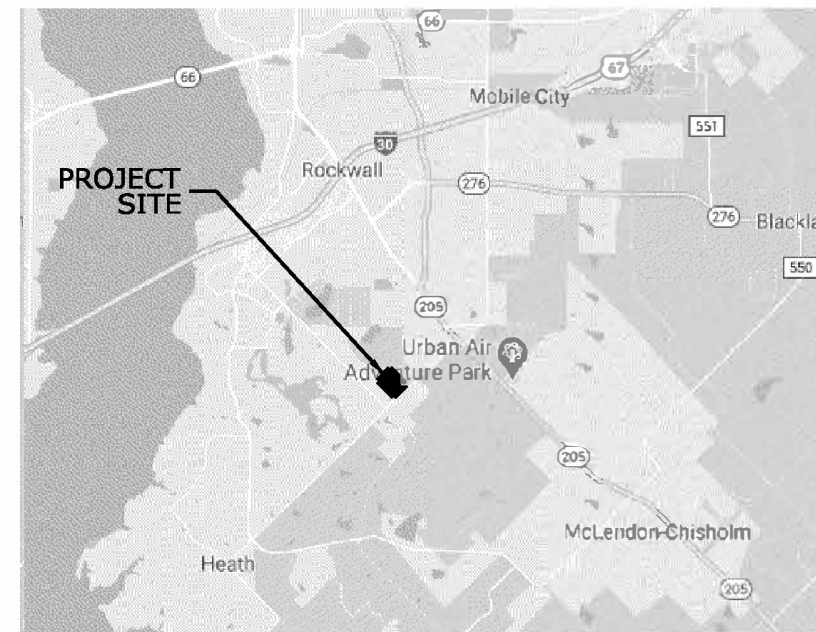
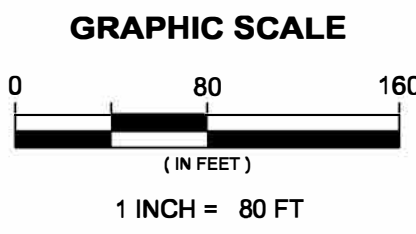
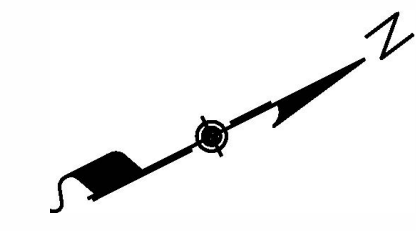
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/20/2023	Approved w/ Comments
03/20/2023: Please add State Plane coordinates to two corners (NAD83 Texas State Plane - North Central 2276)			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved
03/21/2023: Park District 14. Cash in lieu of land is \$299.00 x 2 lots for \$598.00 and pro rata equipment fees are \$283 x 2 lots for \$566.00. Total fees due \$1,164.00.			



VICINITY MAP  
N.T.S.

NOTE:  
1. ACCORDING TO FEMA MAP NO. 48397C0105L, DATED SEPTEMBER 26, 2008 THE ABOVE LOT LIES WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE AT THIS TIME.  
2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

LEGEND	
▲	PK NAIL SET
■	1/2" YELLOW-CAPPED IRON ROD SET
●	3/8" IRON ROD FOUND
⊙	PK NAIL FOUND

**OWNERS**  
DONALD J WALLACE  
330 H WALLACE LN  
ROCKWALL, TEXAS  
75032

**SURVEYOR**  
ATTN: BRIAN RHODES, RPLS  
RHODES SURVEYING  
1529 E IH30, STE 106  
GARLAND, TEXAS 75043  
(972) 475-8940

CASE NO: \_\_\_\_\_

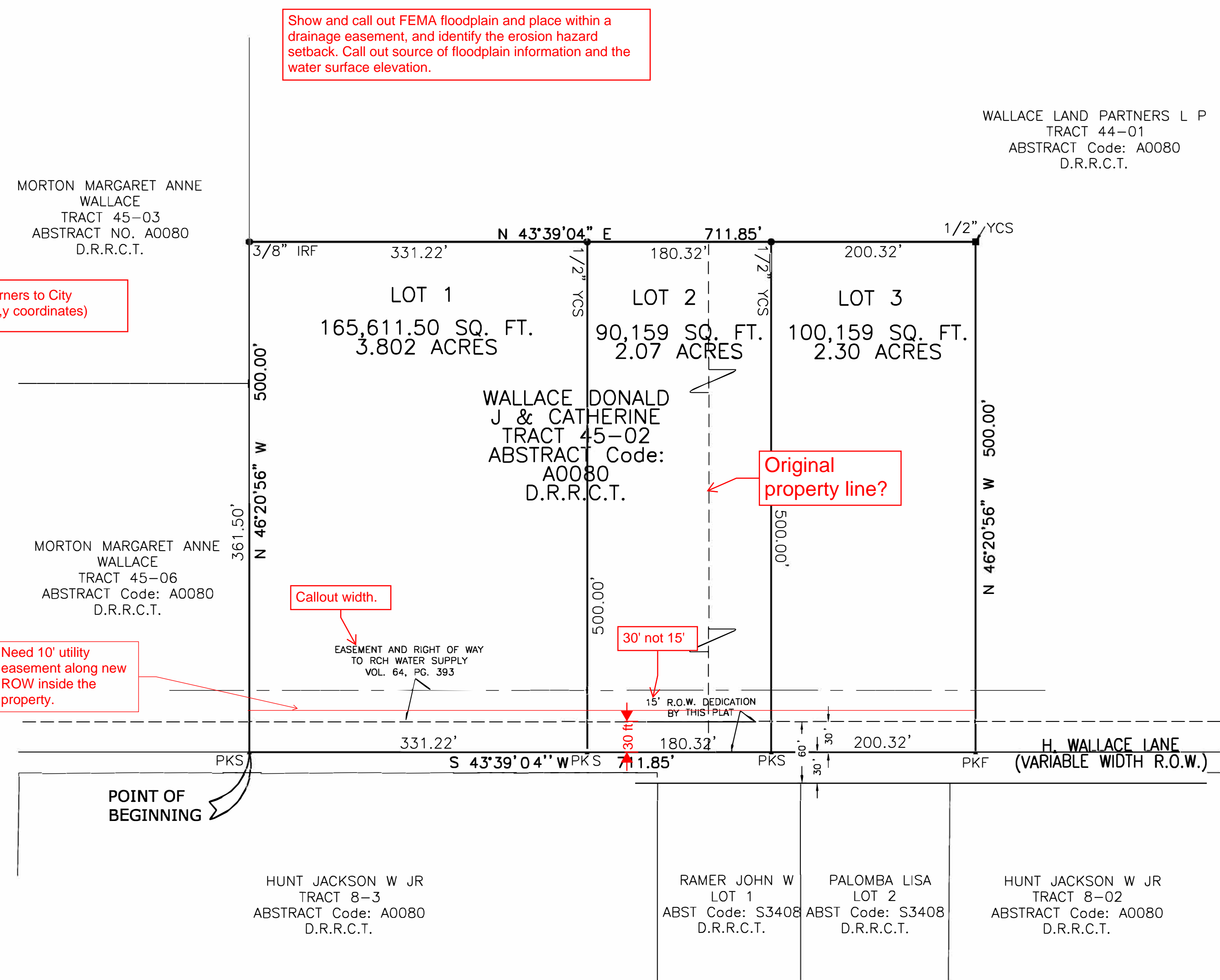
Show and call out FEMA floodplain and place within a drainage easement, and identify the erosion hazard setback. Call out source of floodplain information and the water surface elevation.

Need to tie two corners to City monumentation (x,y coordinates)

Original property line?

Callout width.

Need 10' utility easement along new ROW inside the property.



**SURVEYOR'S STATEMENT**  
I, BRIAN RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202 .  
RELEASED FOR PRELIMINARY REVIEW. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN RHODES  
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962  
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202 .  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF ROCKWALL, TEXAS AND IS HEREBY APPROVED BY SUCH.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202  
BY \_\_\_\_\_  
CITY MANAGER  
ATTEST:  
CITY SECRETARY

OWNER'S ACKNOWLEDGMENT AND DEDICATION  
STATE OF TEXAS )  
COUNTY OF ROCKWALL )  
Whereas DONALD J. & CATHERINE WALLACE are the sole owners of a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:  
BEGINNING at a PK nail set for corner, being the South corner of said "Wallace 750" tract, also being the East corner of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;  
THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North corner of said Morton tract, said corner also being the Easternmost corner of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for corner, being the West corner of said "Wallace tract 750";  
THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 711.69 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 750";  
THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2 inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;  
THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 711.85 feet to the PLACE OF BEGINNING and containing 355853,018 square feet or 8.16 acres of land.

AND DESIGNATED HEREIN AS LOT 1, BLOCK A, WOODWARD ADDITION, AN ADDITION TO THE CITY OF HEATH, ROCKWALL COUNTY, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

\_\_\_\_\_  
DONALD J WALLACE  
OWNER  
DATE: \_\_\_\_\_

\_\_\_\_\_  
CATHERINE WALLACE  
OWNER  
DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD J WALLACE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_  
DATE: \_\_\_\_\_

PRELIMINARY PLAT  
**THE WALLACE ADDITION**  
**LOT 1-3**

NUMBER OF PROPOSED LOTS: 1.2.3  
TOTAL ACREAGE: 8.16  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_





# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	330 Wallace Lane		
SUBDIVISION	AB 0080 WW Ford	LOT	Tr 48-07 BLOCK 8.17acs.
GENERAL LOCATION	W Wallace Lane + Collins Road		

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE 1.5	CURRENT USE	Residential + Vacant
PROPOSED ZONING		PROPOSED USE	Residential
ACREAGE	8.17	LOTS [CURRENT]	1
		LOTS [PROPOSED]	3

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

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

<input type="checkbox"/> OWNER	Donald Wallace	<input checked="" type="checkbox"/> APPLICANT	Matthew Deyernord
CONTACT PERSON	Matthew Deyernord	CONTACT PERSON	
ADDRESS	330 W Wallace Lane	ADDRESS	558 Ezezial Ave
CITY, STATE & ZIP	Rockwall TX 75082	CITY, STATE & ZIP	Dallas TX 75217
PHONE	214-415-1882	PHONE	214-434-6528
E-MAIL	donald.j.wallace@gmail.com	E-MAIL	tcpermitting@gmail.com

### NOTARY VERIFICATION [REQUIRED]

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

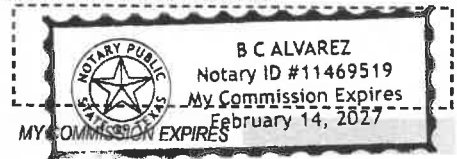
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 500.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF March, 2023

OWNER'S SIGNATURE Donald Wallace

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

B.C. Alvarez






0 155 310 620 930 1,240 Feet

P2023-006: Lots 1-3, The Wallace Addition



Case Location Map = 



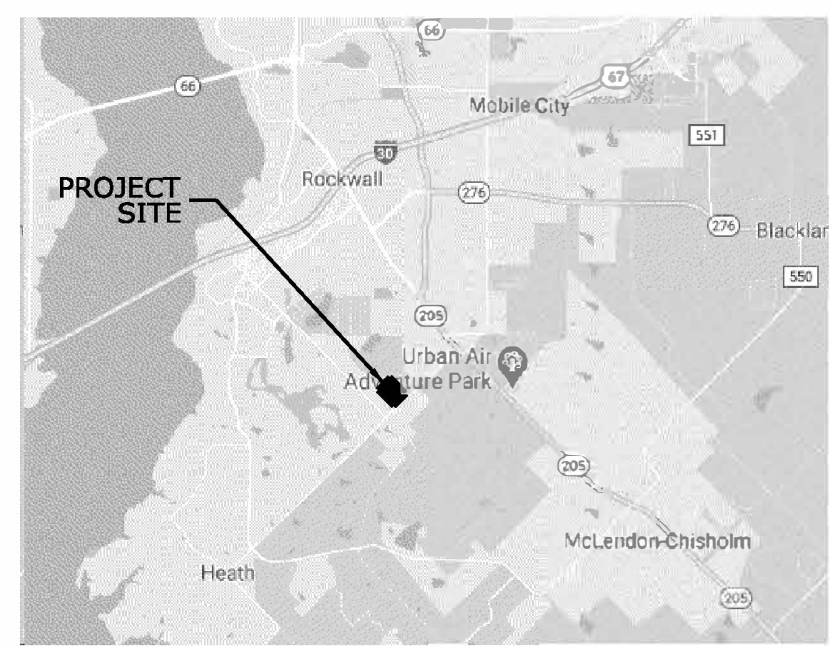
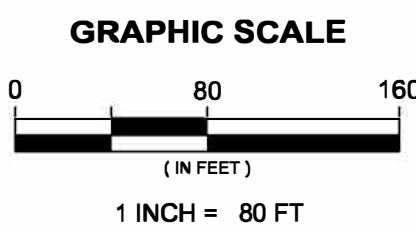
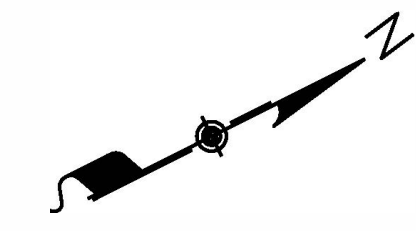
# City of Rockwall

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

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







VICINITY MAP  
N.T.S.

NOTE:

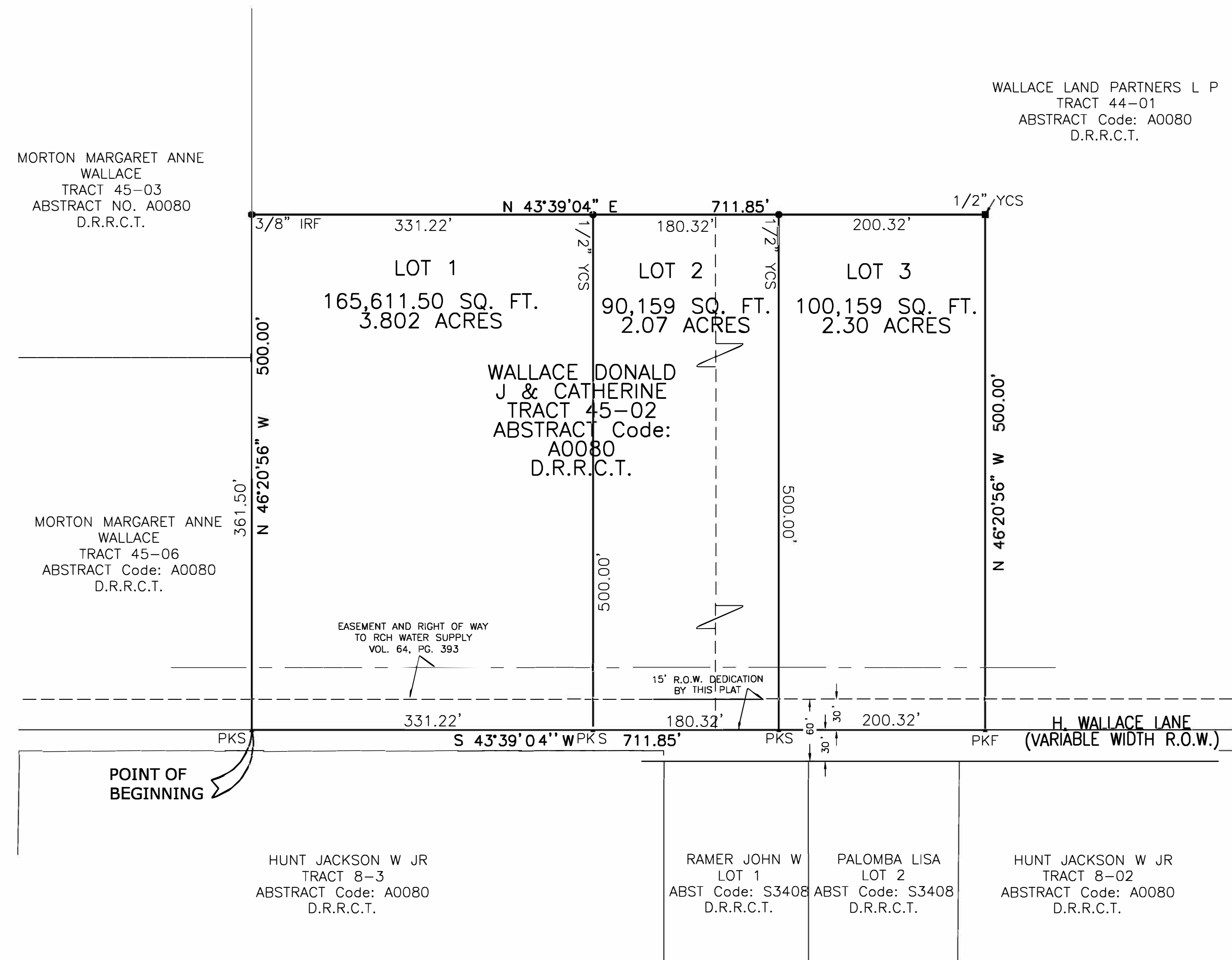
1. ACCORDING TO FEMA MAP NO. 48397C0105L, DATED SEPTEMBER 26, 2008 THE ABOVE LOT LIES WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE AT THIS TIME.
2. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

LEGEND	
	PK NAIL SET
	1/2" YELLOW-CAPPED IRON ROD SET
	3/8" IRON ROD FOUND
	PK NAIL FOUND

**OWNERS**  
DONALD J WALLACE  
330 H WALLACE LN  
ROCKWALL, TEXAS  
75032

**SURVEYOR**  
ATTN: BRIAN RHODES, RPLS  
RHODES SURVEYING  
1529 E IH30, STE 106  
GARLAND, TEXAS 75043  
(972) 475-8940

CASE NO: \_\_\_\_\_



**SURVEYOR'S STATEMENT**  
I, BRIAN RHODES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202 .

RELEASED FOR PRELIMINARY REVIEW. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN RHODES  
TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 5962  
STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS BRIAN RHODES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF ROCKWALL, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202

BY \_\_\_\_\_  
CITY MANAGER

ATTEST:  
\_\_\_\_\_  
CITY SECRETARY

OWNER'S ACKNOWLEDGMENT AND DEDICATION  
STATE OF TEXAS )  
COUNTY OF ROCKWALL )

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THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

\_\_\_\_\_  
DONALD J WALLACE  
OWNER  
DATE: \_\_\_\_\_

\_\_\_\_\_  
CATHERINE WALLACE  
OWNER  
DATE: \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD J WALLACE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES \_\_\_\_\_  
DATE: \_\_\_\_\_

PRELIMINARY PLAT  
**THE WALLACE ADDITION**  
**LOT 1-3**

NUMBER OF PROPOSED LOTS: 1.23  
TOTAL ACREAGE: 8.16  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT NO. \_\_\_\_\_, DATE \_\_\_\_\_



# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: P2023-007  
PROJECT NAME: Final Plat for Terraces  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Final Plat for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

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

M.3 For reference, include the case number (P2023-007) in the lower right-hand corner of all pages on future submittals. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.4 According to the Title Block there is a Lot 23, Block C, however I did not see it indicated on the plat. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.5 The surveyor does not need a notary; their seal is all that is needed. Also, remove the preliminary language from the surveyor's signature block. (Subsection 10, of Chapter 38, City of Rockwall Municipal Code of Ordinances)

M.6 Please address each of the following items as they affect the lot types and conformance to the PD Ordinance:

- (A) Block A
  - (1) Lots 2 & 3 are less than 100' wide at the rear property line.
- (B) Block B
  - (1) Lot 5 should be 82' wide.
  - (2) Lots 12-14 are considered Type C lots and not Type E lots.
- (C) Block C

- (1) Lot 1 must be 120' deep to be a Type B and is currently considered a Type C.
- (2) Lot 2 is a Type B.
- (D) Block D
  - (1) Lot 8 must be 82'x120' and is currently considered a Type D.
  - (2) Lot 9 must be 72'x115' and is currently considered a Type D.
  - (3) Lot 13 must be 9,000 SF and is currently considered a Type D.
- (E) Block E
  - (1) Lot 5 must be 62' at the rear property line.
  - (2) Lot 16 must be 115' deep and is currently considered a Type D.
  - (3) Lot 18 must be 9,000 SF and is currently considered a Type D.
- (F) Block F
  - (1) Lot 1 is considered a Type B.
  - (2) Lot 10 is considered a Type D.
- (G) Block G
  - (1) Lot 5 is considered a Type E.
  - (2) Lot 3 is considered a Type E due to the lot width at the rear property line.
  - (3) Check the lot frontage for Lot 4.
- (H) Block H
  - (1) Lot 25 must be 82' at the rear property line and is currently considered a Type C.
  - (2) Lot 24 must be 72' at the rear property line and is currently considered a Type E.
  - (3) Lots 14 & 15 must be 82'x120' and are currently considered a Type C.
  - (4) Lots 8-11 are Type C.
- (I) Block I
  - (1) Lots 1 & 18 should be 82'x120' and are currently considered Type C.
  - (2) Lot 9 & 10 must 120' deep and are currently considered Type D.
- (J) Block J
  - (1) Lot 1 does not meet the lot width at the rear property line.
  - (2) Lot 7 must be 120' deep and is currently considered a Type C

The changes indicated above are based on the concept plan approved with the zoning ordinance. Small changes may occur during fully designing the site, however, based on the changes above, Phase 1 strays from conformance with the PD ordinance. Phase 1 requires 26 Type B lots, and there are only 19 proposed; this must be corrected. Also, make note that the PD requires certain percentages for each lot type. If the changes in conformance for Phase 1 are not corrected then they will need to be corrected in Phase 2

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.8 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: March 28, 2023
- Parks Board: April 4, 2023
- Planning and Zoning Commission: April 11, 2023
- City Council: April 17, 2023

I.9 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed. Plats must be filed before any building permits are approved.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

03/21/2023: - Call out bearing, distances, and curve data of all easements.

- Is this easement meant to be off centered from property line?

- Additional easement may be needed for sewer lateral tie in. Verify final design.

- Need filing information on plat for 45' private grading easement.

- Need to dimension easement to property line since it isn't centered on 20' D.E. Lot 2, Block C.

- Add note, "All non-standard signs, lights, and hardware are to be maintained, repaired and replaced by the property owner or HOA. Detention pond and floodplain is to be maintained by HOA."

- Call out bearings and distances of all easements.

- These lots to be 2' above floodplain. Min FFE called out is +/-18' above floodplain.

- Callout floodplain based on approved flood study. Identify erosion hazard setback, wetlands, and water of the US. All flood plain and pond area should be labeled as drainage easement too.

- Areas where sewer is deeper than 16' requires additional utility easement. Plat will not be filed until Engineering plans are approved including all studies.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/20/2023	Approved w/ Comments
03/20/2023: Please submit cad file (.dwg) of lot lines and road centerlines to lsingleton@rockwall.com so addressing can begin.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/20/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments
03/20/2023: Ryan/Henry			

Should there be anything on the plat related to the linear park other than where it states City of Rockwall.

03/21/2023: Park District #8

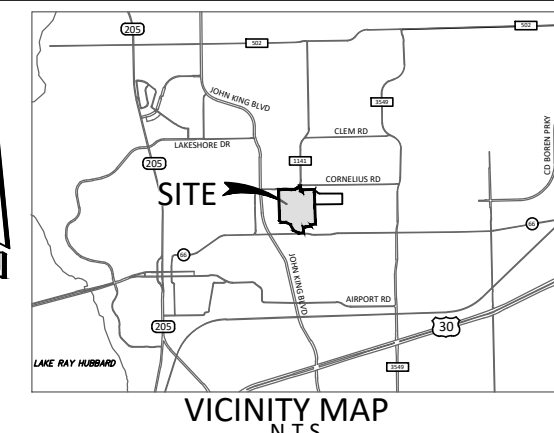
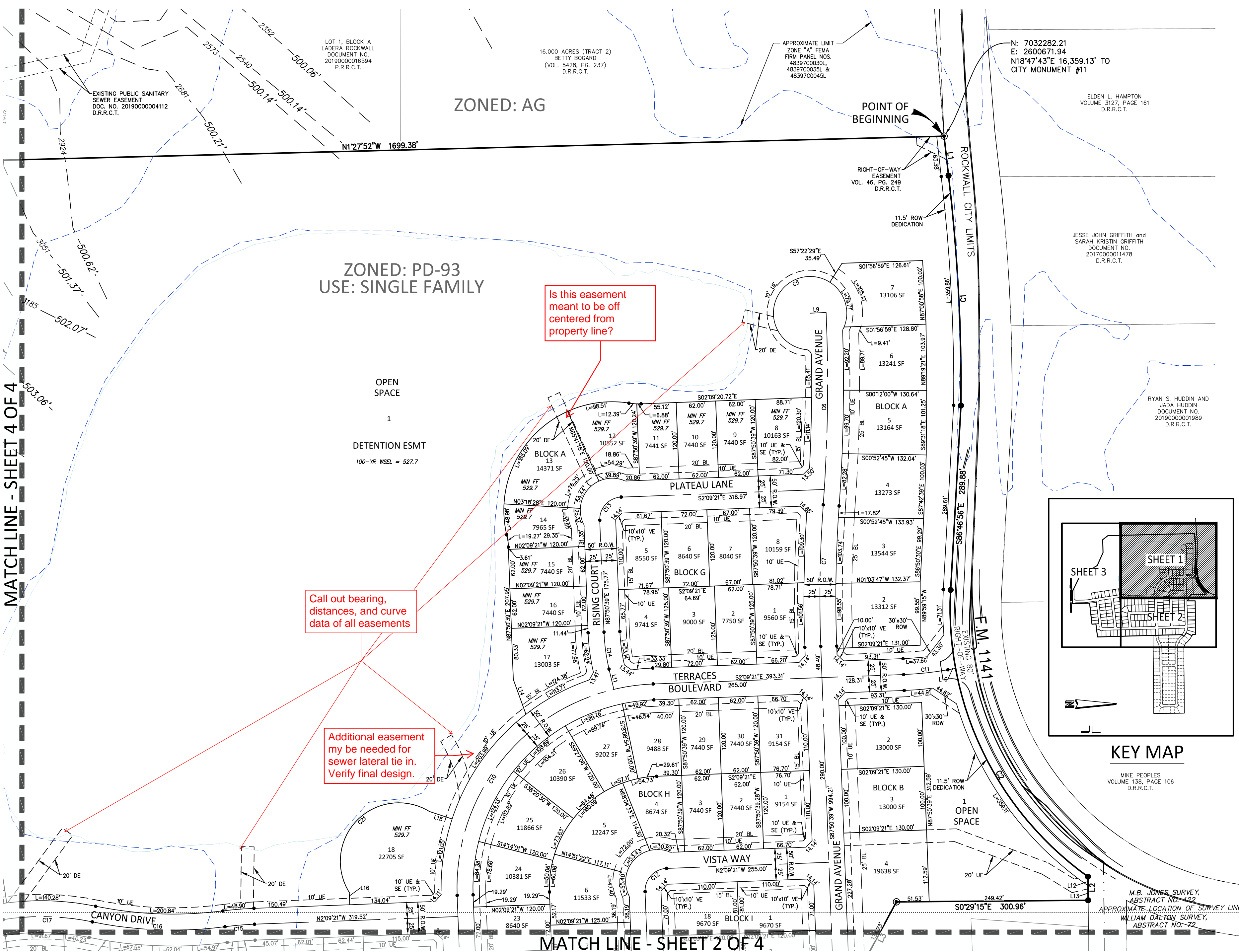
Cash in Leu of land Fees: \$609.00 x 181 lots = \$110,229.00

Pro Rata Equipment Fees: \$577.00 x 181 lots = \$104,437.00

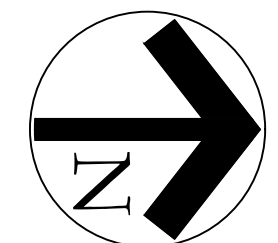
Total Fees: \$1,186.00 x 181 lots = \$214,666.00



MATCH LINE - SHEET 4 OF 4



- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF (unless otherwise noted)
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - DUE Drainage Utility Easement
  - Esmt Easement
  - L1 Line No.
  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - SE Sidewalk Easement
  - D.R.R.C.T.= Deed Records of Rockwall County, Texas
  - P.R.R.C.T.= Plat Records of Rockwall County, Texas



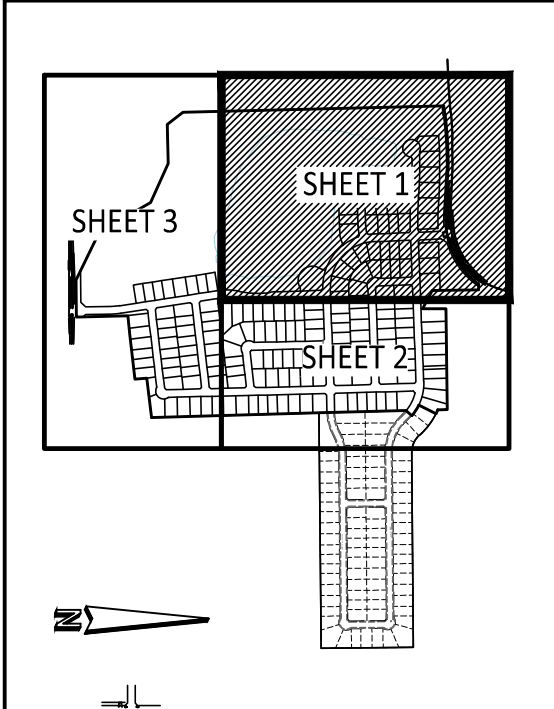
SCALE 1" = 100'

### FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;  
 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
 LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;  
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;  
 LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;  
 94.144 ACRES OR 4,100,893 SQ. FT.  
 181 SINGLE FAMILY LOTS,  
 5 OPEN SPACE LOTS AND  
 1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,  
 AND ALL OF TRACT 13 & 25 OF THE  
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
 AND TRACT 4 & 4-01 OF THE  
 M.B. JONES SURVEY, ABSTRACT NO. 122  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**

P2022-049  
 March 16, 2023  
 EXIST. ZONING: PD-93  
 LAND USE: SF  
 SHEET 1 OF 4



### KEY MAP

MIKE PEOPLES  
 VOLUME 138, PAGE 106  
 D.R.R.C.T.

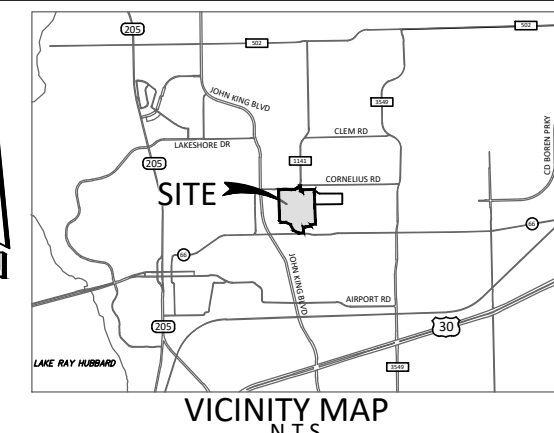
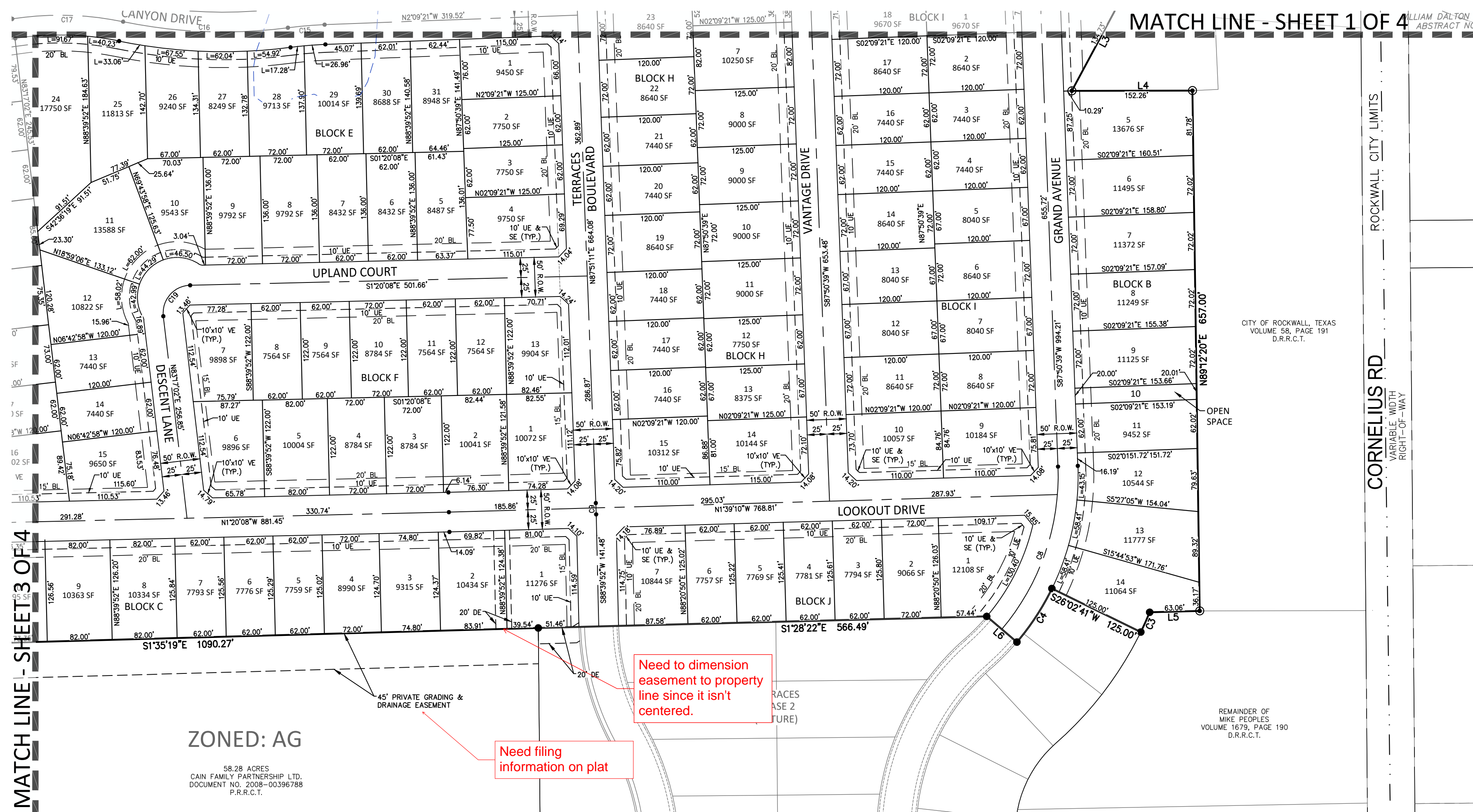
MATCH LINE - SHEET 2 OF 4

Owner:  
 TM TERRACES, LLC  
 4416 W. Lovers Lane, Ste. 200  
 Dallas, Texas 75209  
 Phone: 214-577-1431

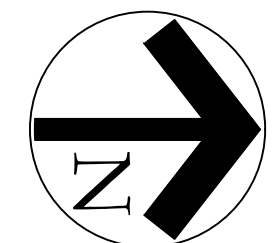
Engineer/Surveyor:  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Jay Volk, PE

JOHNSON VOLK  
 CONSULTING  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF (unless otherwise noted)
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - DUE Drainage Utility Easement
  - Esmt Easement
  - L1 Line No.
  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - SE Sidewalk Easement
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SCALE 1" = 100'

**FINAL PLAT TERRACES**

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M.B. JONES SURVEY, ABSTRACT NO. 122  
**CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS**

P2022-049  
March 16, 2023  
EXIST. ZONING: PD-93  
LAND USE: SF  
SHEET 2 OF 4

**JOHNSON VOLK CONSULTING**  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

**Line Table**

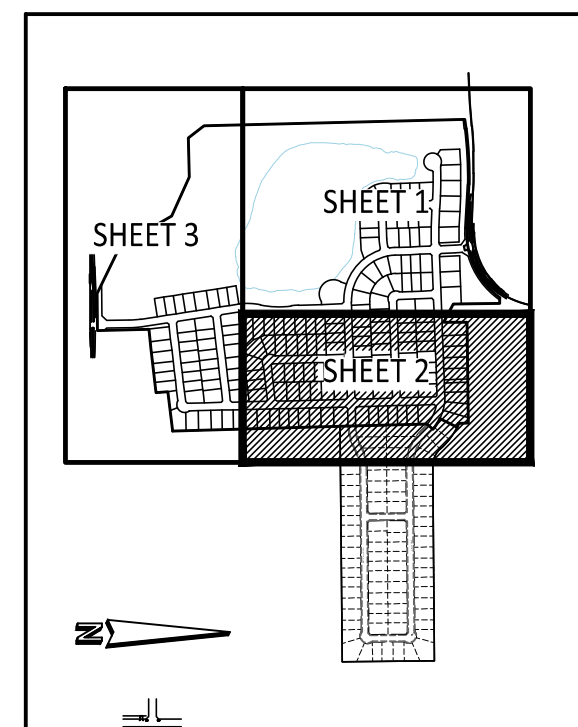
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
  - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
  - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
  - LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
  - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
  - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
  - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
  - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

Owner:  
TM TERRACES, LLC  
4416 W. Lovers Lane, Ste. 200  
Dallas, Texas 75209  
Phone: 214-577-1431

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Jay Volk, PE

All non-standard signs, lights, and hardware are to be maintained, repaired and replaced by the property owner or HOA. Detention pond and floodplain is to be maintained by HOA.

ZONED: AG  
58.28 ACRES  
CAIN FAMILY PARTNERSHIP LTD.  
DOCUMENT NO. 2008-00396788  
P.R.R.C.T.

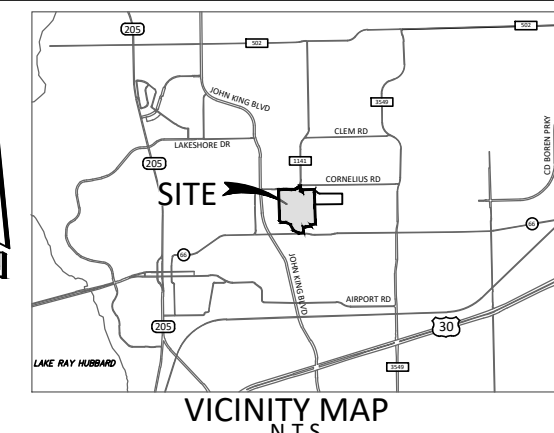
MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4



MATCH LINE - SEE THIS SHEET

ZONED: PD-85



- LEGEND**
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  - VE Visibility Easement
  - SE Sidewalk Easement
  - D.R.R.C.T.= Deed Records of Rockwall County, Texas
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Callout floodplain based on approved flood study. Identify erosion hazard setback, wetlands, and water of the US. All flood plain and pond area should be labeled as drainage easement too.

Other edge of easement?

These lots to be 2' above floodplain. Min FFE called out is +/-18' above floodplain.

Call out bearings and distances of all easements.

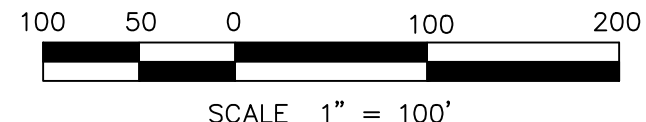
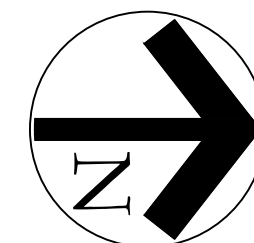
Areas where sewer is deeper than 16' requires additional utility easement.  
Plat will not be filed until Engineering plans are approved including all studies.

ZONED: AG

MATCH LINE - SHEET 2 OF 4

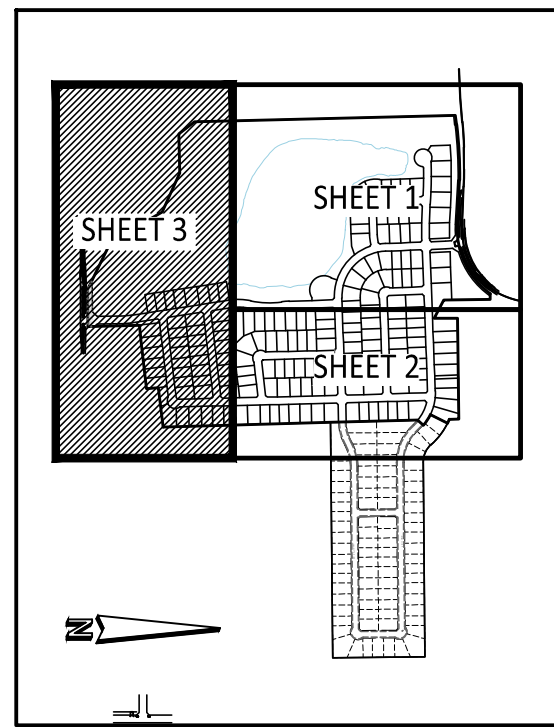
MATCH LINE - SHEET 1 OF 4

MATCH LINE - SEE THIS SHEET



**FINAL PLAT TERRACES**

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 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
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 SHEET 3 OF 4



**KEY MAP**

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**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Jay Volk, PE

Easement information and copy is needed before filing.

ZONED: AG

1.00 ACRE  
 HILSE S. SALINAS  
 DOCUMENT NO.  
 20210000000654  
 P.R.R.C.T.

58.28 ACRES  
 CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788

EXISTING 30"  
 NORTH TEXAS MUNICIPAL WATER  
 DISTRICT OF TEXAS ESMT  
 VOL. 54, PG. 199  
 D.R.R.C.T.

EXISTING 30"  
 NORTH TEXAS MUNICIPAL WATER  
 DISTRICT OF TEXAS ESMT  
 VOL. 54, PG. 199  
 D.R.R.C.T.

EXISTING PUBLIC  
 SANITARY  
 SEWER EASEMENT  
 DOC. NO.  
 20190000004112  
 D.R.R.C.T.

EXISTING 12"  
 WATERLINE EASEMENT  
 DOC. NO.  
 20190000016594  
 P.R.R.C.T.

APPROXIMATE LIMIT  
 ZONE "A" FEMA  
 FIRM PANEL NOS.  
 48397C0030L,  
 48397C0035L &  
 48397C0045L

LOT 1, BLOCK A  
 LADERA ROCKWALL  
 DOCUMENT NO.  
 20190000016594  
 P.R.R.C.T.

EXISTING PUBLIC SANITARY  
 SEWER EASEMENT  
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APPROXIMATE LIMIT  
 ZONE "A" FEMA  
 FIRM PANEL NOS.  
 48397C0030L,  
 48397C0035L &  
 48397C0045L

N: 7029890.07  
 E: 2602055.22  
 N26°54'26"E 14,685.16' TO  
 CITY MONUMENT #11

REMAINDER OF  
 MICHAEL L. PEOPLES  
 VOLUME 1081, PAGE 151  
 D.R.R.C.T.

1.00 ACRE  
 HILSE S. SALINAS  
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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2023-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

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

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 1649 FM 1141, Rockwall, 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01 LOT BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Planned Development PD-93 CURRENT USE Planned Development PD-93

PROPOSED ZONING PROPOSED USE

ACREAGE 94.144 LOTS [CURRENT] 181 LOTS [PROPOSED]

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

## OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION (REQUIRED)

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

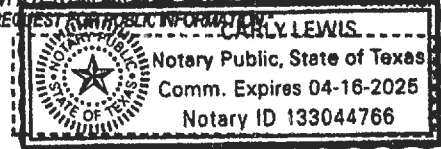
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,182.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17<sup>th</sup> DAY OF March 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17<sup>th</sup> DAY OF March 2023

OWNER'S SIGNATURE

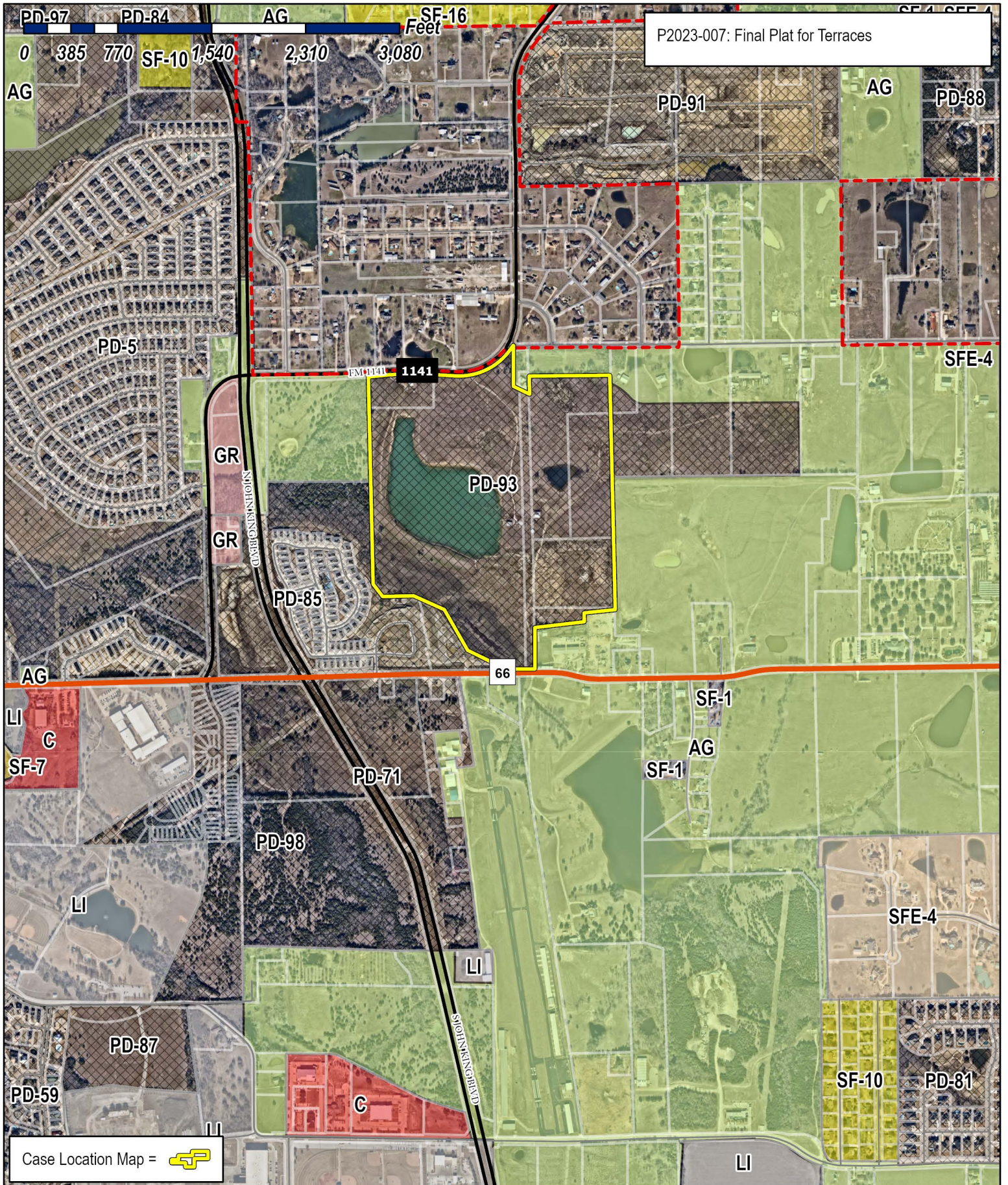
*Bret Pedigo*  
*Cary Lewis*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 4-16-25





P2023-007: Final Plat for Terraces

Case Location Map = 



# City of Rockwall

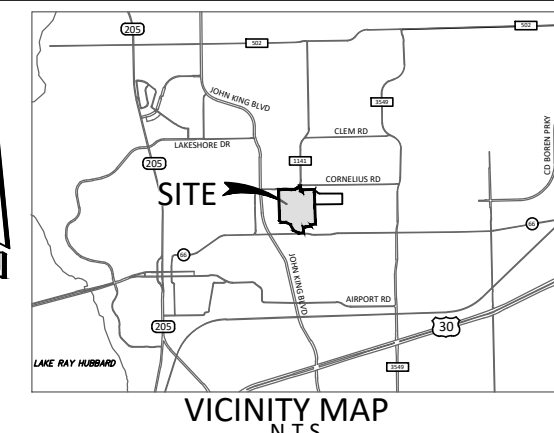
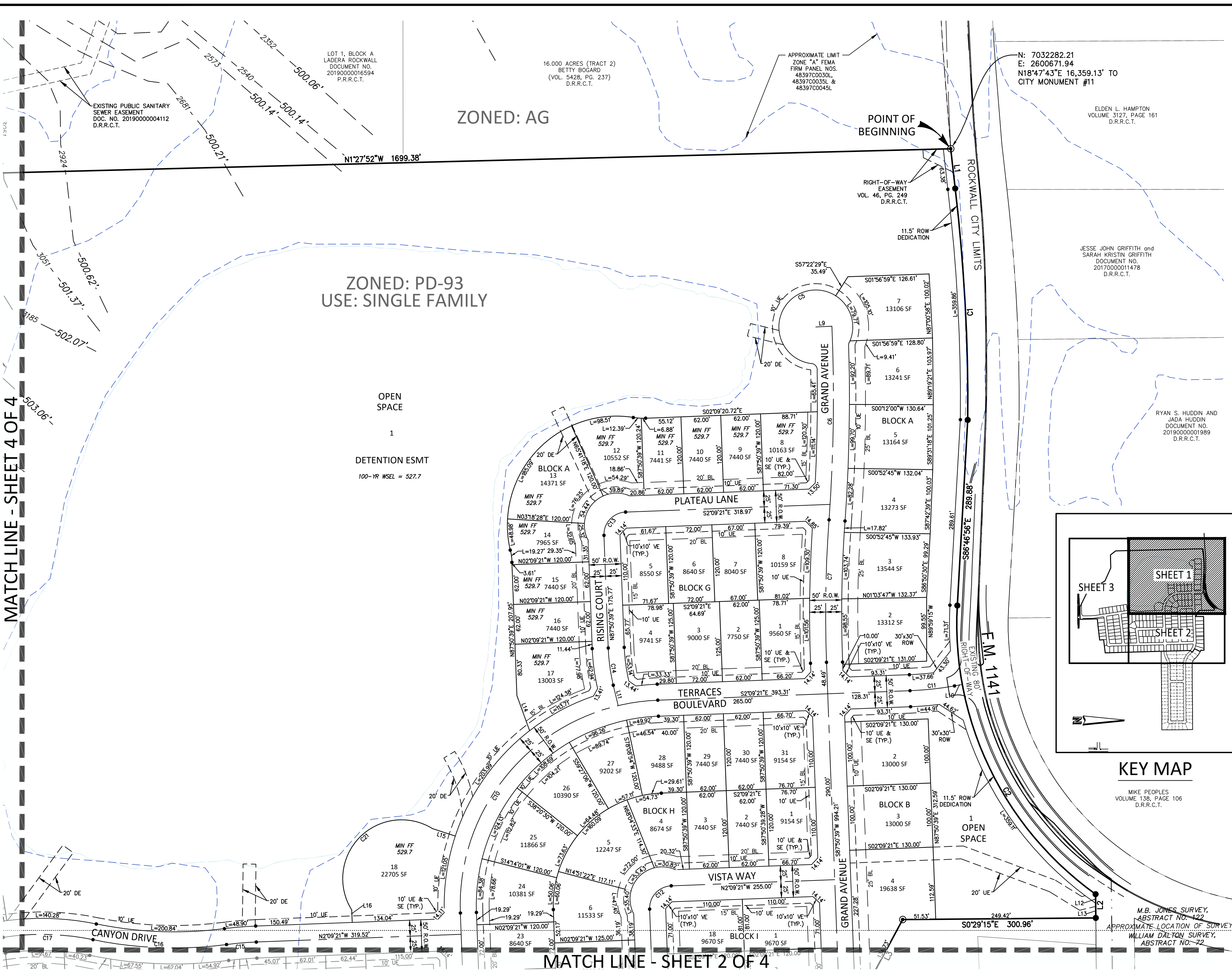
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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

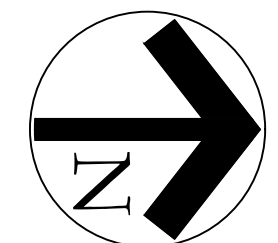




MATCH LINE - SHEET 4 OF 4



- LEGEND**
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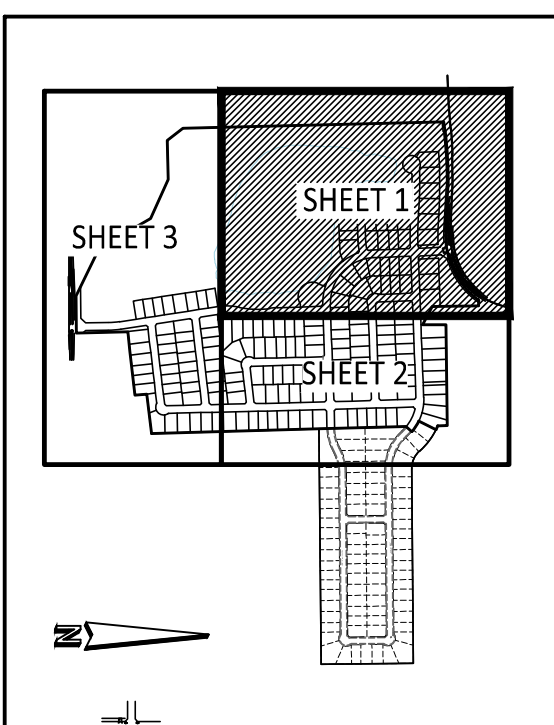
SCALE 1" = 100'

### FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;  
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;  
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;  
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;  
94.144 ACRES OR 4,100,893 SQ. FT.  
181 SINGLE FAMILY LOTS,  
5 OPEN SPACE LOTS AND  
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,  
AND ALL OF TRACT 13 & 25 OF THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
AND TRACT 4 & 4-01 OF THE  
M.B. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

P2022-049  
March 16, 2023  
EXIST. ZONING: PD-93  
LAND USE: SF  
SHEET 1 OF 4



### KEY MAP

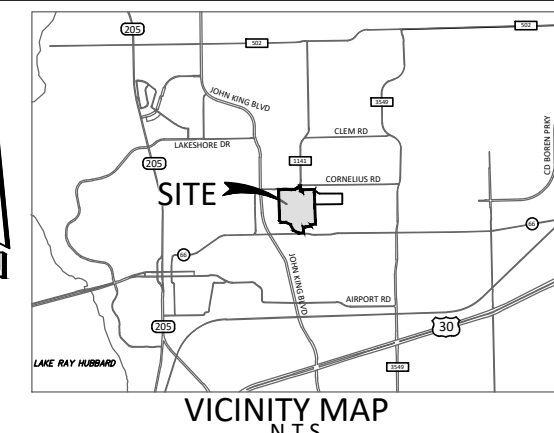
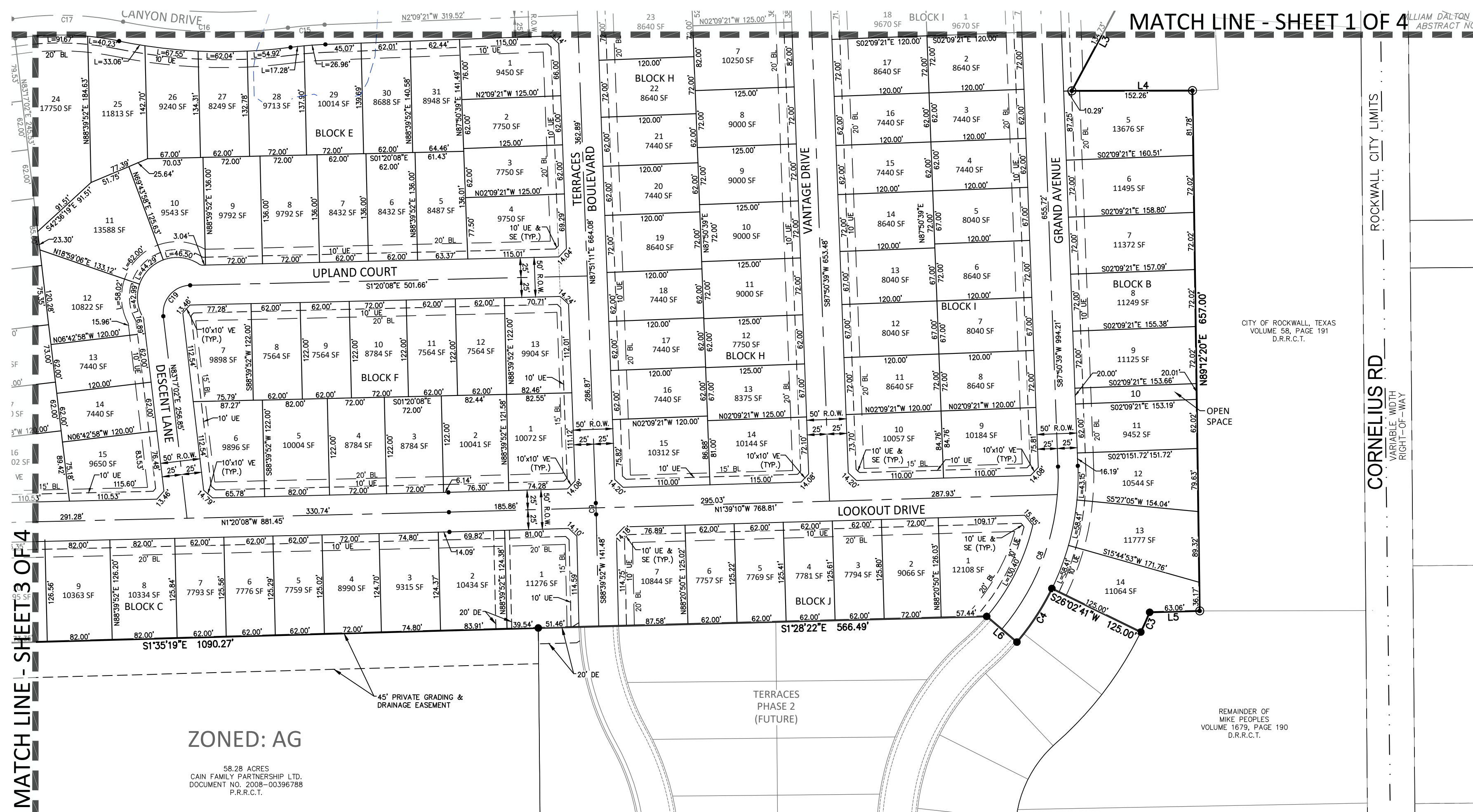
MIKE PEOPLES  
VOLUME 138, PAGE 106  
D.R.R.C.T.

Owner:  
TM TERRACES, LLC  
4416 W. Lovers Lane, Ste. 200  
Dallas, Texas 75209  
Phone: 214-577-1431

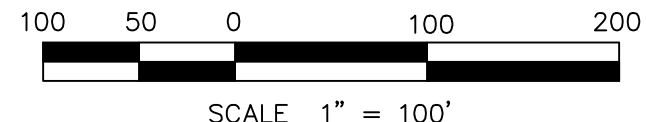
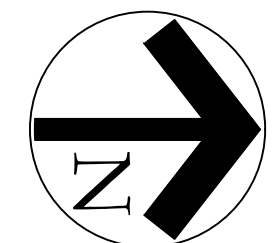
Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Jay Volk, PE

JOHNSON VOLK  
CONSULTING  
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





- LEGEND**
- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
  - 1/2" IRF (unless otherwise noted)
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
  - DUE Drainage Utility Easement
  - Esmt Easement
  - L1 Line No.
  - SF Square Feet
  - UE Utility Easement
  - VE Visibility Easement
  - SE Sidewalk Easement
  - D.R.R.C.T. = Deed Records of Rockwall County, Texas
  - P.R.R.C.T. = Plat Records of Rockwall County, Texas



**FINAL PLAT TERRACES**

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J; 94.144 ACRES OR 4,100,893 SQ. FT. 181 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS AND 1 AMENITY CENTER SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

P2022-049  
 March 16, 2023  
 EXIST. ZONING: PD-93  
 LAND USE: SF  
 SHEET 2 OF 4

MATCH LINE - SHEET 3 OF 4

MATCH LINE - SHEET 1 OF 4

ZONED: AG

58.28 ACRES  
 CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 P.R.R.C.T.

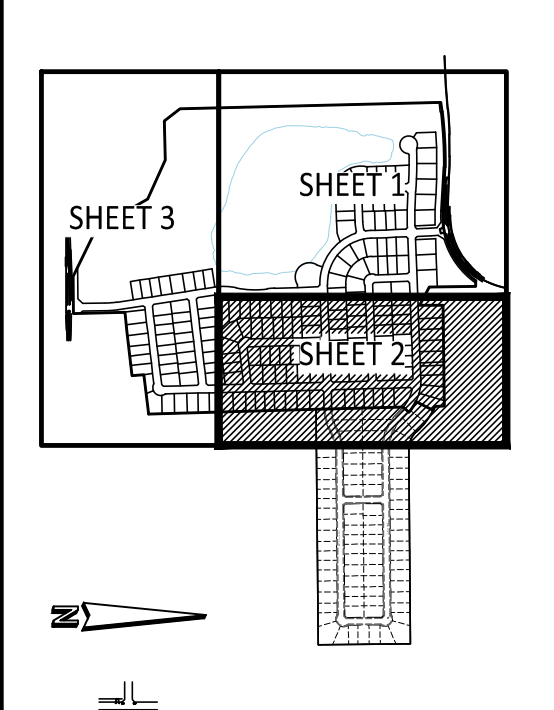
CITY OF ROCKWALL, TEXAS  
 VOLUME 58, PAGE 191  
 D.R.R.C.T.

REMAINDER OF  
 MIKE PEOPLES  
 VOLUME 1679, PAGE 190  
 D.R.R.C.T.

Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	50.00	S40° 18' 38"W
L7	78.43	S5° 53' 32"E
L8	128.78	N37° 46' 31"W
L9	25.18	S2° 26' 57"E
L10	12.35	S10° 09' 37"E
L11	32.71	N76° 39' 04"E
L12	37.01	N89° 31' 25"E
L13	22.86	N89° 31' 25"E
L14	33.02	N24° 51' 07"E
L15	82.98	S31° 11' 25"E
L16	15.01	S9° 05' 59"E
L17	36.56	S56° 50' 55"E
L18	43.16	N87° 50' 39"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	27.40	450.00	003°29'20"	27.40	S65° 41' 59"E
C4	80.92	325.00	014°15'57"	80.71	S56° 49' 20"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	222.35	300.00	042°27'59"	217.30	N70° 55' 21"W
C9	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C10	502.65	320.00	090°00'00"	452.55	S47° 09' 21"E
C11	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C13	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C14	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C15	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C16	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C17	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W
C18	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C19	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C20	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C21	121.40	57.00	122°01'52"	99.72	S29° 11' 47"E
C22	39.17	47.00	047°44'56"	38.04	S32° 58' 27"E



- GENERAL NOTES:**
- ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
  - ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
  - BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.
  - LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48139C0325F DATED JUNE 3, 2013.
  - LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
  - IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
  - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
  - ALL OPEN SPACE, PARKS & GREEN BELTS SHALL BE PRIVATE AND MAINTAINED, REPLACED AND REPAIRED BY HOA/PROPERTY OWNER.

**Owner:**  
 TM TERRACES, LLC  
 4416 W. Lovers Lane, Ste. 200  
 Dallas, Texas 75209  
 Phone: 214-577-1431

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Jay Volk, PE





MATCH LINE - SEE THIS SHEET

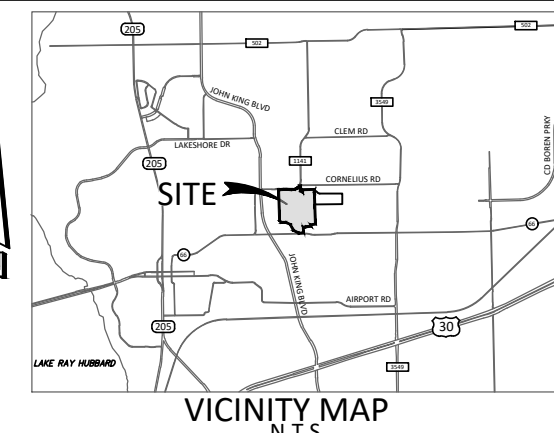
MATCH LINE - SHEET 2 OF 4

MATCH LINE - SHEET 1 OF 4

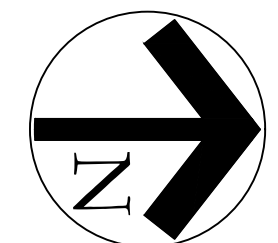
ZONED: AG

ZONED: PD-85

ZONED: AG



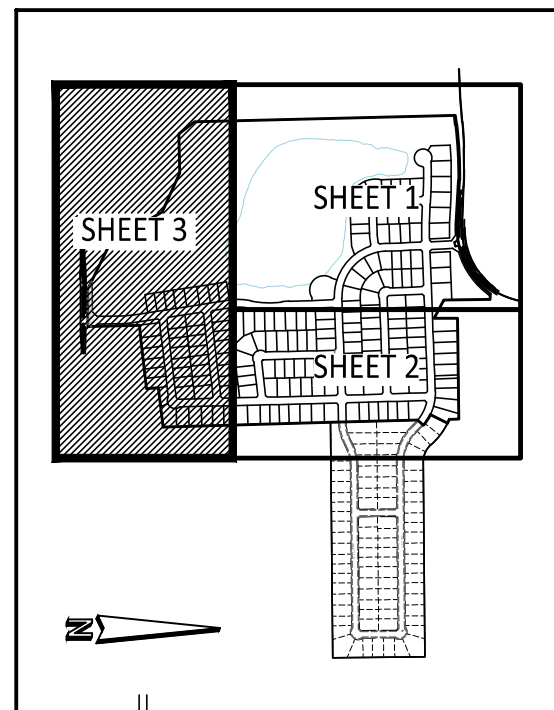
- LEGEND**
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  - 1/2" IRF (unless otherwise noted)
  - AC Acre
  - BL Building Line
  - C1 Curve No.
  - <CM> Control Monument
  - DE Drainage Easement
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  - D.R.R.C.T.= Deed Records of Rockwall County, Texas
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SCALE 1" = 100'

### FINAL PLAT TERRACES

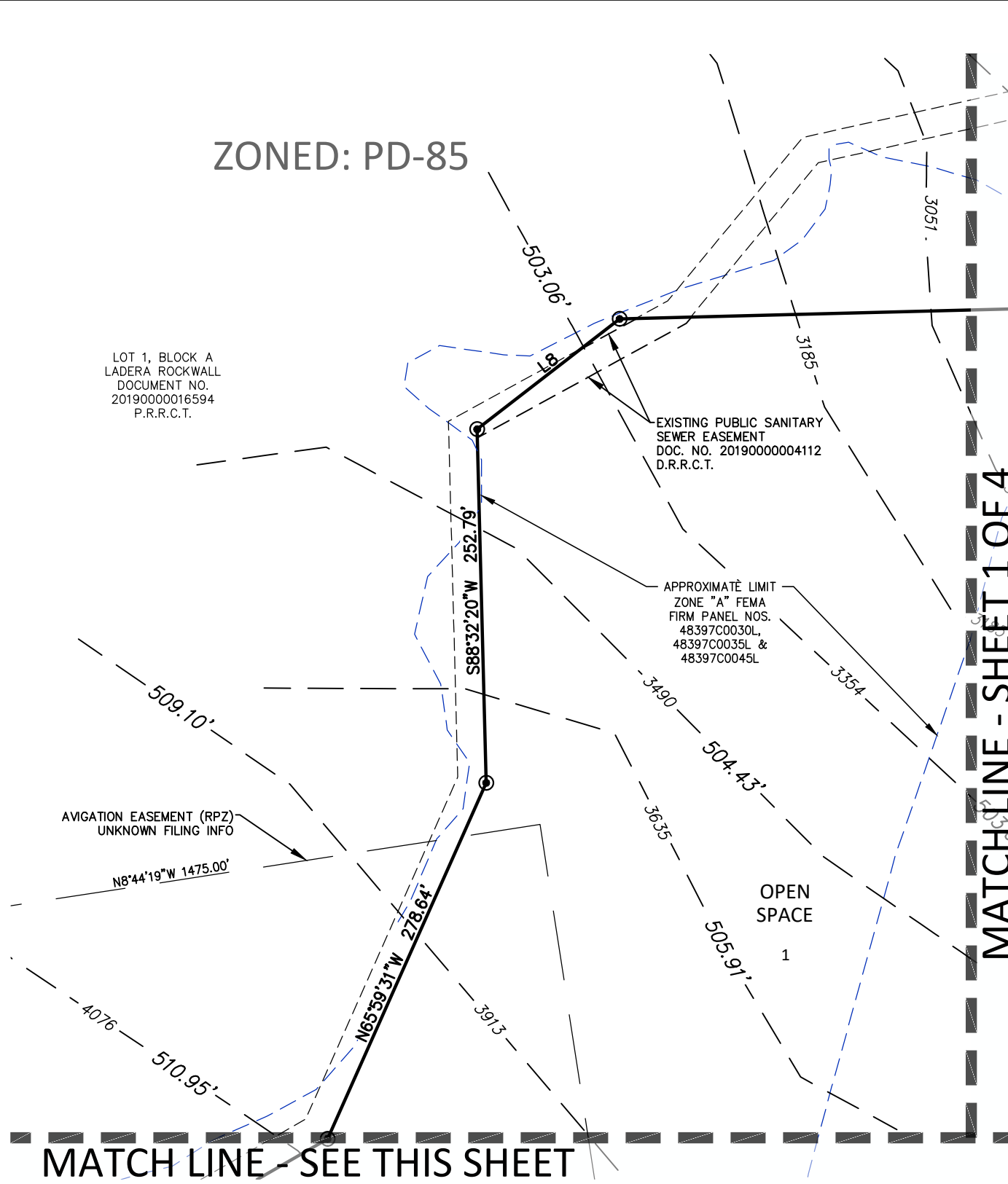
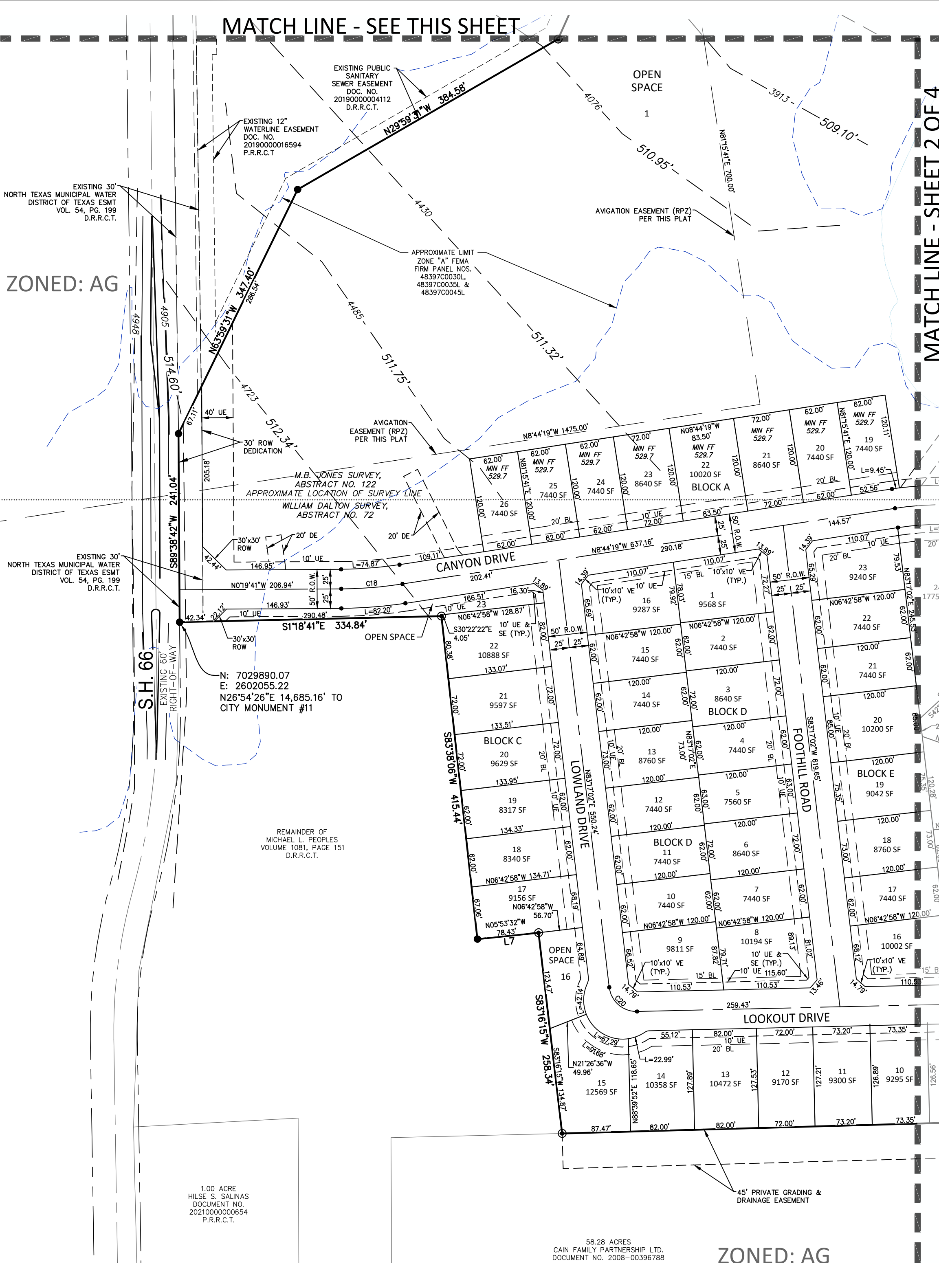
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 LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
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 5 OPEN SPACE LOTS AND  
 1 AMENITY CENTER  
 SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,  
 AND ALL OF TRACT 13 & 25 OF THE  
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
 AND TRACT 4 & 4-01 OF THE  
 M.B. JONES SURVEY, ABSTRACT NO. 122  
**CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS**  
 P2022-049  
 March 16, 2023  
 EXIST. ZONING: PD-93  
 LAND USE: SF  
 SHEET 3 OF 4



KEY MAP

**Owner:**  
 TM TERRACES, LLC  
 4416 W. Lovers Lane, Ste. 200  
 Dallas, Texas 75209  
 Phone: 214-577-1431

**Engineer/Surveyor:**  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3100  
 Contact: Jay Volk, PE



1.00 ACRE  
 HILSE S. SALINAS  
 DOCUMENT NO.  
 20210000000654  
 P.R.R.C.T.

58.28 ACRES  
 CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788

N: 7029890.07  
 E: 2602055.22  
 N26°54'26"E 14,685.16' TO  
 CITY MONUMENT #11

REMAINDER OF  
 MICHAEL L. PEOPLES  
 VOLUME 1081, PAGE 151  
 D.R.R.C.T.

EXISTING 30'  
 NORTH TEXAS MUNICIPAL WATER  
 DISTRICT OF TEXAS ESMT  
 VOL. 54, PG. 199  
 D.R.R.C.T.

EXISTING 30'  
 NORTH TEXAS MUNICIPAL WATER  
 DISTRICT OF TEXAS ESMT  
 VOL. 54, PG. 199  
 D.R.R.C.T.

EXISTING PUBLIC  
 SANITARY  
 SEWER EASEMENT  
 DOC. NO.  
 20190000004112  
 D.R.R.C.T.

EXISTING 12"  
 WATERLINE EASEMENT  
 DOC. NO.  
 20190000016594  
 P.R.R.C.T.

APPROXIMATE LIMIT  
 ZONE "A" FEMA  
 FIRM PANEL NOS.  
 48397C0030L,  
 48397C0035L &  
 48397C0045L

M.B. JONES SURVEY,  
 ABSTRACT NO. 122  
 APPROXIMATE LOCATION OF SURVEY LINE  
 WILLIAM DALTON SURVEY,  
 ABSTRACT NO. 72

LOT 1, BLOCK A  
 LADERA ROCKWALL  
 DOCUMENT NO.  
 20190000016594  
 P.R.R.C.T.

EXISTING PUBLIC SANITARY  
 SEWER EASEMENT  
 DOC. NO. 20190000004112  
 D.R.R.C.T.

APPROXIMATE LIMIT  
 ZONE "A" FEMA  
 FIRM PANEL NOS.  
 48397C0030L,  
 48397C0035L &  
 48397C0045L

OPEN SPACE

OPEN SPACE

45' PRIVATE GRADING &  
 DRAINAGE EASEMENT



**LEGAL DESCRIPTION:**

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of those tracts of land described in Deed to TM Terraces, LLC, as recorded in Document Nos. 2022-0000012425 and 2022-0000022185, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the south line of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the common north line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the common northeast corner of said TM Terraces, LLC tract and southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, with the east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425, a distance of 63.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northwest corner of the above mentioned TM Terraces, LLC tract recorded in Document No. 20220000022185 at the beginning of a non-tangent curve to the right having a central angle of 03 degrees 29 minutes 20 seconds, a radius of 450.00 feet and a chord bearing and distance of South 65 degrees 41 minutes 59 seconds East, 27.40 feet;

THENCE Southeasterly, leaving said common line and with the north line of said TM Terraces, LLC tract recorded in Document No. 20220000022185, an arc distance of 27.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 26 degrees 02 minutes 41 seconds West, leaving said north line, a distance of 125.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 15 minutes 57 seconds, a radius of 325.00 feet and a chord bearing and distance of South 56 degrees 49 minutes 20 seconds East, 80.71 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 80.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 40 degrees 18 minutes 38 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the common east line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and west line of said TM Terraces, LLC tract recorded in Document No. 20220000022185;

THENCE South 01 degrees 28 minutes 22 seconds East, with said common line, a distance of 566.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the common southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000022185 and northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for the southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 in the west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said west line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner;

THENCE South 01 degrees 18 minutes 41 seconds East, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the north line of State Highway No. 66, a variable width right-of-way, for the common southwest corner of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and most southerly southeast corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the common south line of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for the common most westerly southwest corner of said TM Terraces, LLC tract recorded in Document No. 20220000012425 and an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 94.144 acres of land, more or less.

**OWNER'S CERTIFICATION:**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

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

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

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

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

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

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of TM TERRACES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary public in and for the State of Texas My Commission Expires \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

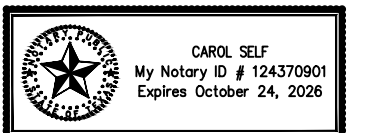
RYAN S. REYNOLDS, R.P.L.S.  
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary public for and in the State of Texas



My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Planning & Zoning Commission, Chairperson Date \_\_\_\_\_

APPROVED:  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas be approved by the City Council of the City of Rockwall on \_\_\_\_ day of \_\_\_\_\_, 2023.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer

# FINAL PLAT TERRACES

LOTS 1-26, BLOCK A; LOTS 1-14, BLOCK B;  
LOTS 1-23, BLOCK C; LOTS 1-16, BLOCK D;  
LOTS 1-31, BLOCK E; LOTS 1-13, BLOCK F;  
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;  
LOTS 1-18, BLOCK I; LOTS 1-7, BLOCK J;  
94.144 ACRES OR 4,100,893 SQ. FT.

181 SINGLE FAMILY LOTS,  
5 OPEN SPACE LOTS AND  
1 AMENITY CENTER

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,

AND ALL OF TRACT 13 & 25 OF THE  
WILLIAM DALTON SURVEY, ABSTRACT NO. 72  
AND TRACT 4 & 4-01 OF THE

M.B. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

P2022-049  
March 16, 2023

EXIST. ZONING: PD-93

LAND USE: SF  
SHEET 4 OF 4

Owner:  
TM TERRACES, LLC  
4416 W. Lovers Lane, Ste. 200  
Dallas, Texas 75209  
Phone: 214-577-1431

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite. 1200  
Plano, Texas 75074  
Phone: 972-201-3100  
Contact: Jay Volk, PE



## Mapcheck 1: TERRACES

### Closure Summary

Precision, 1 part in: 821673.942'  
Error distance: 0.011'  
Error direction: S69° 12' 34.20"W  
Area: 4100912.74 Sq. Ft.  
Square area: 4100912.735  
Perimeter: 8939.120'

### Point of Beginning

Easting: 2600676.3200'  
Northing: 7032279.2820'

### Side 1: Line

Direction: N83° 33' 49.00"E  
Angle: [-096.4364 (d)]  
Deflection angle: [083.5636 (d)]  
Distance: 62.350'  
Easting: 2600738.2770'  
Northing: 7032286.2714'

### Side 2: Curve

Curve direction: Clockwise  
Radius: [2824.943']  
Arc length: 361.570'  
Delta angle: 007.3333 (d)  
Tangent: 181.030'  
Chord direction: N86° 53' 49.00"E  
Chord angle: [-176.6667 (d)]  
Deflection angle: [003.3333 (d)]  
Chord distance: 361.320'  
Easting: 2601099.0672'  
Northing: 7032305.8304'

### Side 3: Line

Direction: S86° 46' 56.00"E  
Angle: [-177.3458 (d)]  
Deflection angle: [002.6542 (d)]  
Distance: 289.880'  
Easting: 2601388.4902'  
Northing: 7032289.5591'

### Side 4: Curve

Curve direction: Counter-clockwise  
Radius: [517.684']  
Arc length: 520.550'  
Delta angle: 057.6136 (d)  
Tangent: 284.680'



Chord direction: N64° 24' 40.00"E  
Chord angle: [151.1933 (d)]  
Deflection angle: [-028.8067 (d)]  
Chord distance: 498.900'  
Easting: 2601838.4562'  
Northing: 7032505.0394'

Side 5: Line

Direction: N89° 31' 25.00"E  
Angle: [-126.0807 (d)]  
Deflection angle: [053.9193 (d)]  
Distance: 37.010'  
Easting: 2601875.4650'  
Northing: 7032505.3471'

Side 6: Line

Direction: S00° 29' 15.00"E  
Angle: [-090.0111 (d)]  
Deflection angle: [089.9889 (d)]  
Distance: 300.960'  
Easting: 2601878.0256'  
Northing: 7032204.3980'

Side 7: Line

Direction: S61° 44' 36.00"E  
Angle: [118.7442 (d)]  
Deflection angle: [-061.2558 (d)]  
Distance: 134.730'  
Easting: 2601996.7006'  
Northing: 7032140.6139'

Side 8: Line

Direction: N00° 05' 20.00"W  
Angle: [061.6544 (d)]  
Deflection angle: [-118.3456 (d)]  
Distance: 152.260'  
Easting: 2601996.4644'  
Northing: 7032292.8737'

Side 9: Line

Direction: N89° 12' 20.00"E  
Angle: [-090.7056 (d)]  
Deflection angle: [089.2944 (d)]  
Distance: 657.000'  
Easting: 2602653.4013'  
Northing: 7032301.9831'

Side 10: Line

Direction: S01° 28' 22.00"E

Angle: [-90.6783 (d)]  
Deflection angle: [089.3217 (d)]  
Distance: 63.060'  
Easting: 2602655.0220'  
Northing: 7032238.9440'

Side 11: Curve

Curve direction: Clockwise  
Radius: [450.042']  
Arc length: 27.400'  
Delta angle: 003.4889 (d)  
Tangent: 13.710'  
Chord direction: S65° 41' 59.00"E  
Chord angle: [115.7731 (d)]  
Deflection angle: [-064.2269 (d)]  
Chord distance: 27.400'  
Easting: 2602679.9944'  
Northing: 7032227.6684'

Side 12: Line

Direction: S26° 02' 41.00"W  
Angle: [-090.0000 (d)]  
Deflection angle: [090.0000 (d)]  
Distance: 125.000'  
Easting: 2602625.1104'  
Northing: 7032115.3619'

Side 13: Curve

Curve direction: Clockwise  
Radius: [324.994']  
Arc length: 80.920'  
Delta angle: 014.2658 (d)  
Tangent: 40.670'  
Chord direction: S56° 49' 20.00"E  
Chord angle: [097.1331 (d)]  
Deflection angle: [-082.8669 (d)]  
Chord distance: 80.710'  
Easting: 2602692.6627'  
Northing: 7032071.1943'

Side 14: Line

Direction: S40° 18' 38.00"W  
Angle: [-090.0001 (d)]  
Deflection angle: [089.9999 (d)]  
Distance: 50.000'  
Easting: 2602660.3162'  
Northing: 7032033.0668'



Side 15: Line

Direction: S01° 28' 22.00"E  
Angle: [138.2167 (d)]  
Deflection angle: [-041.7833 (d)]  
Distance: 566.490'  
Easting: 2602674.8761'  
Northing: 7031466.7640'

Side 16: Line

Direction: S01° 35' 19.00"E  
Angle: [179.8842 (d)]  
Deflection angle: [-000.1158 (d)]  
Distance: 1090.270'  
Easting: 2602705.1016'  
Northing: 7030376.9130'

Side 17: Line

Direction: S83° 16' 15.00"W  
Angle: [-095.1406 (d)]  
Deflection angle: [084.8594 (d)]  
Distance: 258.340'  
Easting: 2602448.5413'  
Northing: 7030346.6417'

Side 18: Line

Direction: S05° 53' 32.00"E  
Angle: [090.8369 (d)]  
Deflection angle: [-089.1631 (d)]  
Distance: 78.430'  
Easting: 2602456.5927'  
Northing: 7030268.6260'

Side 19: Line

Direction: S83° 38' 06.00"W  
Angle: [-090.4728 (d)]  
Deflection angle: [089.5272 (d)]  
Distance: 290.290'  
Easting: 2602168.0921'  
Northing: 7030236.4440'

Side 20: Line

Direction: S83° 38' 06.00"W  
Angle: [180.0000 (d)]  
Deflection angle: [000.0000 (d)]  
Distance: 125.160'  
Easting: 2602043.7036'  
Northing: 7030222.5685'

Side 21: Line

Direction: S01° 18' 41.00"E  
Angle: [095.0536 (d)]  
Deflection angle: [-084.9464 (d)]  
Distance: 334.840'  
Easting: 2602051.3668'  
Northing: 7029887.8162'

Side 22: Line

Direction: S89° 38' 42.00"W  
Angle: [-089.0436 (d)]  
Deflection angle: [090.9564 (d)]  
Distance: 241.040'  
Easting: 2601810.3314'  
Northing: 7029886.3227'

Side 23: Line

Direction: N63° 59' 31.00"W  
Angle: [-153.6369 (d)]  
Deflection angle: [026.3631 (d)]  
Distance: 347.400'  
Easting: 2601498.1118'  
Northing: 7030038.6568'

Side 24: Line

Direction: N29° 59' 31.00"W  
Angle: [-146.0000 (d)]  
Deflection angle: [034.0000 (d)]  
Distance: 384.580'  
Easting: 2601305.8686'  
Northing: 7030371.7398'

Side 25: Line

Direction: N65° 59' 31.00"W  
Angle: [144.0000 (d)]  
Deflection angle: [-036.0000 (d)]  
Distance: 278.640'  
Easting: 2601051.3343'  
Northing: 7030485.1087'

Side 26: Line

Direction: S88° 32' 20.00"W  
Angle: [154.5308 (d)]  
Deflection angle: [-025.4692 (d)]  
Distance: 252.790'  
Easting: 2600798.6265'  
Northing: 7030478.6630'

Side 27: Line

Direction: N37° 46' 31.00"W



Angle: [-126.3142 (d)]  
Deflection angle: [053.6858 (d)]  
Distance: 128.780'  
Easting: 2600719.7402'  
Northing: 7030580.4532'

Side 28: Line

Direction: N01° 27' 52.00"W  
Angle: [-143.6892 (d)]  
Deflection angle: [036.3108 (d)]  
Distance: 1699.380'  
Easting: 2600676.3098'  
Northing: 7032279.2781'

# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: SP2023-010  
PROJECT NAME: Site Plan for Barrett Howard Commercial  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: This is a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/24/2023	Needs Review

03/24/2023: SP2023-010; Site Plan for Offices at 1203 & 1205 N. Goliad  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (SP2023-010) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 69 (PD-69) Standards, the Residential Office (RO) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Site Plan:

1. Provide a cross access easement from the building to the north property line and from Goliad to the parking area in the back. This cross access easement will provide for a future fire lane along the north side of the property once 1207 N Goliad is developed. (Subsection 03.04. B, of Article 11, UDC)
2. The accessory structures will need to be removed. (Section 04, of Article 05, UDC)
3. The landscape plan provided indicates that a 24 caliper-inch Elm will be removed from the subject property as a result of the development. The landscape plan also indicates that one (1) 38 inch caliper Oak tree will be saved, one (1) 35 inch caliper Live Oak will be saved, and one (1) 30 inch caliper Live Oak will be saved. According to Section 05, Tree Mitigation Requirements, of Article 09, "For each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. total mitigation balance x 20% = total eligible tree preservation credit)". For this property, the tree mitigation balance can be reduced by 4.8 inches (i.e. 24 x 20% = 4.8). The total tree mitigation as presented will be 7.2 caliper inches (i.e. 24 caliper inches removed- 4.8 caliper inches preserved = 19.2 caliper inches). This would equate to a total of \$1,920.00 paid into the Tree Fund. The applicant will need to request an Alternative Tree Mitigation Settlement Agreement in order to pay the remaining tree mitigation balance in full OR provide a revised landscape plan showing five (5) more canopy trees (at 4 inch-caliper) added to the site. (Section 5, of Article 09, UDC)

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on April 4, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 4, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 2023.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Needs Review

03/21/2023: - Label 64'x15' No Parking are to be striped and signed.

- Replatting will be required to remove at least these two property lines between the east and west property lines.
- Existing drive approach to be removed to the roadway and curb installed. Culvert to be removed. Relocate headwall.
- Call out ROW width.

The following comments are informational for the engineering design process.

- All parking is 20'x9'
- No dead end parking without 64'x15' hammerhead (no parking) or cul-de-sac turn around
- All dumpsters to have an oil/water separator draining to storm system.
- No structures in easements
- No landscaping within 10' of 10" and larger diameter utility lines and 5' of utility lines less than 10" in diameter.
- Engineering review fees
- Impact fees
- Engineering Inspection fees
- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Minimum easement width is 20'. No structures in easements.
- Must meet all of the City's Engineering Standards of Design and Construction.
- Need to show prop. and ex. utilities and approved flood plain
- TXDOT permitting required for work within Goliad ROW.
- Detention is required for new impervious area.
- ROW dedication along N. Goliad may be required depending on actual ROW width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved

03/24/2023: Note: interior will also need ADA modifications.

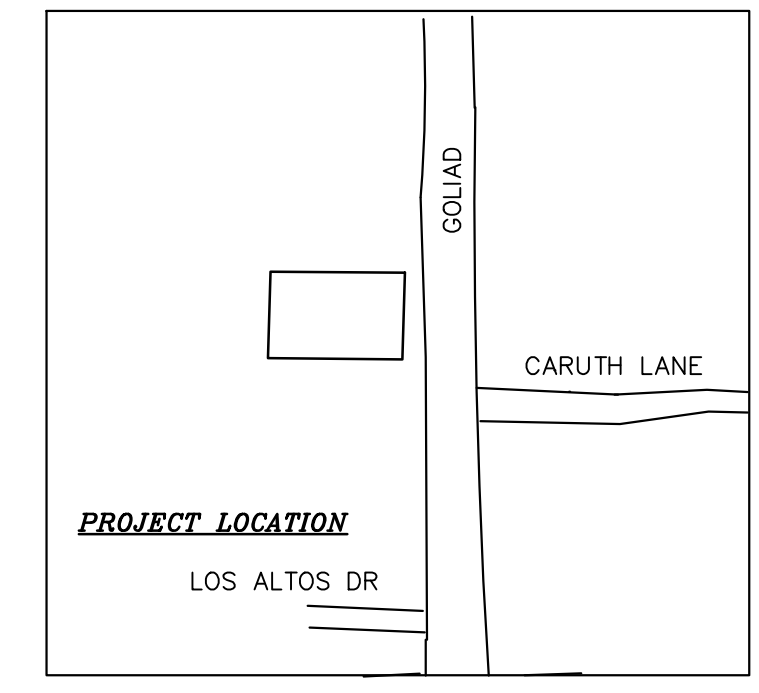
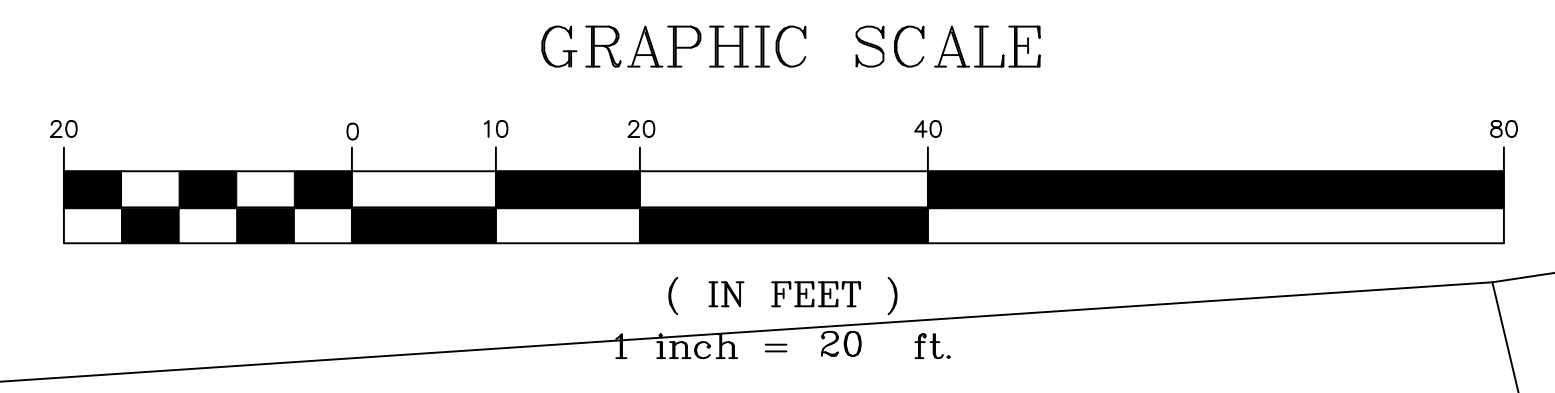
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Needs Review

03/20/2023: A fire lane cannot exceed 150 feet without an approved turn-around. Note: Fire lane is not required if no additions are planned for the existing structures.



DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments
03/20/2023: Please provide a tree mitigation plan for the removals cited on the plans.			





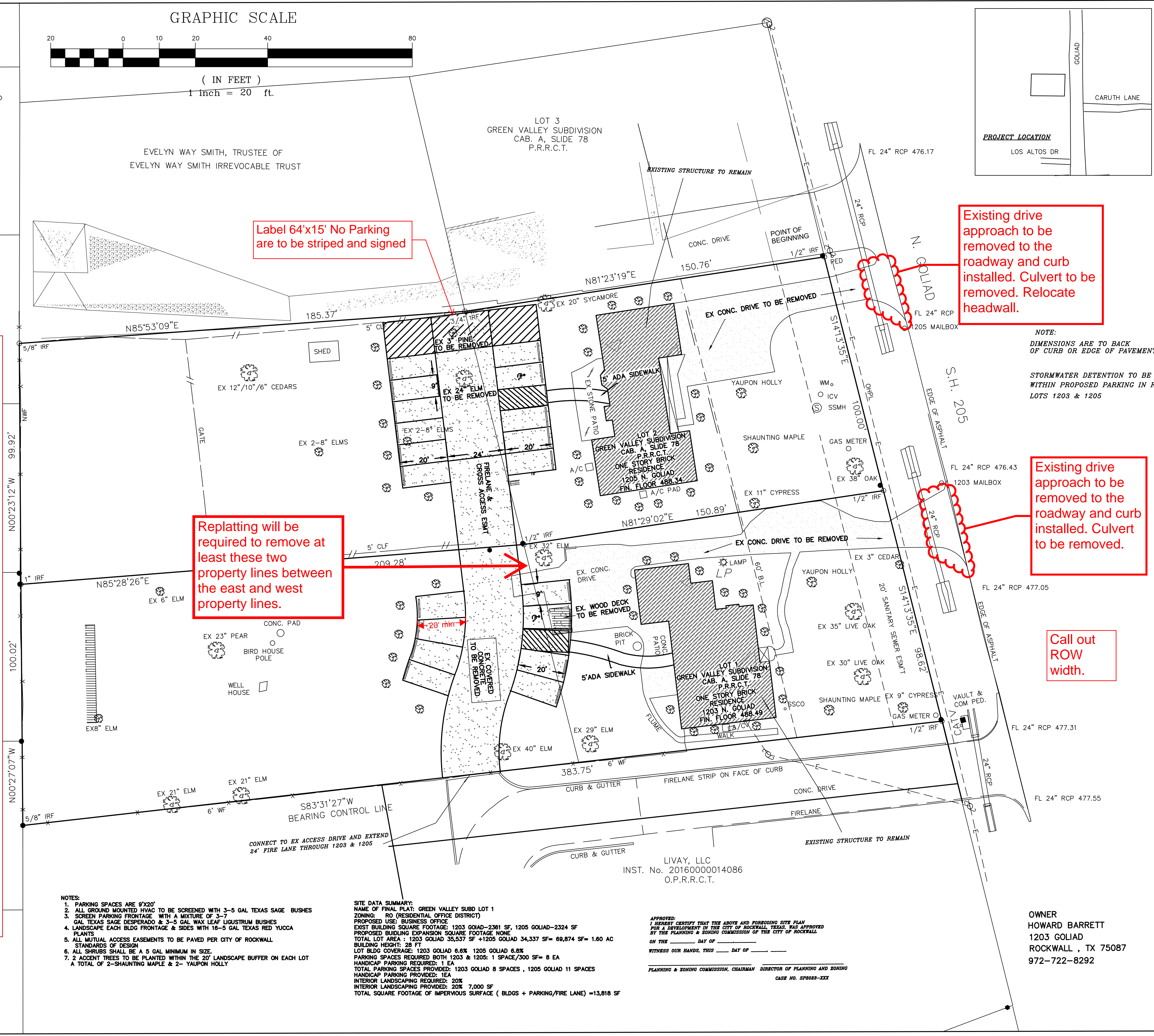
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE STATE OF TEXAS P.E. NO. 60102 F-886 ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN  
HOWARD BARRETT COMMERCIAL  
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=50' V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	10

- All parking is 20'x9'
- No dead end parking without 64'x15' hammerhead (no parking) or cul-de-sac turn around
- All dumpsters to have an oil/water separator draining to storm system.
- No structures in easements
- No landscaping within 10' of 10" and larger diameter utility lines and 5' of utility lines less than 10" in diameter.
- Engineering review fees
- Impact fees
- Engineering Inspection fees
- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Minimum easement width is 20'. No structures in easements.
- Must meet all of the City's Engineering Standards of Design and Construction.
- Need to show prop. and ex. utilities and approved flood plain
- TXDOT permitting required for work within Goliad ROW.
- Detention is required for new impervious area.
- ROW dedication along N. Goliad may be required depending on actual ROW width.



- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIQUISTRUM BUSHES
  4. LANDSCAPE EACH DESPERADO & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
  6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
  7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2-YAUPON HOLLY

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
PROPOSED USE: BUSINESS OFFICE  
EXIST' BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE  
TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC  
BUILDING HEIGHT: 28 FT  
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.6%  
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA  
HANDICAP PARKING REQUIRED: 1 EA  
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES  
HANDICAP PARKING PROVIDED: 1EA  
INTERIOR LANDSCAPING REQUIRED: 20%  
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE ( BLDGS + PARKING/FIRE LANE )=13,818 SF

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING  
CASE NO. SP2023-22X

OWNER  
HOWARD BARRETT  
1203 GOLIAD  
ROCKWALL, TX 75087  
972-722-8292

NOTE:  
DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT  
STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2023-010

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1203 & 1205 Goliad

SUBDIVISION Green Valley Subd

LOT 1, 2

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RO

CURRENT USE OFFICE

PROPOSED ZONING No change

PROPOSED USE OFFICE

ACREAGE 1.6

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Howard Barrett

APPLICANT Douphrate & Assoc. Inc.

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON Deb Douphrate

ADDRESS 1203 Goliad

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Rockwall, Tx 75087

PHONE 972 722 8292

PHONE 972 742 2210

E-MAIL \_\_\_\_\_

E-MAIL wldouphrate@douphrate.com

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 282.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF MARCH, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

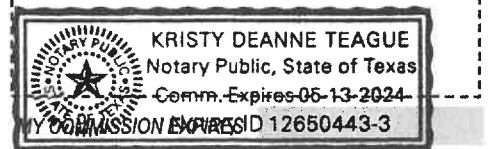
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF March, 2023

OWNER'S SIGNATURE

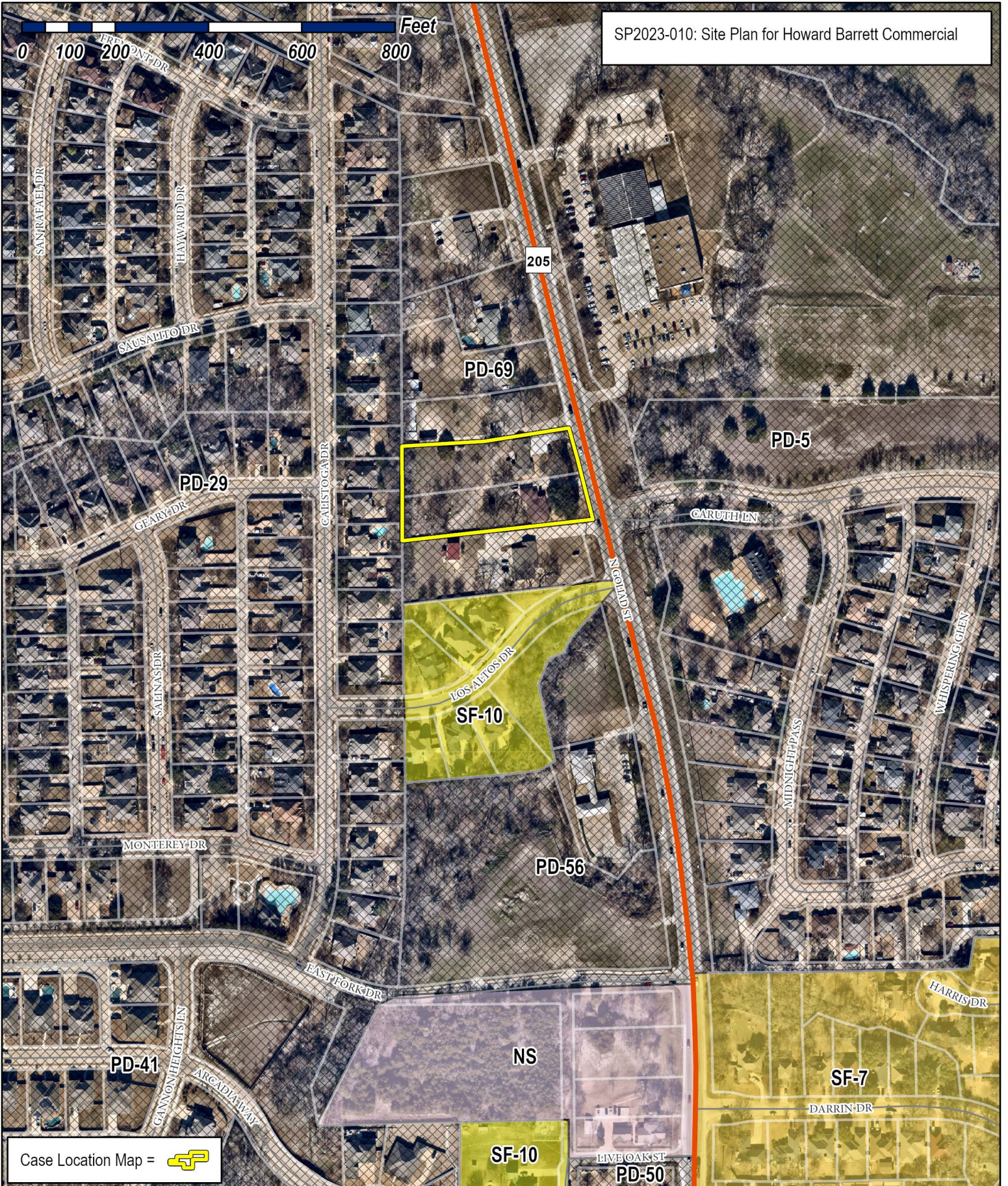
Barrett


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kristy Deanne Teague







Case Location Map = 



# City of Rockwall

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

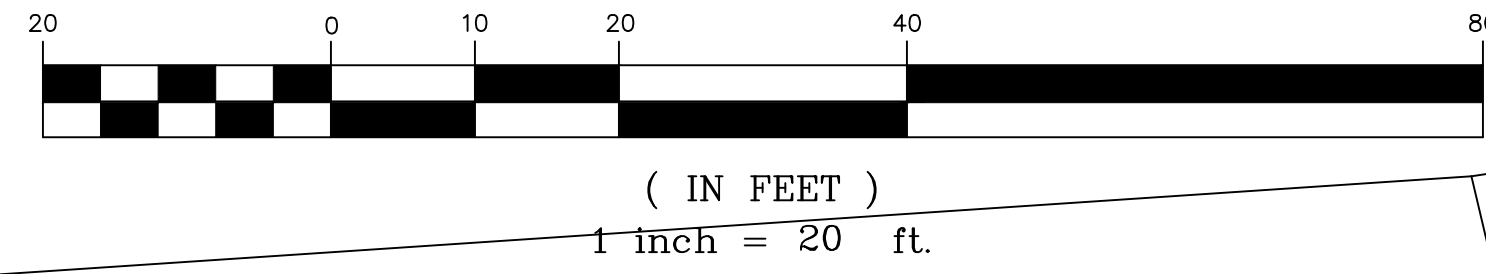
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





DRAINAGE ESM'T

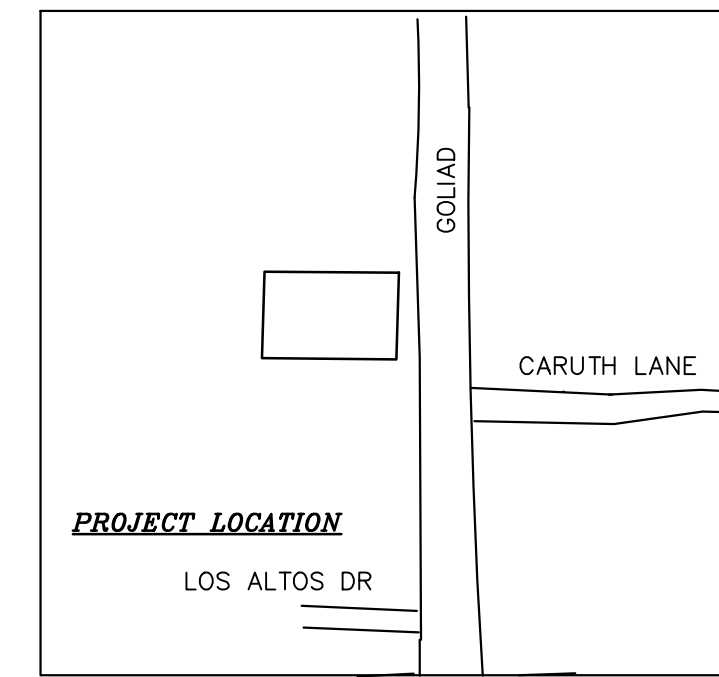
GRAPHIC SCALE



EVELYN WAY SMITH, TRUSTEE OF  
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3  
GREEN VALLEY SUBDIVISION  
CAB. A, SLIDE 78  
P.R.R.C.T.

PROJECT LOCATION  
LOS ALTOS DR



LOCATION MAP  
NTS

NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED  
WITHIN PROPOSED PARKING IN REAR BOTH  
LOTS 1203 & 1205



THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
THE BOARD OF EXAMINERS FOR  
PROFESSIONAL ENGINEERS OF THE  
STATE OF TEXAS P.E.  
NO. 60102 P-886 ON  
DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN  
HOWARD BARRETT COMMERCIAL  
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
W.L.D.
DRAWN
SCALE 1"=20' H 1"=50' V
DATE MAR 10, 2023
23010 SITE PL PROJECT
10

LAKEVIEW SUMMIT, PHASE ONE  
CABINET D, SLIDE 135  
P.R.R.C.T.

BLOCK C  
14

- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIQUISTRUM BUSHES
  4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
  6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
  7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT  
A TOTAL OF 2-SHAUNTING MAPLE & 2-YAUPON HOLLY

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
PROPOSED USE: BUSINESS OFFICE  
EXIST' BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE  
TOTAL LOT AREA: 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC  
BUILDING HEIGHT: 28 FT  
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.6%  
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA  
HANDICAP PARKING REQUIRED: 1 EA  
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES  
HANDICAP PARKING PROVIDED: 1EA  
INTERIOR LANDSCAPING REQUIRED: 20% 7,000 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE ( BLDGS + PARKING/FIRE LANE )=13,818 SF

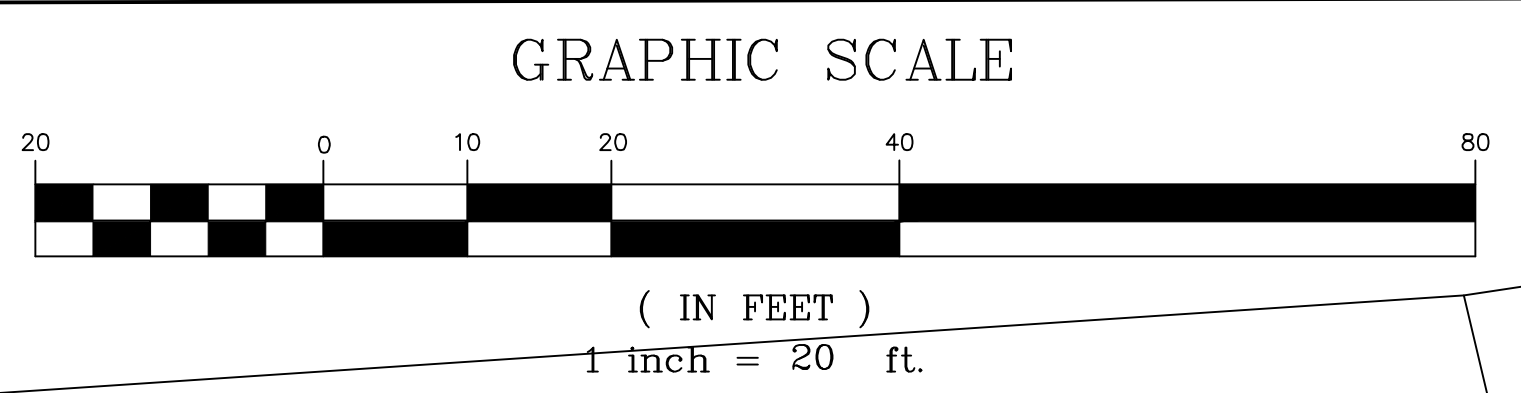
APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN  
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED  
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING  
CASE NO. SPRO23-22X

LIVAY, LLC  
INST. No. 2016000014086  
O.P.R.R.C.T.

OWNER  
HOWARD BARRETT  
1203 GOLIAD  
ROCKWALL, TX 75087  
972-722-8292

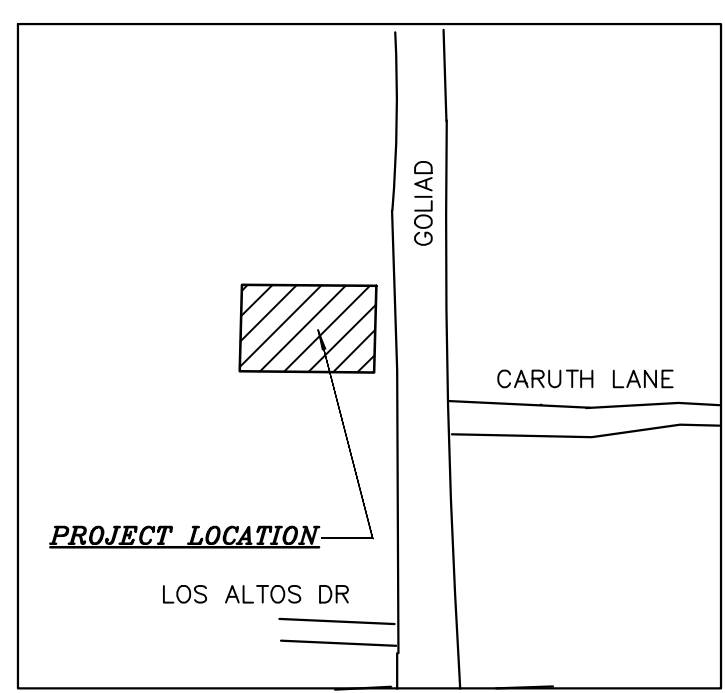


11  
DRAINAGE ESM'T



EVELYN WAY SMITH, TRUSTEE OF  
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3  
GREEN VALLEY SUBDIVISION  
CAB. A, SLIDE 78  
P.R.R.C.T.



LOCATION MAP  
NTS

NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT  
  
STORMWATER DETENTION TO BE CONTAINED  
WITHIN PROPOSED PARKING IN REAR BOTH  
LOTS 1203 & 1205

LAKEVIEW SUMMIT, PHASE ONE  
CABINET D, SLIDE 135  
P.R.R.C.T.

BLOCK C  
14

15

16

N00°23'12"W 99.92'  
N00°27'07"W 100.02'



- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  5. ALL MUTUAL ACCESS EASEMENTS TO BE PAID PER CITY OF ROCKWALL STANDARDS OF DESIGN
  6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE
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A TOTAL OF 2-SHAUNTING MAPLE & 2-YAUPON HOLLY

SITE DATA SUMMARY:  
 NAME OF FINAL PLAN: GREEN VALLEY SUBD LOT 1  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT)  
 PROPOSED USE: BUSINESS OFFICE  
 EXIST BUILDING SQUARE FOOTAGE: 1203 GOLIAD-2361 SF, 1205 GOLIAD-2324 SF  
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE: NONE  
 TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC  
 BUILDING HEIGHT: 28 FT  
 LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.6%  
 TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES  
 HANDICAP PARKING PROVIDED: 1EA  
 INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE ( BLDGS + PARKING/FIRE LANE )=13,816 SF

LIVAY, LLC  
INST. No. 20160000014086  
O.P.R.R.C.T.

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL.  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING  
 CASE NO. SP2023-3XX

OWNER  
HOWARD BARRETT  
1203 GOLIAD  
ROCKWALL, TX 75087  
972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALL COMPANIES IN TEXAS P.E. 60102  
DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN  
HOWARD BARRETT COMMERCIAL  
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1" = 20' H 1" = 10' V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	10







































# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: SP2023-011  
PROJECT NAME: Site Plan for Rockwall Retail  
SITE ADDRESS/LOCATIONS: 607 WHITE HILLS DR

CASE CAPTION: Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a Carwash and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/24/2023	Needs Review

03/24/2023: SP2023-011; Site Plan for Rockwall Retail

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

I.1 This is a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a Carwash and Commercial/Retail Shopping Center on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2023-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.5 Provide a fire lane easement from Walmart. The Walmart shared access easement executed on May 13, 2021, only allows for cross access not a fire lane easement. This will need to be provided during the Engineering process.

M.6 Site Plan

(1) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.

(2) Stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. (Subsection 02.02.F(10), Article 04, UDC) Please provide an exhibit showing 6 vehicles stacked at the drive-through for Building B.

(3) All overhead utilities within any overlay district shall be placed underground. (Subsection 06.02(H), Article 05, UDC)

M. 7 Landscape Plan

(1) Trees must be planted five feet from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08, UDC)

(2) Ground mounted equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is



integral to the building's design. (Subsection 01:05.C, Article 05, UDC)

(3) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. (Subsection 02.02.F(10), Article 04, UDC). Provide landscape screening to impair the visibility and impact of headlights.

#### M.8 Treescape Plan

(1) If any trees are being removed (i.e. the six (6) Red Oaks on the southeast side of the property), please indicate as such on a treescape plan. All trees being removed will need to be mitigated for. Please familiarize yourself with the City's tree mitigation standards in Section 5, of Article 09, of the Unified Development Code.

#### M.9 Photometric Plan

(1) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (Subsection 3.03.C, of Article 07, UDC) Currently, the photometric plan shows up to 0.3 of one foot candle at the property lines, please revise.

#### M.10 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.

(2) Indicate the roofing materials and color. (Subsection 04.01A.1, of Article 05, UDC).

(3) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05.C, of Article 05, UDC) Please dash in any proposed roof top equipment showing that the RTUs will be screened from any direction using parapets.

(4) All parapets shall be extended back and finished on the interior side using the same materials as the exterior facing wall. (Subsection 04.01, of Article 05, UDC) Please indicate this on the building elevations by adding a call out.

(5) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, UDC)

(6) All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. (Subsection 06.02.C.2) This will require a variance from the Planning and Zoning Commission.

(7) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building (Subsection 06.02.5, of Article 05, UDC). This will require a variance from the Planning and Zoning Commission.

M.11 Based on the materials submitted staff has identified the following exceptions and variances for this project:

(1) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building do not meet our articulation standards for all four (4) facades and there is not an additional row of trees proposed at the back of the property.

(2) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, both of the proposed buildings do not meet this standard.

M. 12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11). Compensatory measures to consider:

(1) Higher caliper trees.

(2) Additional landscaping.



- (3) Increased building articulation.
- (4) Increased architectural elements.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 28, 2023
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 2023.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attend this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Needs Review

03/21/2023: - Not currently a fire lane easement (it is only access). Dedication as such will be required. Need concrete testing to make sure that the existing concrete is at a minimum 6" thick and 3,600 psi with steel reinforcement.

- Drive isles to be a min. of 24' wide.
- Structures are not allowed within easements.
- Show easement on storm line.
- Will need to camera ex. sanitary sewer line to make sure it can be abandoned under building
- Not currently a fire lane (it is only access). Dedication as such will be required.
- All dumpster areas to drain to oil/water separator prior to storm system
- Need to follow approved drainage divides. The blue box area will need to be detained for.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required for blue box shown.

Roadway Paving Items:

- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed without a turnaround.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.

Water and Wastewater Items:

- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- May need a fire hydrant (check with the fire marshal's office)
- Dumpster area to drain to an oil/water separator or grease trap before draining to the storm lines.
- Before abandoning sewer, must camera sewer line to verify that there are no services that connect to the line. Video must be provided to the City with signed/sealed letter from



the design engineer.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			

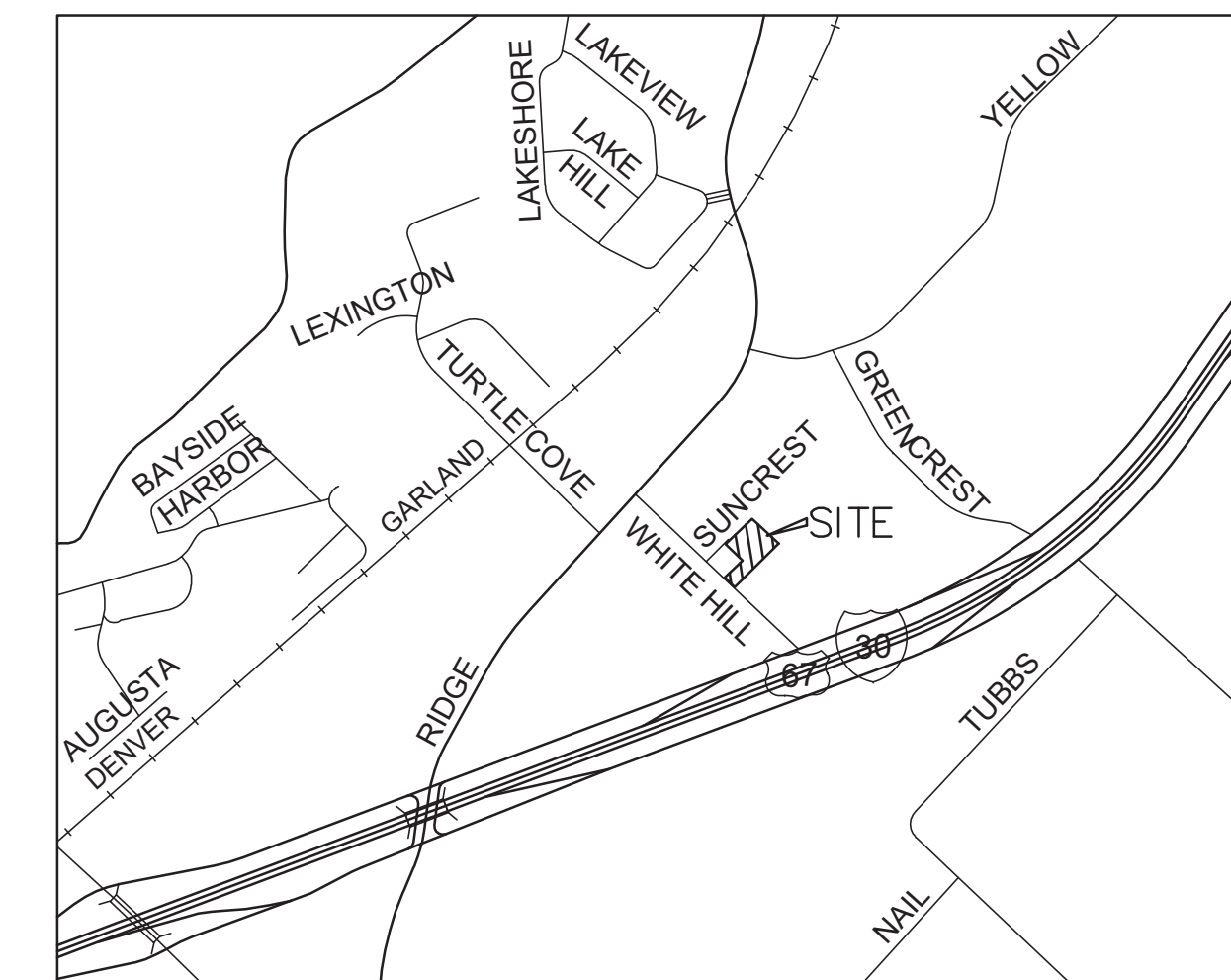
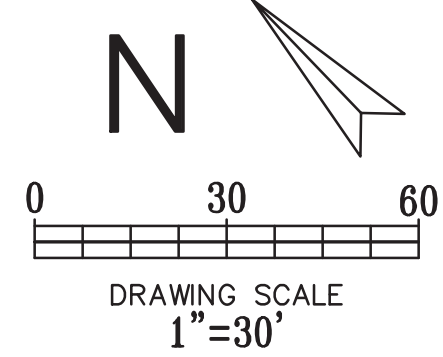
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Needs Review
03/20/2023: Show the location of the proposed fire lane for hose coverage. Existing fire lanes on adjacent properties are allowed to be considered available to meet the requirements provided that a fire apparatus access road extends between properties and that an easement is established to prevent obstruction of such roads.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved
No Comments			

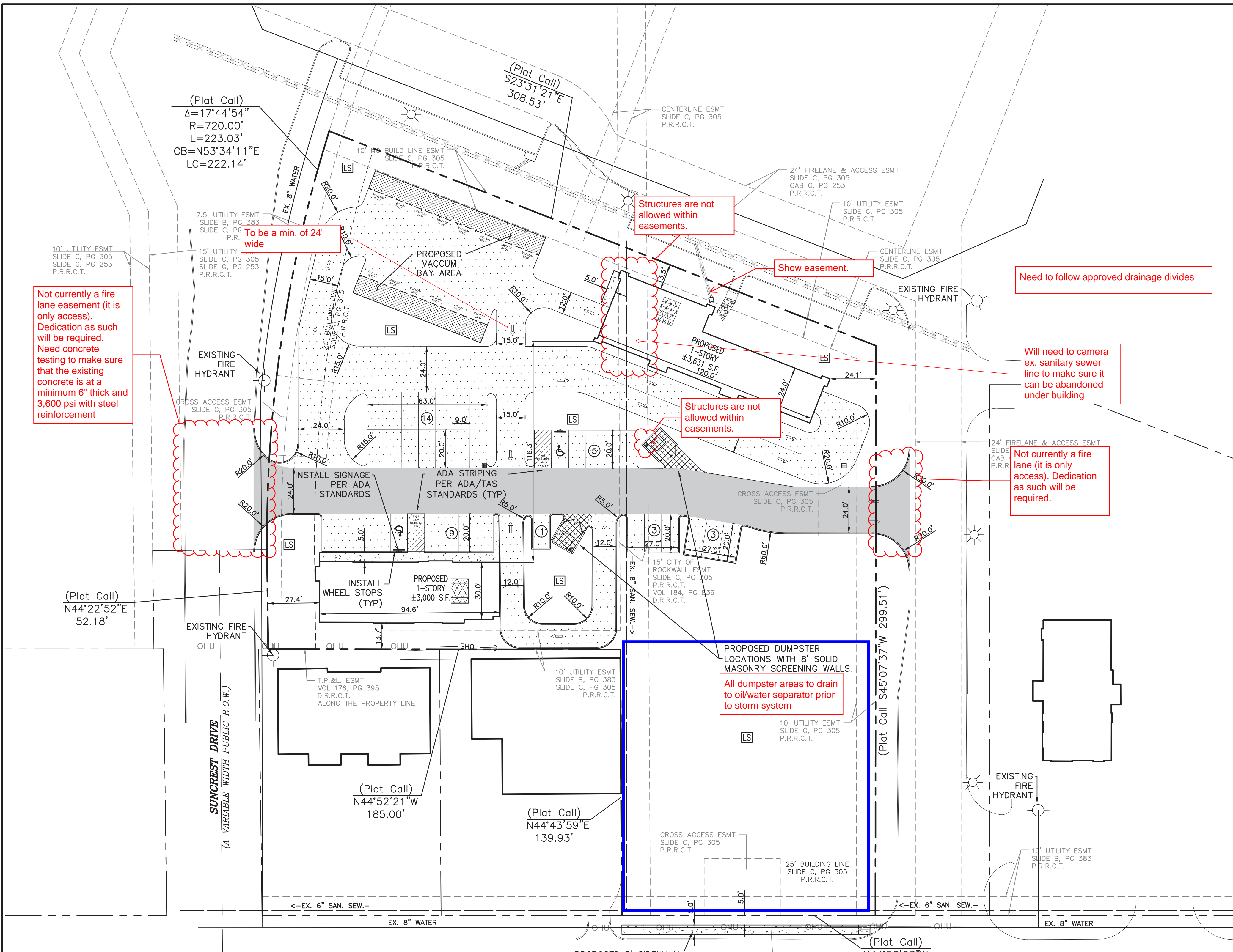
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments
03/20/2023: There are 6 Red Oak trees on the southeast side of the property / rights-of-way that are not listed on the plans. What are the plans for these trees and either removal or protection during construction.			





MAP NTS NORTH



Not currently a fire lane easement (it is only access). Dedication as such will be required. Need concrete testing to make sure that the existing concrete is at a minimum 6" thick and 3,600 psi with steel reinforcement

To be a min. of 24' wide

Structures are not allowed within easements.

Show easement.

Need to follow approved drainage divides

Structures are not allowed within easements.

Will need to camera ex. sanitary sewer line to make sure it can be abandoned under building

Not currently a fire lane (it is only access). Dedication as such will be required.

All dumpster areas to drain to oil/water separator prior to storm system

**General Items:**  
 - Must meet City Standards of Design and Construction  
 - 4% Engineering Inspection Fees  
 - Impact Fees (Water, Wastewater & Roadway)  
 - Minimum easement width is 20' for new easements. No structures allowed in easements.  
 - Retaining walls 3' and over must be engineered.  
 - All retaining walls must be rock or stone face. No smooth concrete walls.

**Drainage Items:**  
 - Detention is required for blue box shown.

**Roadway Paving Items:**  
 - Parking to be 20'x9'.  
 - Drive aisles to be 24' wide.  
 - No dead-end parking allowed without a turnaround.  
 - Fire lane to have 20' min radius. Fire lane to be in a platted easement. If building is 30' or taller, the fire lane radii must be 30' minimum.

**Water and Wastewater Items:**  
 - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).  
 - May need a fire hydrant (check with the fire marshal's office)  
 - Dumpster area to drain to an oil/water separator or grease trap before draining to the storm lines.  
 - Before abandoning sewer, must camera sewer line to verify that there are no services that connect to the line. Video must be provided to the City with signed/sealed letter from the design engineer.

**Landscaping:**  
 - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.  
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

**LEGEND**

- PROPOSED CURB
- PROPOSED CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- Ⓢ — PARKING SPACES IN A ROW
- LS — PROPOSED LANDSCAPING
- 4" PROPOSED SIDEWALK 3,600 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 6.5 SACK MIX)
- 6" PROPOSED PAVEMENT 4,500 PSI REINFORCED CONCRETE WITH #3 BARS AT 18" CENTERS. (MINIMUM 7.0 SACK MIX).
- 7" 4,500 MINIMUM PSI REINFORCED CONCRETE ON STABILIZED AND COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. (MINIMUM 7.0 SACK MIX)
- 8" 4,500 PSI REINFORCED (NO. 5 @ 18" ON CENTER, EACH WAY) CONCRETE PAVEMENT ON COMPACTED SUBGRADE (PER GEOTECHNICAL REPORT) (MINIMUM 7.0 SACK MIX).
- ROOF MOUNTED EQUIPMENT

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**SITE ADDRESSES**

3000 SF BUILDING:	772 E INTERSTATE 30, ROCKWALL, TX 75087
3631 SF BUILDING:	774 E INTERSTATE 30, ROCKWALL, TX 75087

**!!! CAUTION !!!**  
**UNDERGROUND UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.  
**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION

**OWNER/DEVELOPER:**  
 CAMPFIRE SHOPS LLC  
 1625 FERRIS ROAD  
 GARLAND, TEXAS 75044  
 PH: (214) 215-1186  
 CONTACT: SAMMY JIBRIN

**ENGINEER:**  
 CUMULUS DESIGN, INC.  
 FIRM NUMBER: 14810  
 2080 NORTH HIGHWAY 360, SUITE 240  
 GRAND PRAIRIE, TEXAS 75050  
 PH: (214) 235-0367  
 CONTACT: PAUL CRAGUN



03/16/23

<b>SITE PLAN</b>		
<b>ROCKWALL RETAIL</b>		
<b>607 WHITE HILLS DRIVE</b>		
<b>WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4</b>		
<b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>		
<b>CITY CASE NUMBER</b>	<b>DATE</b>	<b>SHEET</b>
SP2022-043	03/16/23	SP

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# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **607 White Hills Drive**

SUBDIVISION **WAL-MART SUPER CENTER**

LOT **4**

BLOCK **A**

GENERAL LOCATION **To the East of the intersection of Suncrest and White Hills Drives**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **C**

CURRENT USE **Vacant**

PROPOSED ZONING **NA**

PROPOSED USE **Restaurant/Retail/Carwash**

ACREAGE **2.0**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **NA**

**NA**

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

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

OWNER **Campfire Shops LLC**

APPLICANT **Cumulus Design**

CONTACT PERSON **Sammy Jibrin**

CONTACT PERSON **Paul Cragun**

ADDRESS **1625 Ferris Road**

ADDRESS **PO Box 2119**

CITY, STATE & ZIP **Garland, Texas 75044**

CITY, STATE & ZIP **Eules, Texas 76039**

PHONE **214-215-1186**

PHONE **214-235-0367**

E-MAIL **SJibrin@gmail.com**

E-MAIL **Paul@Cumulusdesign.net**

## NOTARY VERIFICATION [REQUIRED]

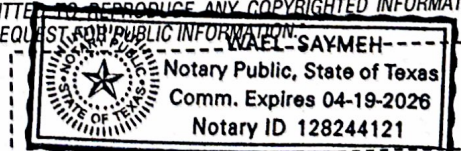
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Sammy JIBRIN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 290.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF MARCH, 20\_\_\_\_.

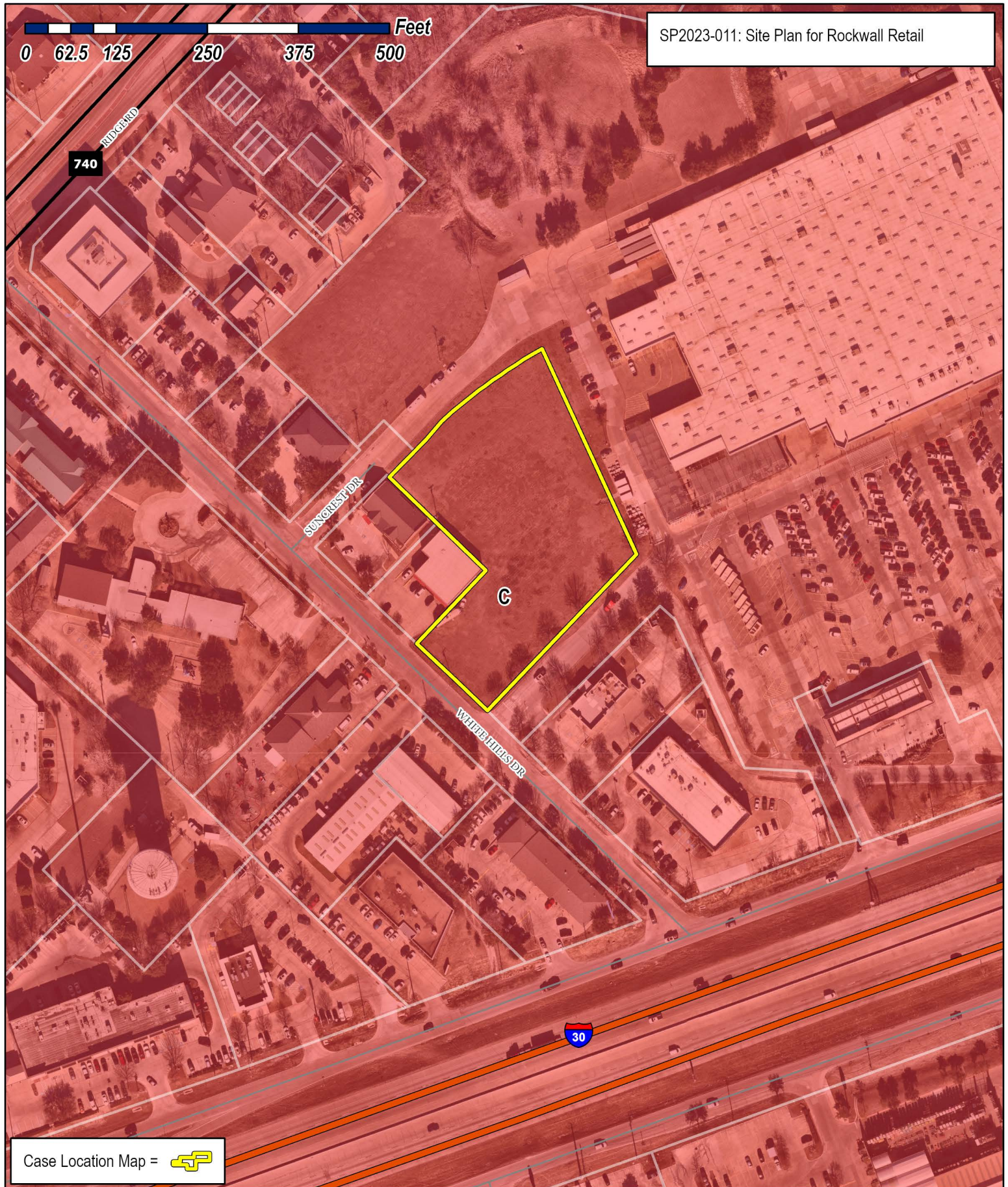
OWNER'S SIGNATURE \_\_\_\_\_


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_



MY COMMISSION EXPIRES 4/19/2026





Case Location Map = 



# City of Rockwall

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

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

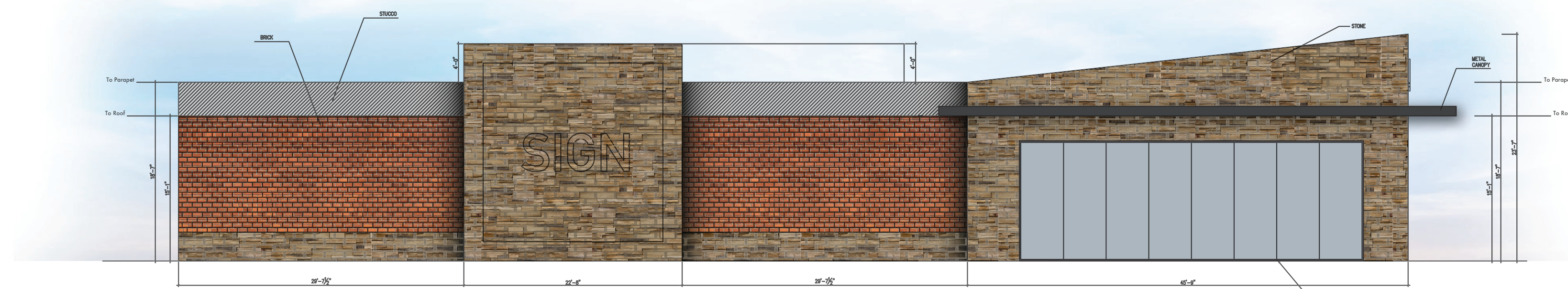








# BUILDING A



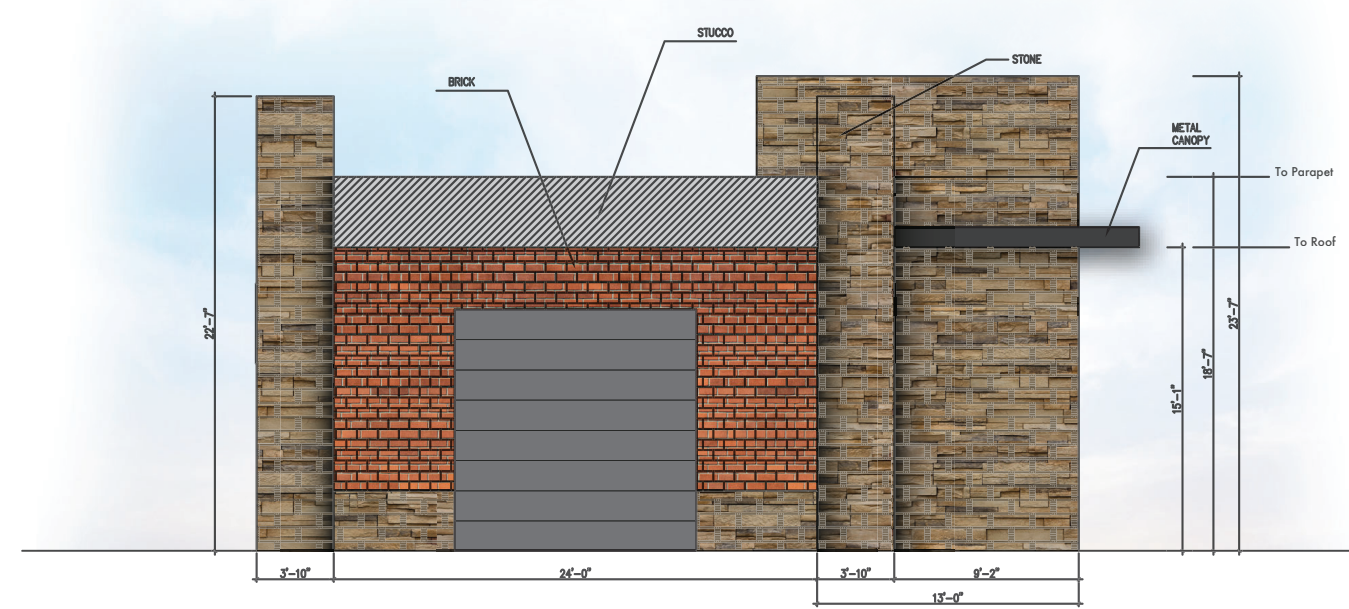
MATERIAL CALCULATIONS - SOUTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - SOUTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



**03 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS - NORTH WEST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	8%
TOTAL	850	100%



MATERIAL CALCULATIONS - NORTH EAST ELEV.		
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

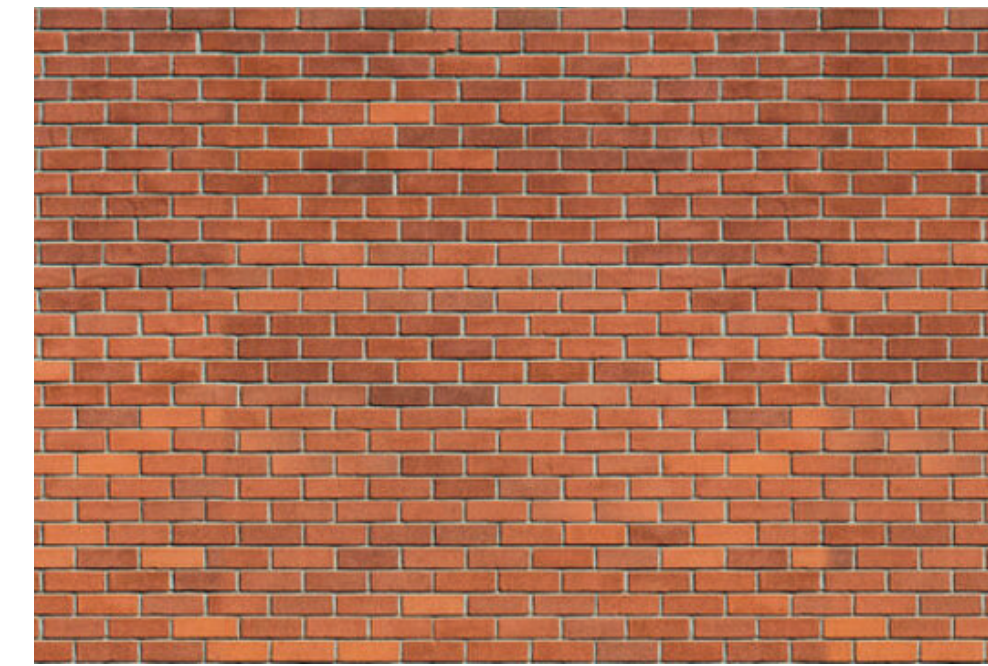
**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**STUCCO**



**ANTRASITE METAL**



**BRICK**



**STONE**



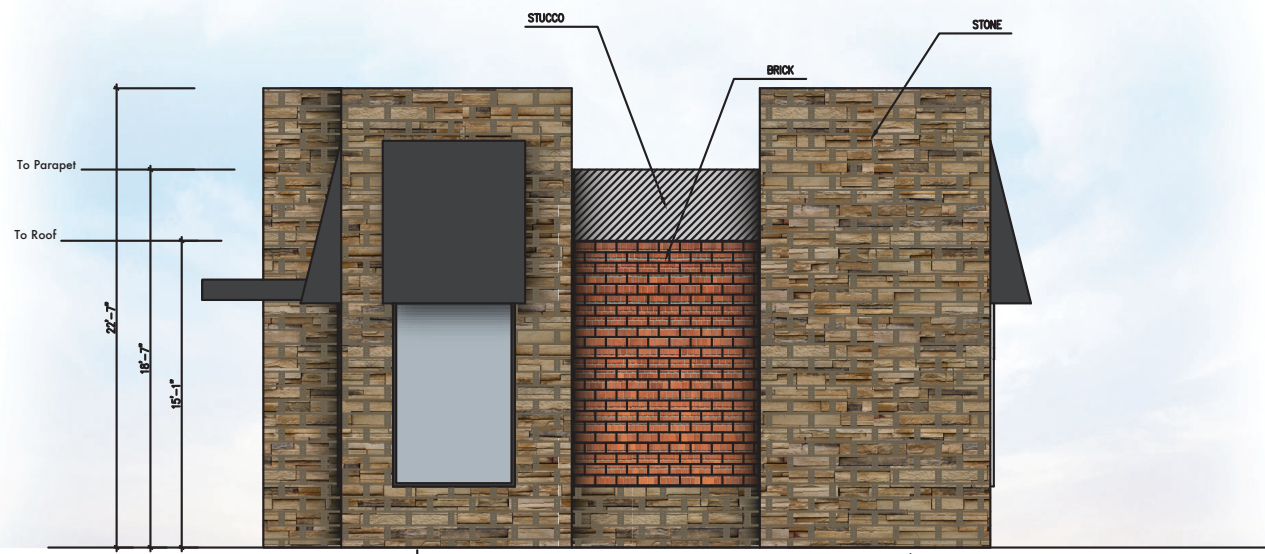
# BUILDING B



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	760	38%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

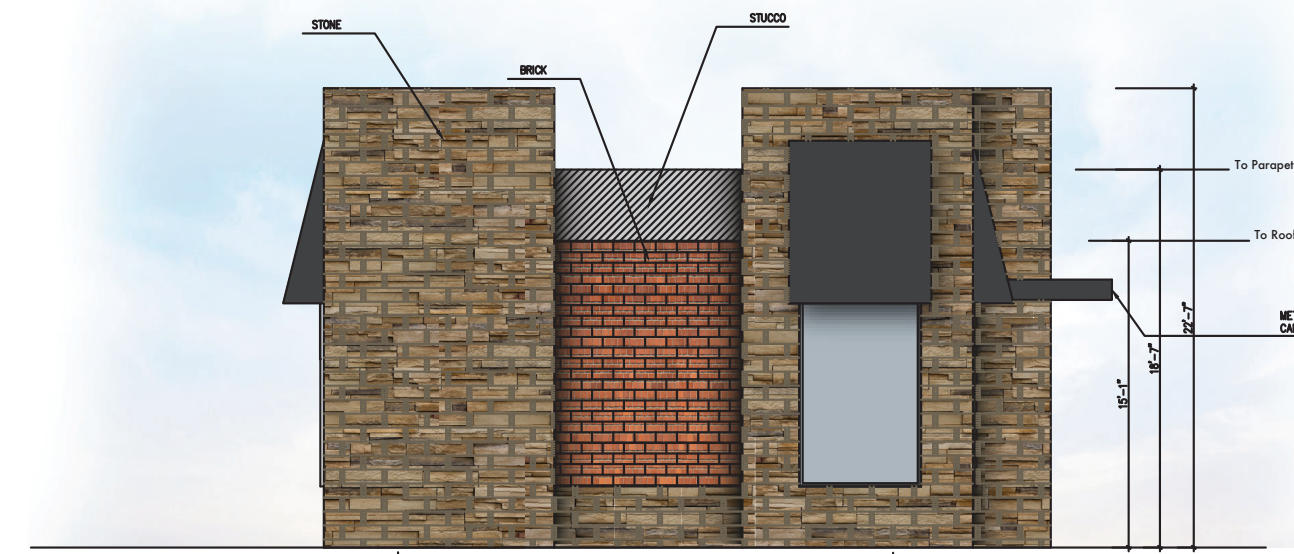
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (SF.)	PERCENTAGE
STONE	960	50%
BRICK	410	20%
STUCCO	200	10%
TOTAL	2000	100%

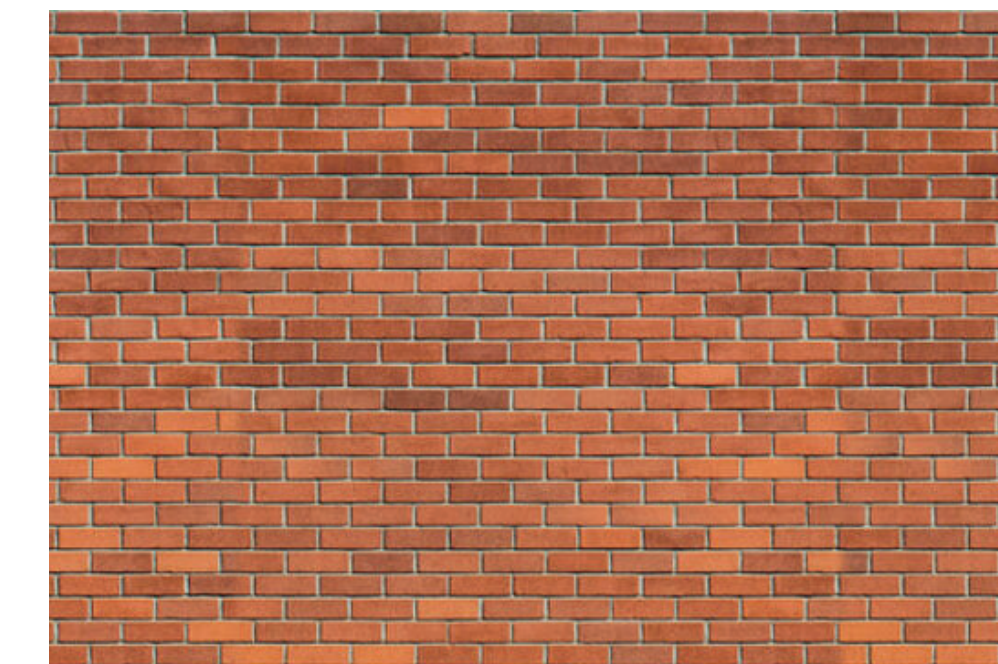
**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**STUCCO**



**ANTRASITE METAL**



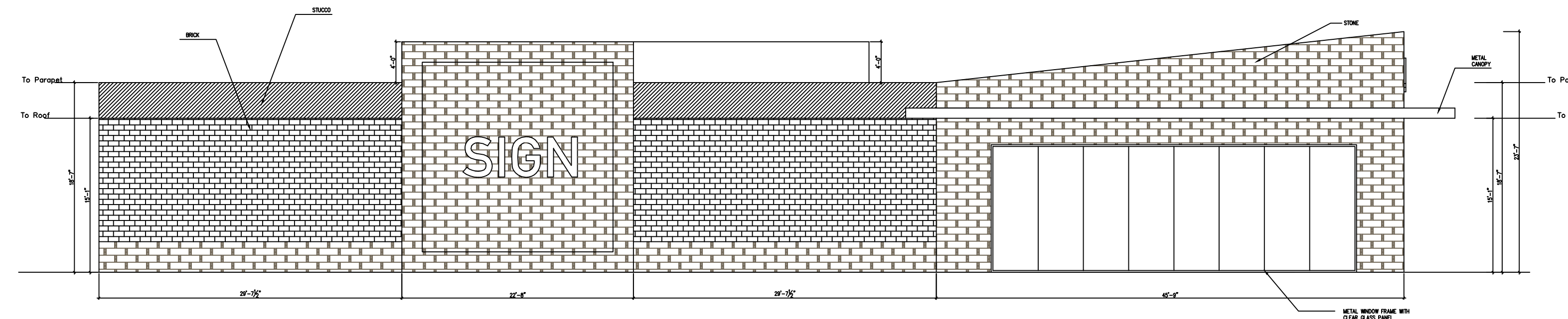
**BRICK**



**STONE**



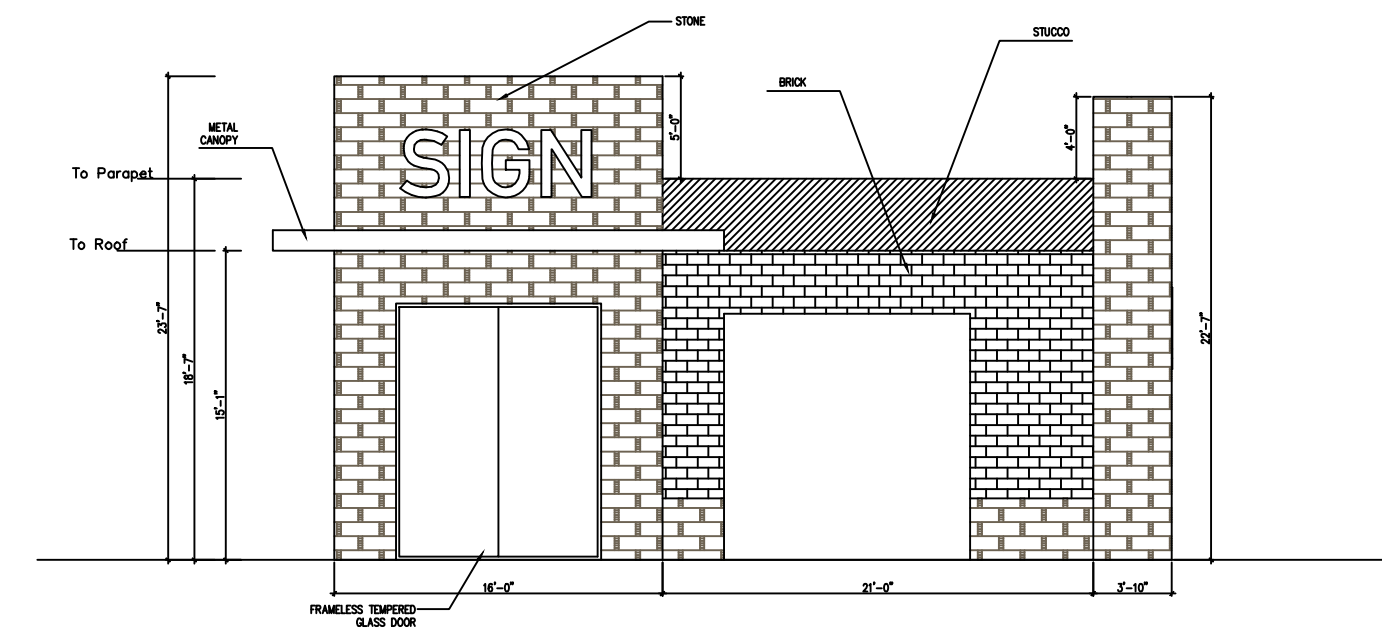
# BUILDING A



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1220	47%
BRICK	700	27%
STUCCO	200	7%
TOTAL	2570	100%

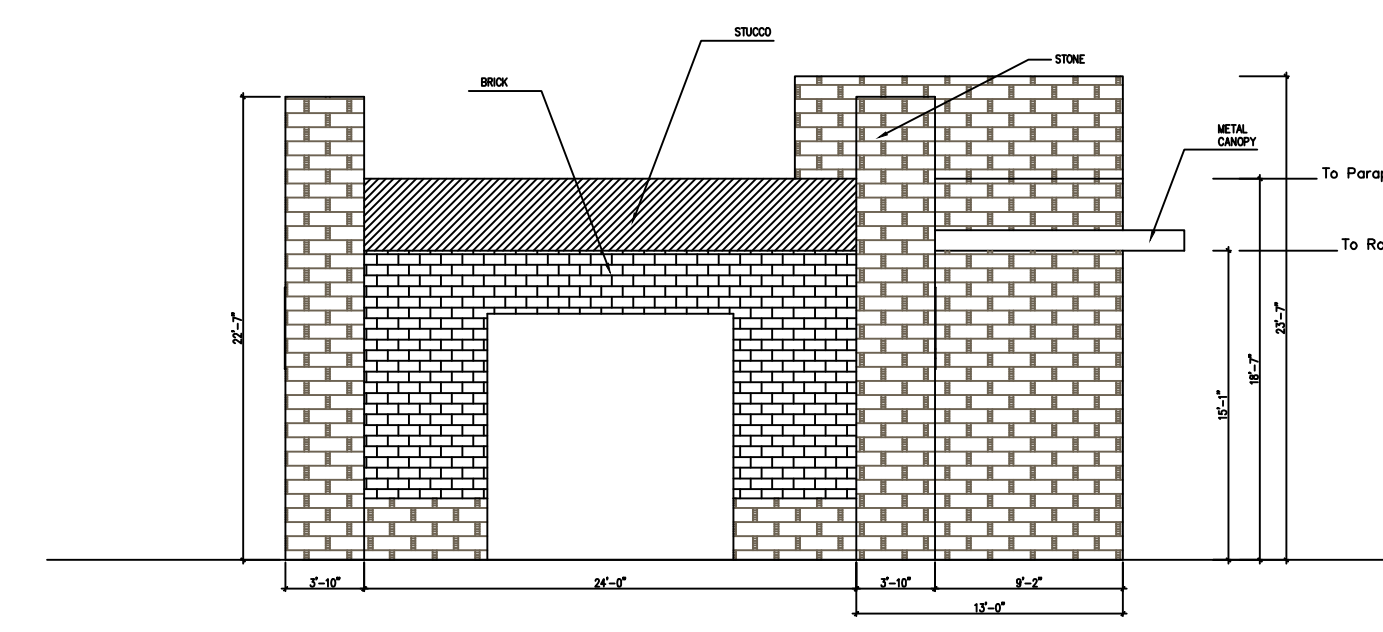
**01 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

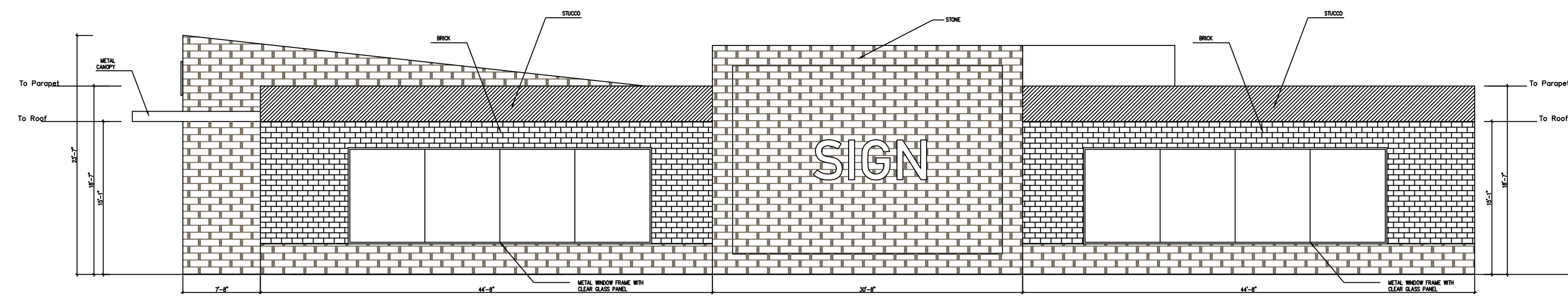
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	370	43%
BRICK	145	17%
STUCCO	75	8%
TOTAL	550	100%



**03 NORTH WEST ELEVATION**  
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**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	425	50%
BRICK	145	17%
STUCCO	75	8%
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**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	1230	47%
BRICK	480	17%
STUCCO	310	12%
TOTAL	2570	100%

**04 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN

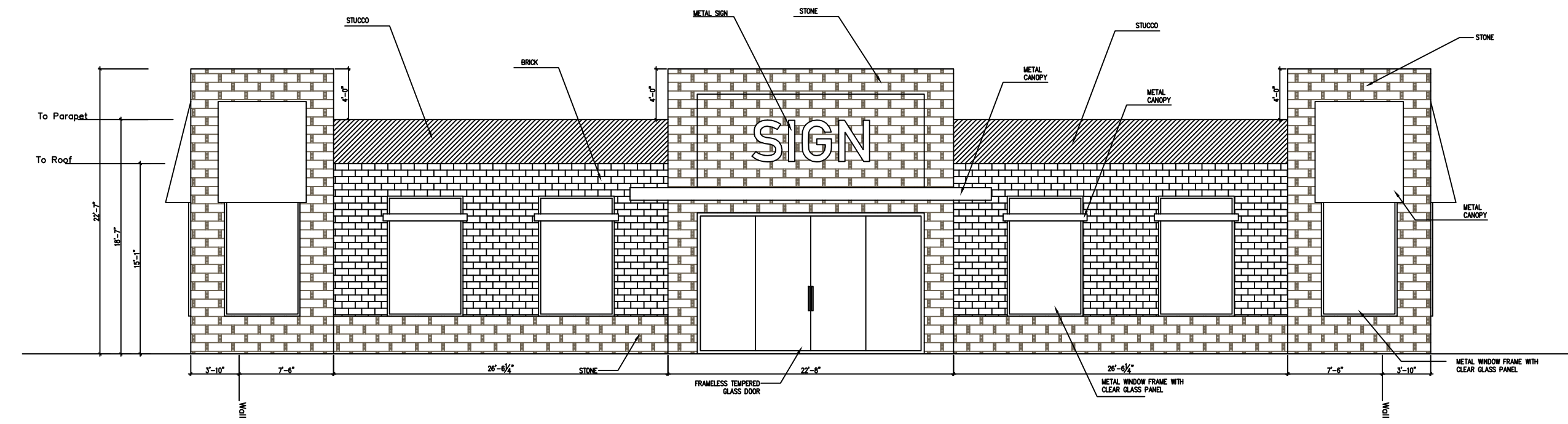
\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "A"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.01



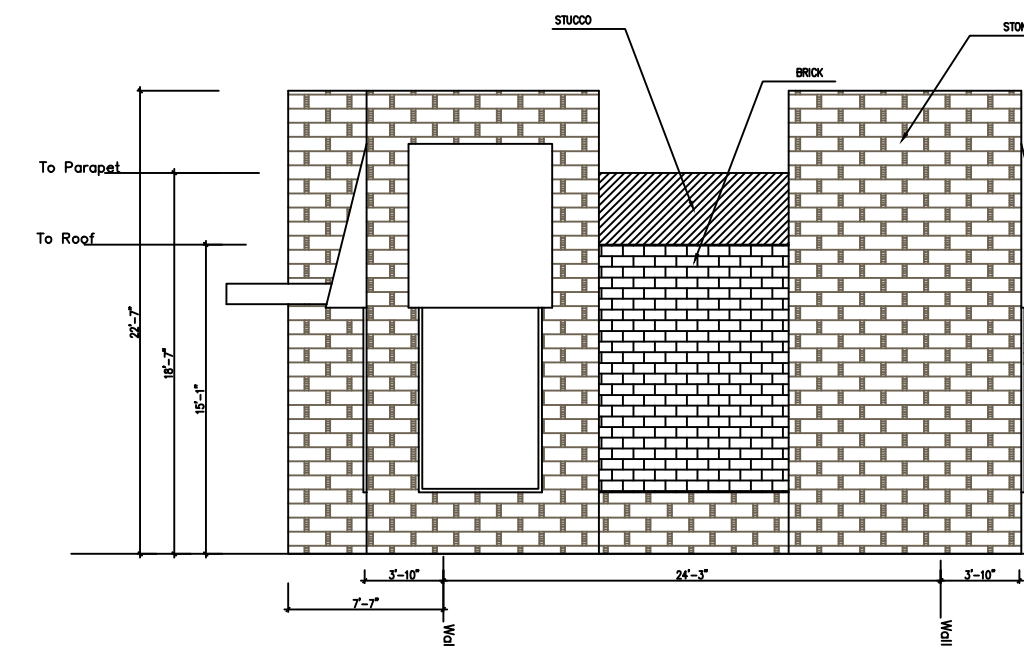
# BUILDING B



**MATERIAL CALCULATIONS - SOUTH WEST ELEV.**

MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	760	38%
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STUCCO	200	10%
TOTAL	2000	100%

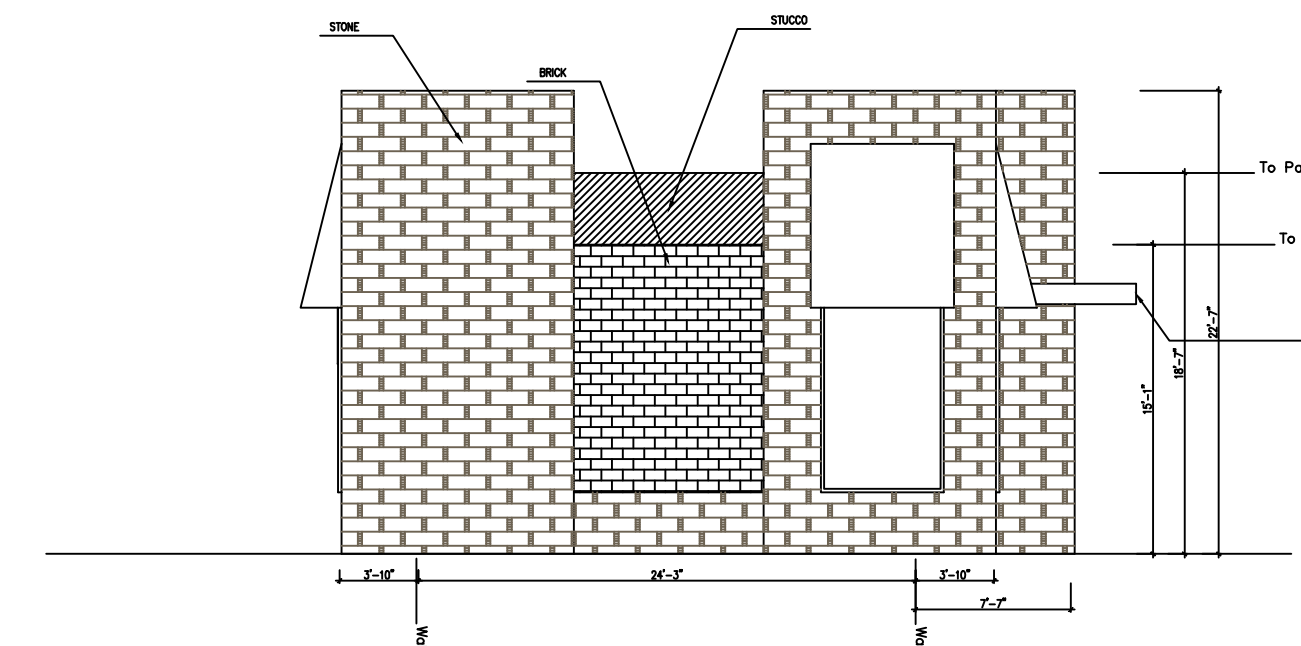
**01 NORTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 NORTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - SOUTH EAST ELEV.**

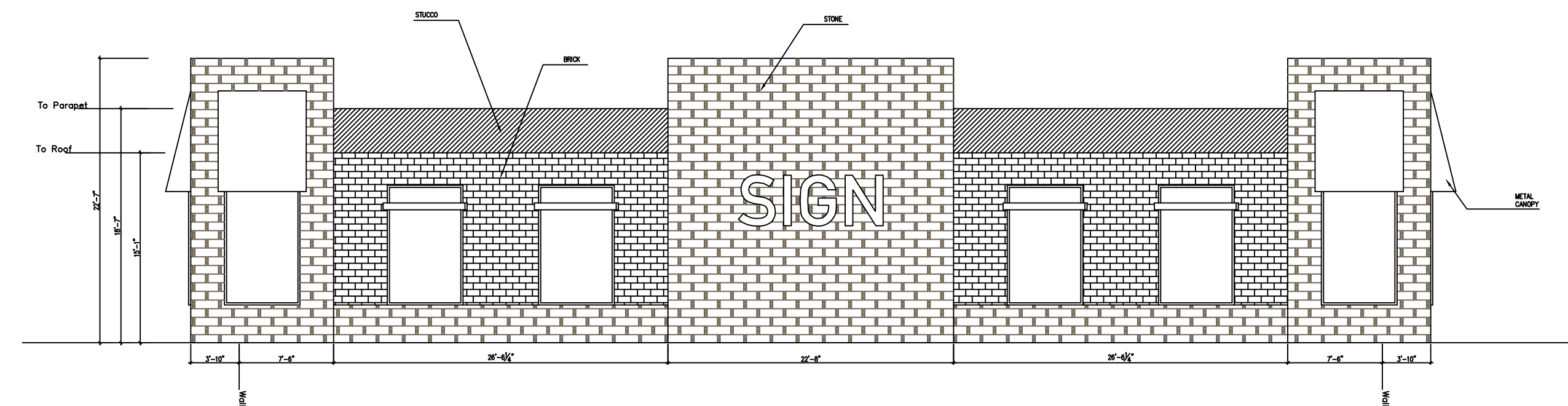
MATERIAL	AREA (S.F.)	PERCENTAGE
STONE	520	65%
BRICK	110	15%
STUCCO	30	3%
TOTAL	770	100%



**03 SOUTH EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIAL CALCULATIONS - NORTH WEST ELEV.**

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STONE	520	65%
BRICK	110	15%
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**MATERIAL CALCULATIONS - NORTH EAST ELEV.**

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BRICK	410	20%
STUCCO	200	10%
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**04 SOUTH WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

PLANS PREPARED BY:  
ARKITEAM ARCHITECTURE  
EMAIL: ENES.CICEKCI@ARKITEAM.COM  
CONTACT: ENES CICEKCI

REVISIONS		
REV. NO.	DATE	DESCRIPTION

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WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

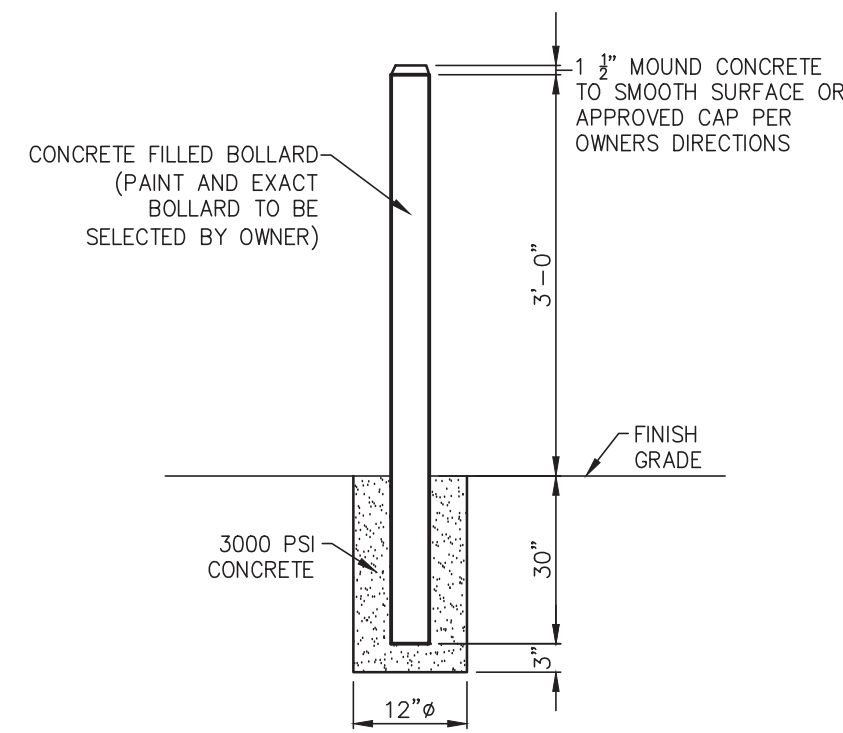
FOR REVIEW, NOT FOR CONSTRUCTION.

BUILDING ELEVATIONS "B"		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	A1.02

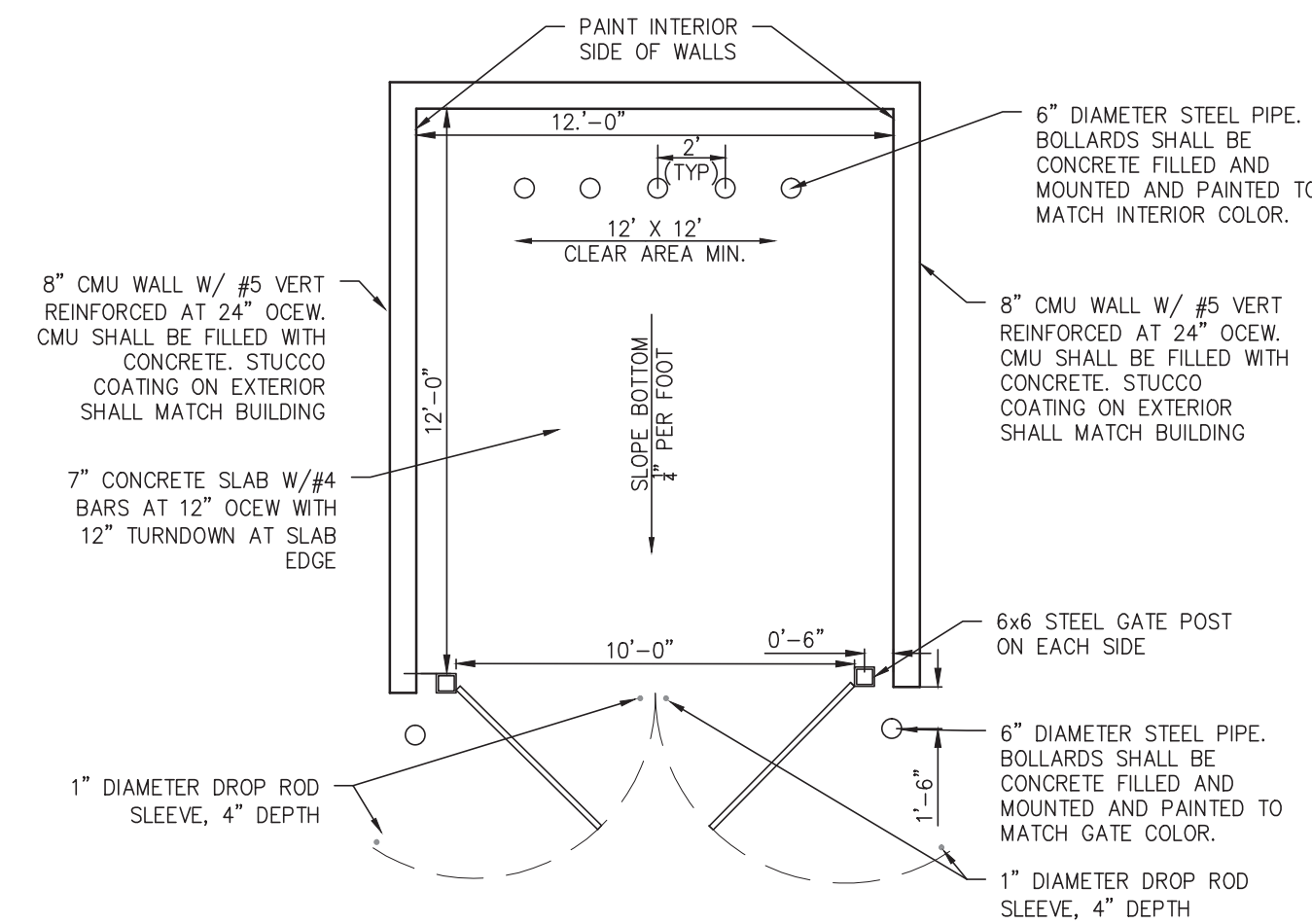
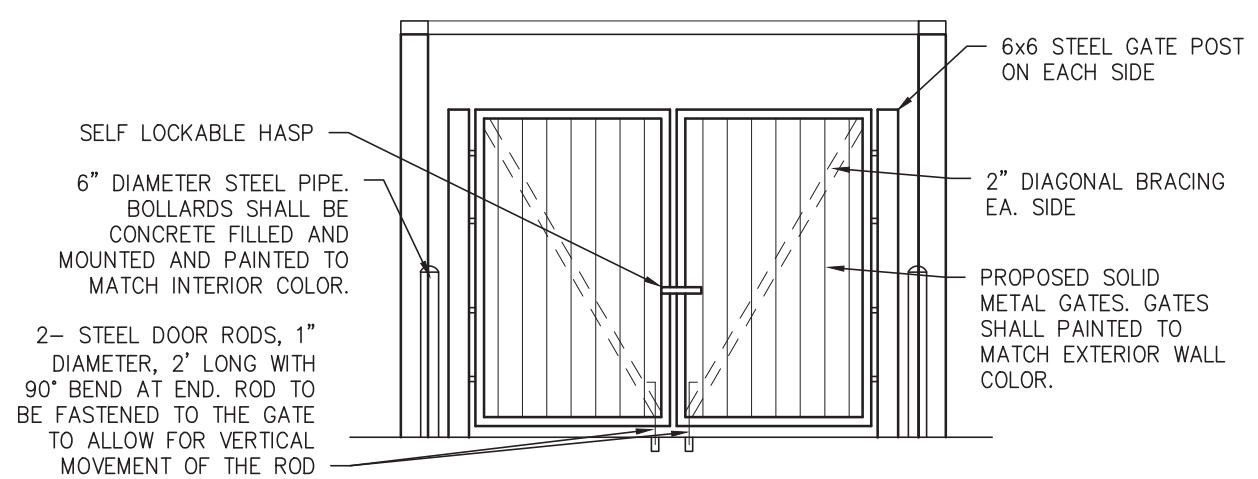
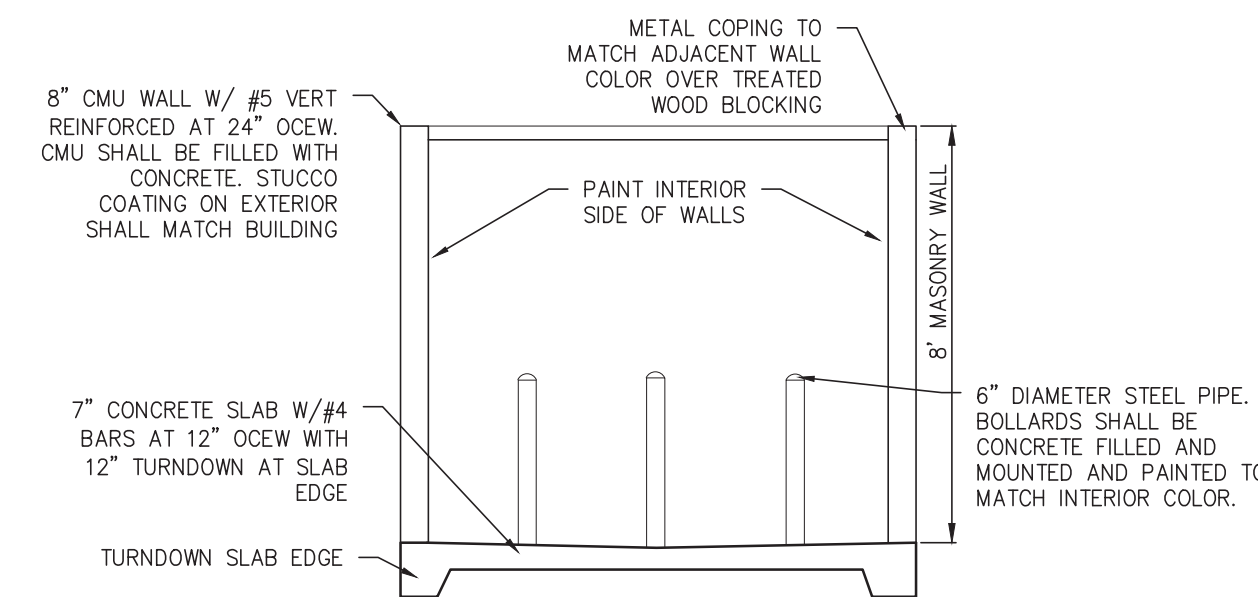




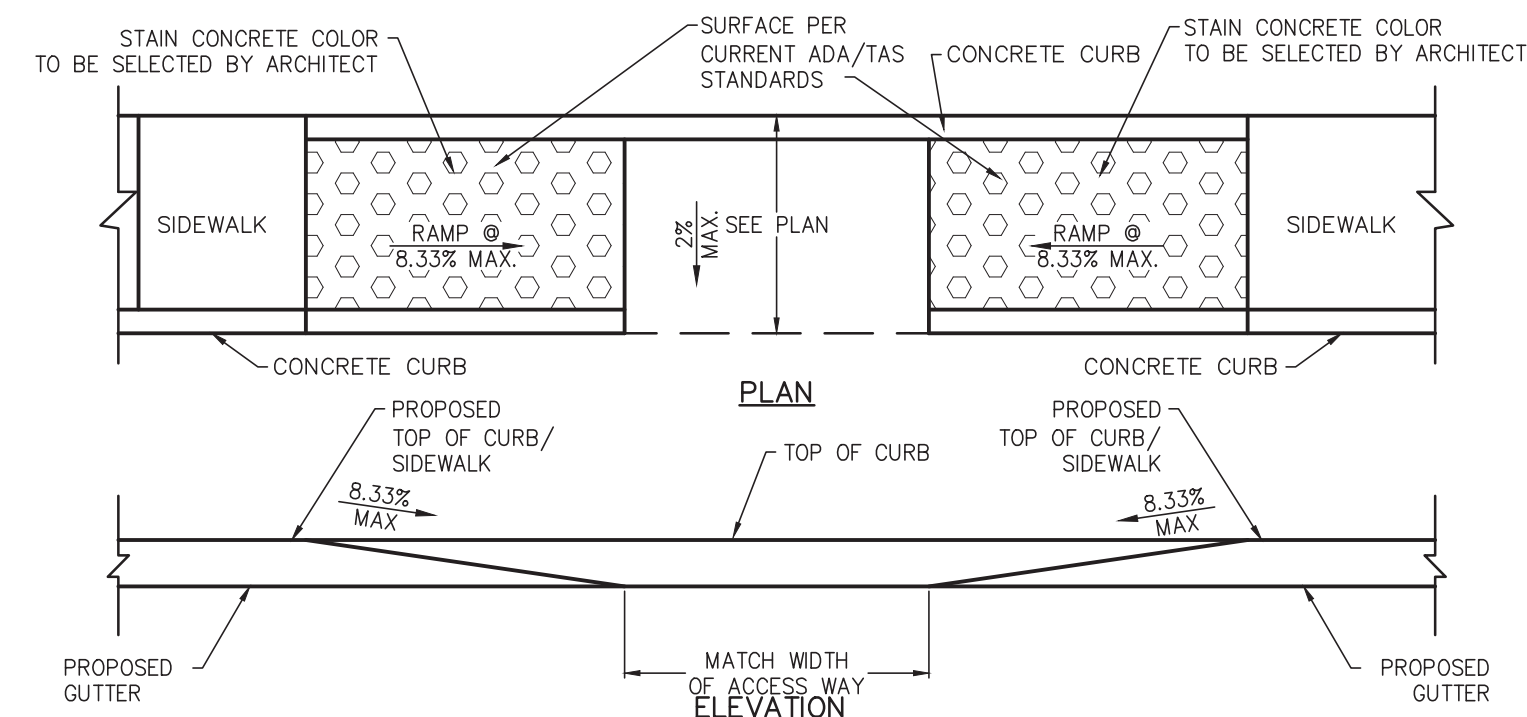




**BOLLARD DETAIL**  
N.T.S.



**DUMPSTER DETAILS**



**BARRIER FREE RAMP  
ALONG HANDICAP PARKING**  
N.T.S.

- NOTES:**
- ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
  - ON SITE BFR'S TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
  - CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
  - GROOVES ON RAMP SHALL BE HAND TOOLED, NOT SAWCUT.

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**!!! CAUTION !!!  
UNDERGROUND UTILITIES**

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**CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.**

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

REVISIONS		
REV. NO.	DATE	DESCRIPTION



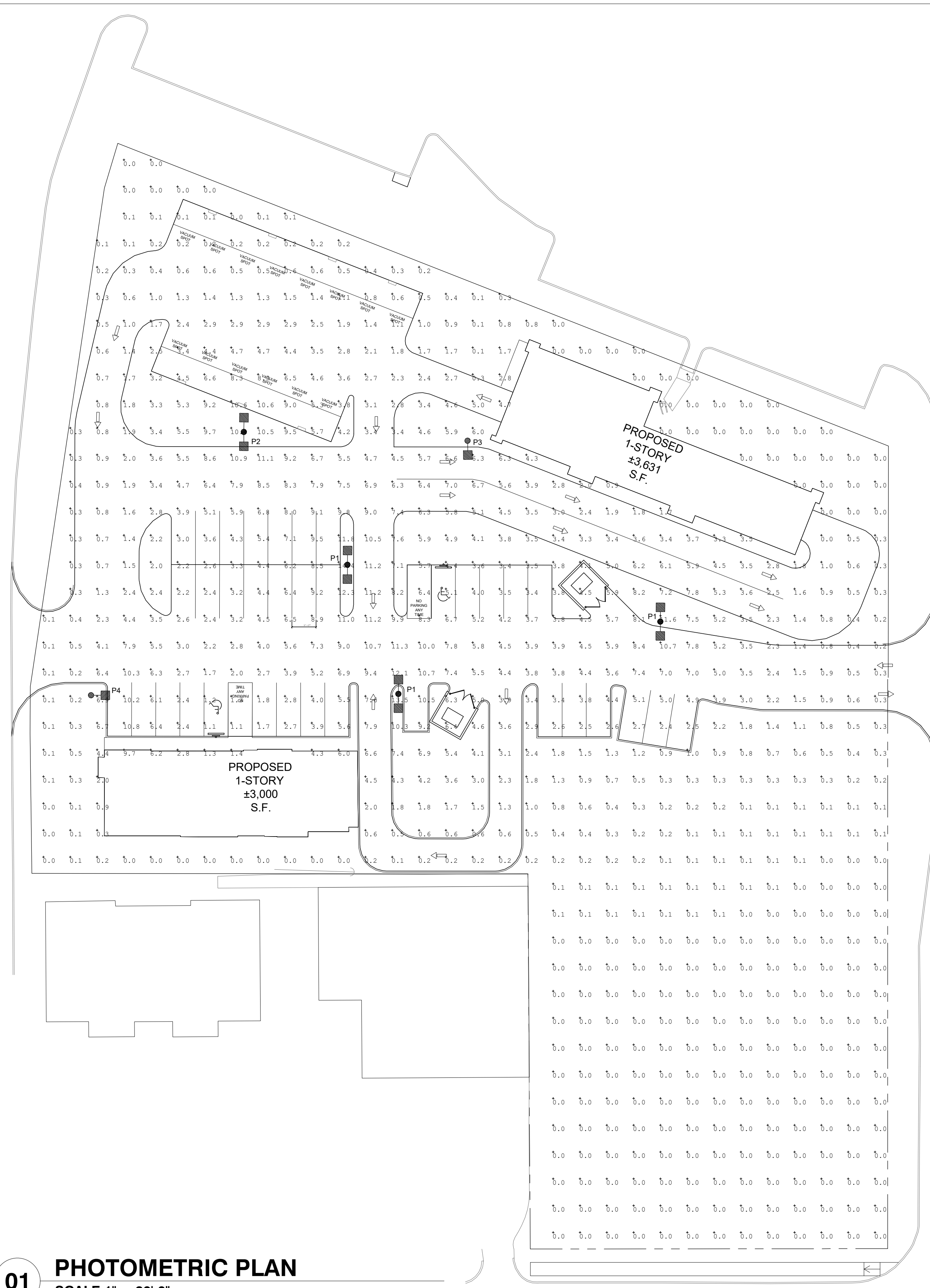
FOR REVIEW, NOT FOR CONSTRUCTION.

<b>SITE PLAN DETAILS</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/16/23	DTL

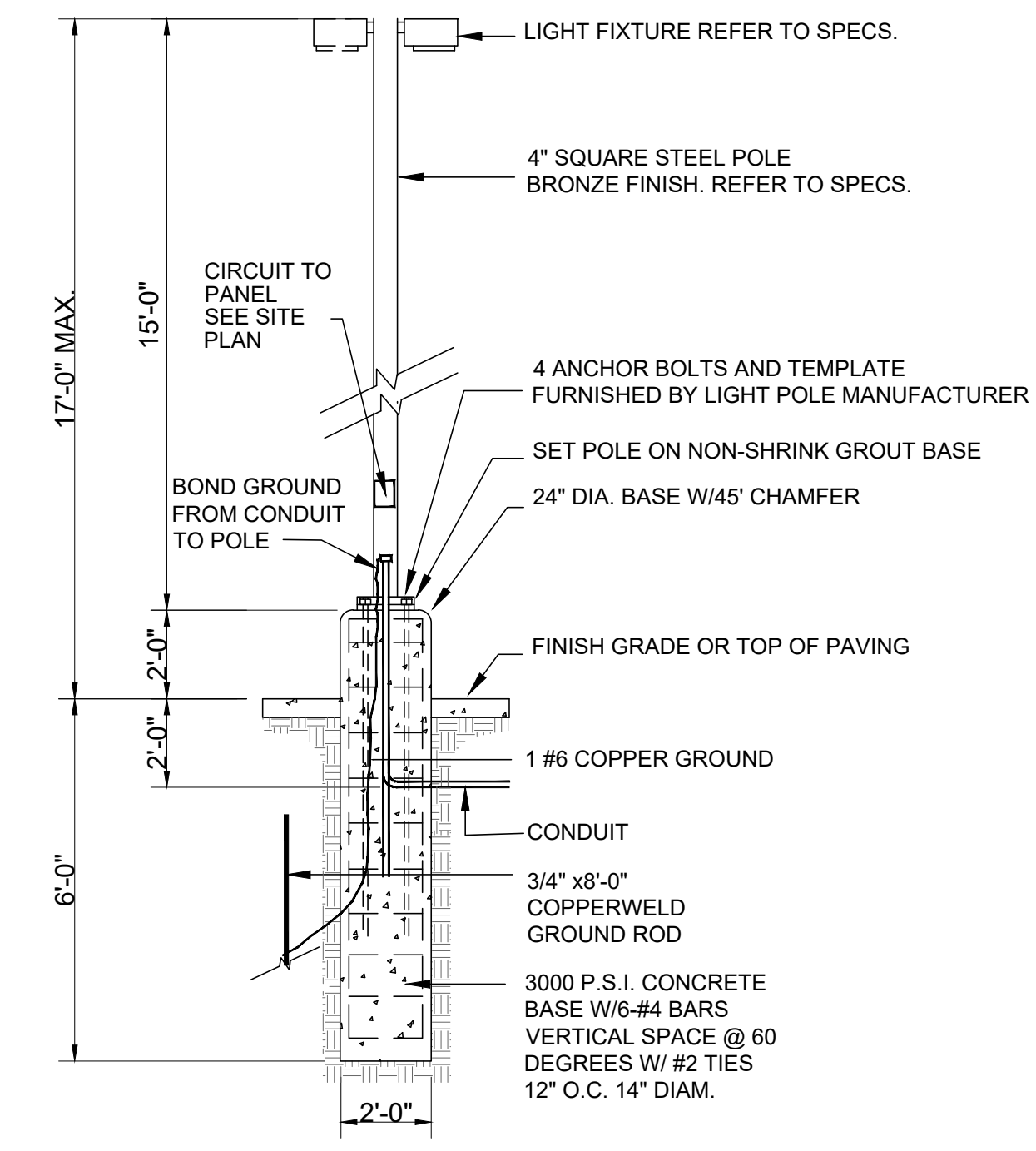


Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■	3	P1	BACK-BACK	DSX1 LED P6 50K 70CRI T3M	165.25	20937	Lithonia Lighting
■	1	P2	BACK-BACK	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
■	1	P3	SINGLE	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
■	1	P4	SINGLE	DSX1 LED P6 50K BLC MVOLT	163	15804	Lithonia Lighting

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FREE GRID	Illuminance	Fc	2.37	14.4	0.0	N.A.	N.A.



**01 PHOTOMETRIC PLAN**  
SCALE 1" = 20'-0"



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

**!!! CAUTION !!!**  
UNDERGROUND UTILITIES  
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

REVISIONS		
REV NO.	DATE	DESCRIPTION

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

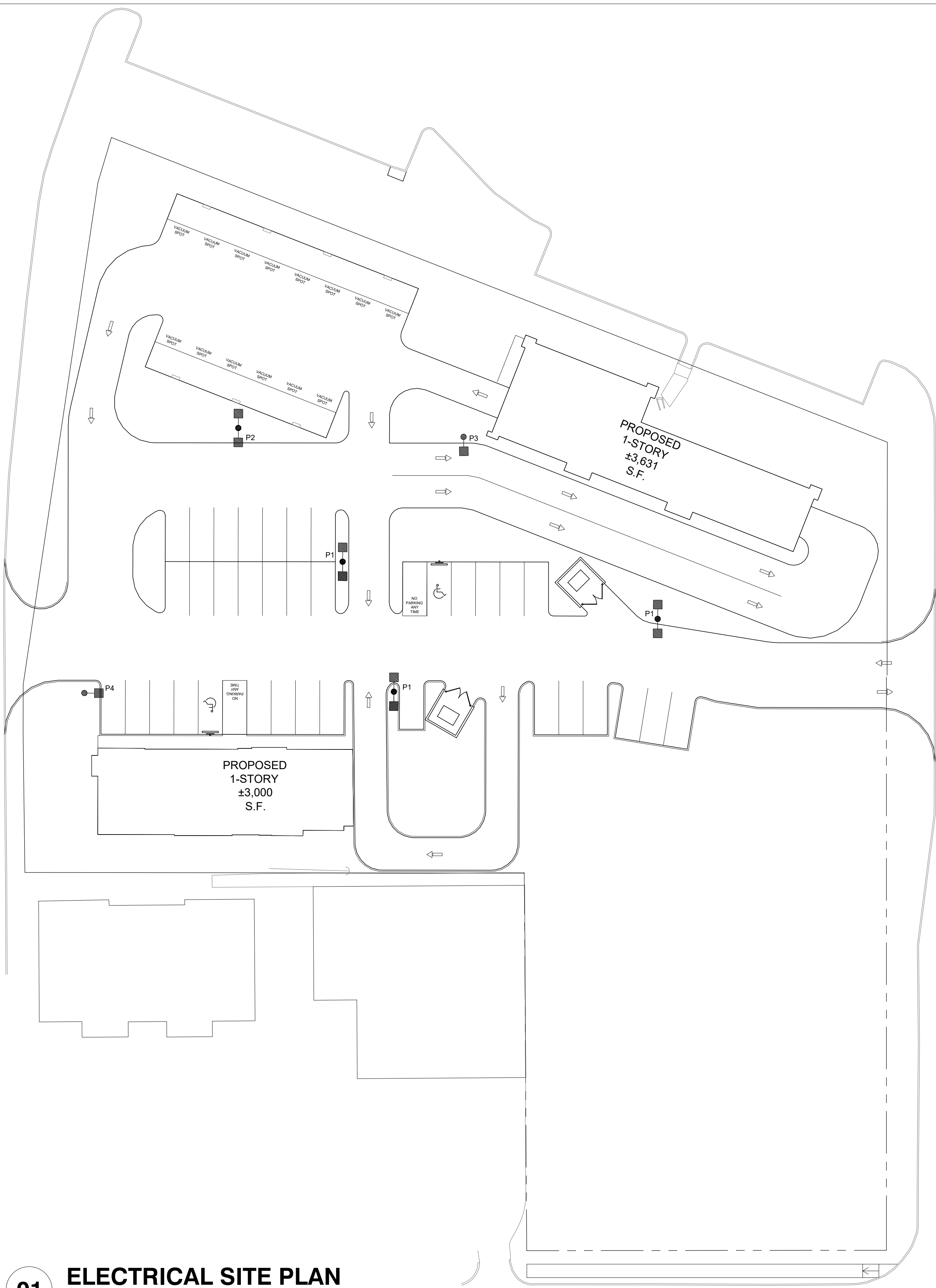
**PHOTOMETRIC PLAN**  
**ROCKWALL RETAIL**  
**607 WHITE HILLS DRIVE**  
**WAL-MART SUPER CENTER ADDITION,**  
**BLOCK A, LOT 4**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

<b>CITY CASE NUMBER</b>	<b>DATE</b>	<b>SHEET</b>
SP2022-043	03/18/2023	ESP-2

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX 75094  
E-mail: mwaheedconsulting@gmail.com



SUNCREST DRIVE  
(A VARIABLE WIDTH PUBLIC R.O.W.)



**01 ELECTRICAL SITE PLAN**  
SCALE 1" = 20'-0"

!!! CAUTION !!!  
UNDERGROUND UTILITIES

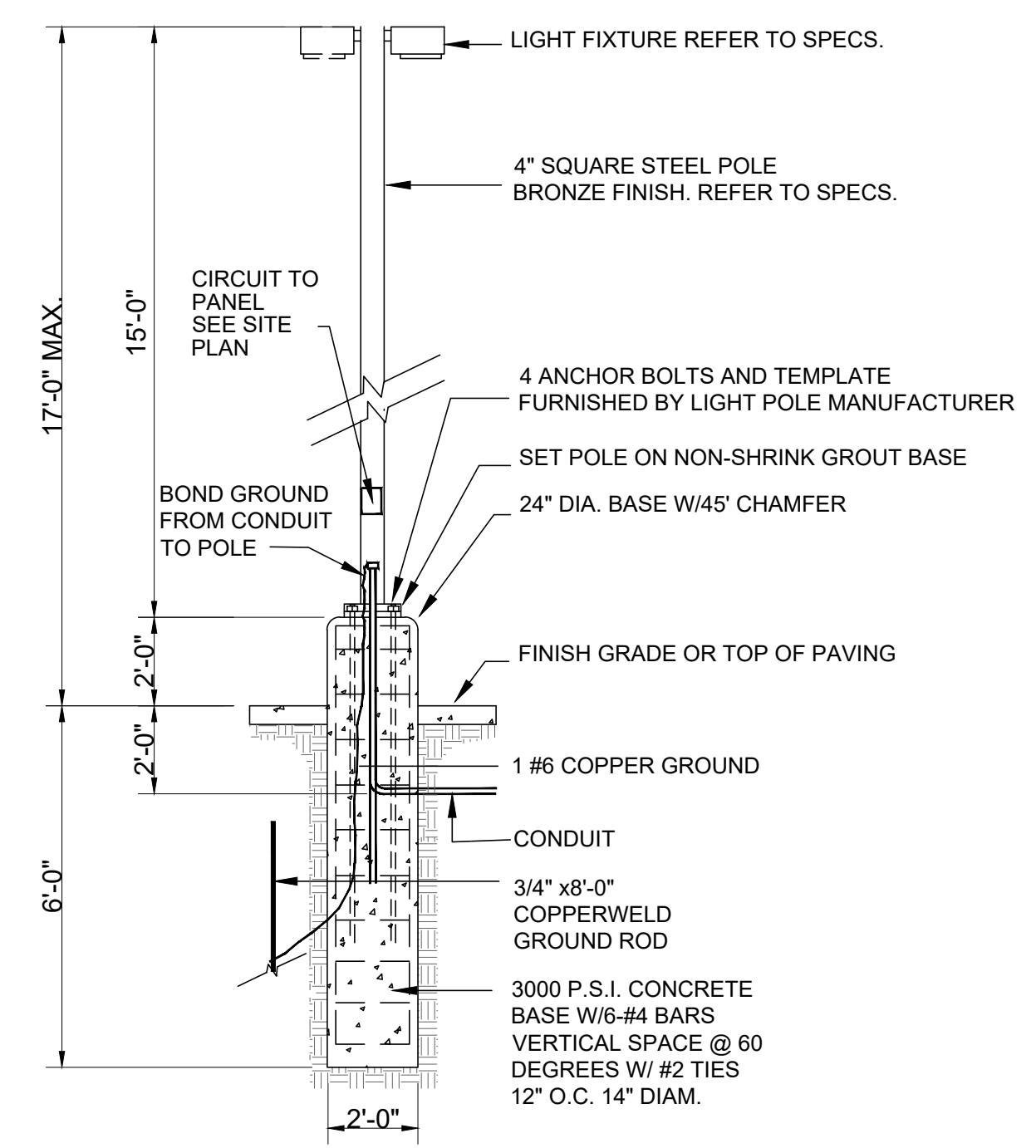
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

WHITE HILLS DRIVE  
(A 60' WIDE PUBLIC R.O.W.)

REVISIONS		
REV. NO.	DATE	DESCRIPTION

- ELECTRICAL SITE NOTES**
- COORDINATE WITH SIGN CONTRACTOR ALL ILLUMINATED SIGNS IN ACCORDANCE TO CITY OF ROCKWALL, TEXAS SIGN REGULATIONS.
  - EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF ROCKWALL ELECTRICAL CODE IN CONJUNCTION WITH THE 2020 NEC.
  - FLOOD LIGHT SHALL BE AIMED TO PROVIDE CONSISTENT ILLUMINATION FOR BUILDING SIGNAGE.
  - ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
  - ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
  - CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
  - ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.
  - AREA PARKING LIGHTS SHALL BE CONTROLLED BY A PHOTOCELL AND TIME CLOCK CONTROL. MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL, FACING NORTHERN SKY HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTTIME LIGHT SOURCES. TIME SWITCH SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING LOSS OF POWER FOR A PERIOD OF AT LEAST 10 HOURS. ALL EXTERIOR LIGHTS SHALL BE LISTED DARK SKY COMPLIANT.

Symbol	Qty	Label	Arrangement	Description	Lum. Watts	Lum. Lumens	[MANUFAC]
■●■	3	P1	BACK-BACK	DSX1 LED P6 50K 70CRI T3M	165.25	20937	Lithonia Lighting
■●■	1	P2	BACK-BACK	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
●■	1	P3	SINGLE	DSX1 LED P6 50K T5M MVOLT	163	20012	Lithonia Lighting
●■	1	P4	SINGLE	DSX1 LED P6 50K BLC MVOLT	163	15804	Lithonia Lighting



**02 TYPICAL SITE LIGHT POLE**  
SCALE: NONE

CONSULTANT:  
**WAHEED CONSULTING**  
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGN  
Registration No. F-6336  
TEL: (817) 793 2010, FAX: (972) 442 4063  
420 PARKSIDE ST. MURPHY, TX, 75094  
E-mail: mwaheedconsulting@gmail.com

<b>ELECT. SITE PLAN</b>		
ROCKWALL RETAIL		
607 WHITE HILLS DRIVE		
WAL-MART SUPER CENTER ADDITION, BLOCK A, LOT 4		
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
CITY CASE NUMBER	DATE	SHEET
SP2022-043	03/18/2023	ESP-1

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

WITNESS OUR HANDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

FOR CONSTRUCTION:



March 21, 2023

Mr. Sammy Jibrin  
 Majestic Entreprises LLC  
 1625 Ferris Rd.  
 Garland, TX 75044

**Subject: White Hills Drive Express Car Wash – Noise Impact Study – Rockwall, TX**

Dear Mr. Jibrin:

MD Acoustics, LLC (MD) has completed a noise assessment for the proposed car wash located on White Hills Drive in the City of Rockwall, TX. This assessment reviews the projected car wash operational noise levels and compares them to the City’s noise ordinance. The project proposes a 100’ covered car wash tunnel with 14 vacuum stations.

**1.0 Assessment Overview**

This assessment evaluates the projections of operational noise and compares them to the relevant noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B.

**2.0 Local Acoustical Requirements**

The Code of Ordinances of Rockwall, Texas, Chapter 16 Section 16-183 states the following:

It shall be a violation of this article for any person to operate or permit to be operated any stationary source of sound which creates a unit percentile sound level ( $L_1$ ) greater than 15 dBA above the ambient sound pressure level ( $L_{90}$ ) as set forth in the table below in any residential use zone, or creates a tenth percentile sound level ( $L_{10}$ ) or a 90th percentile sound level ( $L_{90}$ ) which exceeds the limits set forth in the table below for the receiving land use districts when measured at the property boundary. For the purpose of enforcing these provisions, a measurement period shall not be less than ten minutes or more than 30 minutes.

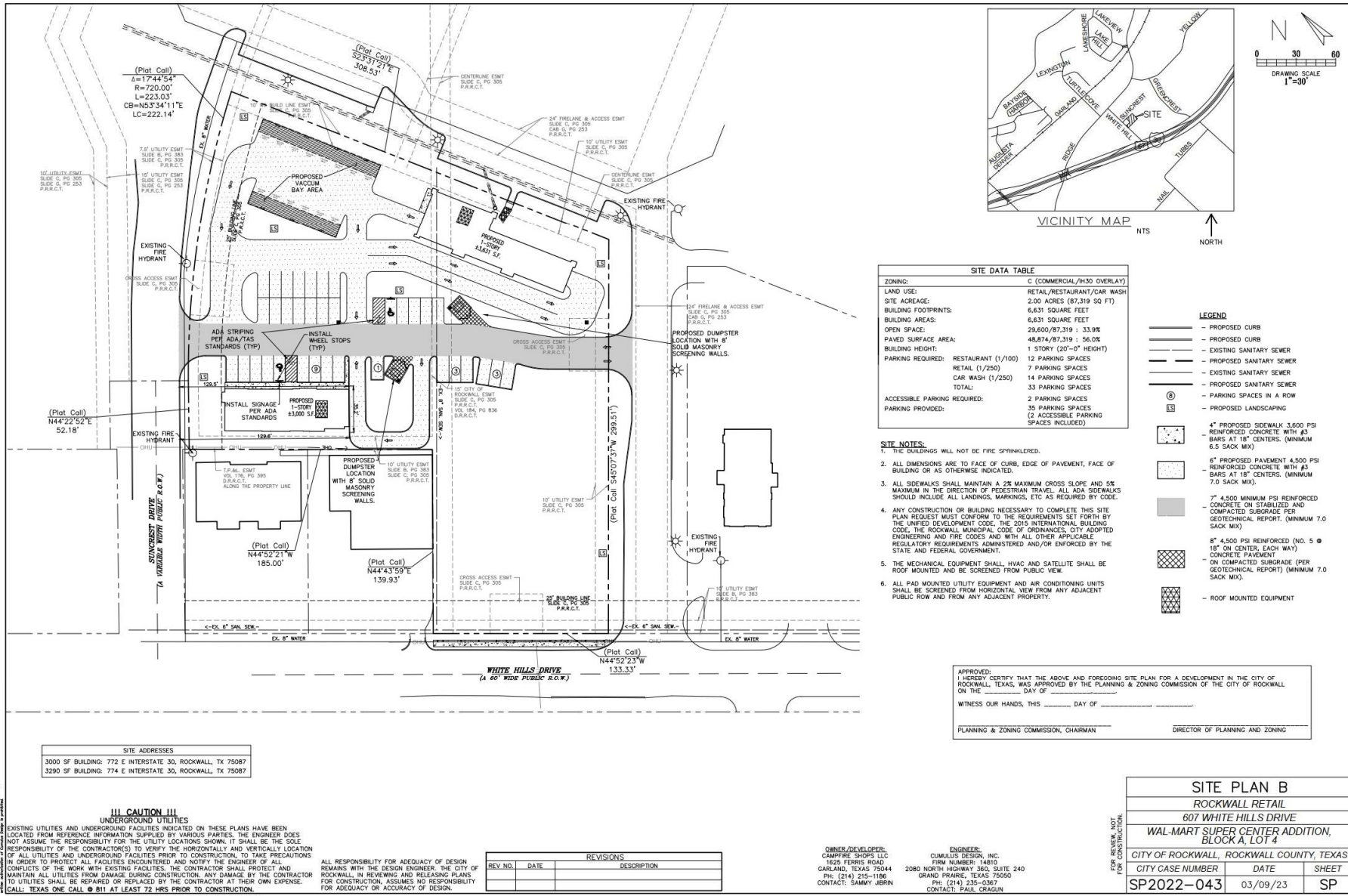
**Table 1: Rockwall Noise Limits**

<b>Land Use District</b>	<b>Tenth Percentile (<math>L_{10}</math>)</b>	<b>Ambient, or 90<sup>th</sup> Percentile (<math>L_{90}</math>)</b>
<i>Residential:</i>		
7:00 a.m.—10:00 p.m.	65 dBA	55 dBA
10:00 p.m.—7:00 a.m.	60 dBA	50 dBA
<i>Commercial/Agriculture:</i>		
7:00 a.m.—10:00 p.m.	72 dBA	62 dBA
10:00 p.m.—7:00 a.m.	67 dBA	57 dBA
<i>Industrial:</i>		
7:00 a.m.—10:00 p.m.	85 dBA	75 dBA
10:00 p.m.—7:00 a.m.	85 dBA	75 dBA











### 3.0 Study Method and Procedure

#### SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP’s software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has 10.3-foot-tall by 11.3-foot-wide openings and is covered by a solid roof. The blowers (120 HP IDC Stealth system or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The reference equipment sound level data is provided in Appendix B. Equivalent systems include axial fan systems such as the IDC Predator, Aerodry Advantage Drying System, and the Proto-Vest Windshear with silencers. To meet L<sub>90</sub> codes, the system must include technology that allows the drying system to idle between cars, such as a variable frequency drive, or blowers must be off between cars. These idling periods for at least 10% of operational time will reduce the overall operational hours by at least 5 dB.

The SP model assumes a total of 14 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality, the noise will be intermittent and lower in noise level. The project proposes to house all other equipment (e.g., compressors, pumps, vacuum turbine motors) inside equipment rooms. Vacuum producers must be at least 25 feet away from any property line or shielded from adjacent properties within 25 feet to meet the commercial L<sub>90</sub> code, as vacuum producers may operate without idling for a significant amount of time. The reference vacuum equipment sound level data is provided in Appendix B. Appendix C contains the model’s inputs and outputs.

### 4.0 Existing Ambient Noise Levels

Three short-term (15-min) ambient noise measurements were performed on March 10, 2023, to determine the existing ambient noise levels at the project site. Appendix A contains the locations of each measurement and the recorded data. The results of the short-term noise measurements are presented in Table 2.

**Table 2: Short-Term Measurement Ambient Noise Data (dBA)<sup>1</sup>**

Location	Date	Start Time	L <sub>eq</sub>	L <sub>max</sub>	L <sub>min</sub>	L <sub>1</sub>	L <sub>10</sub>	L <sub>25</sub>	L <sub>50</sub>	L <sub>90</sub>
ST1	3/10/2023	11:24 AM	64.0	84.4	58.2	69.7	64.4	63.1	61.9	60.1
ST2	3/10/2023	11:40 AM	61.1	72.6	57.4	66.7	62.4	61.4	60.4	59.0
ST3	3/10/2023	11:57 AM	57.8	70.5	54.3	64.8	58.6	57.5	56.7	55.5

Notes:

1. Measurement locations are indicated in Appendix A.

These locations represent the levels at the adjacent properties. ST1 represents the commercial properties to the south. ST2 represents the commercial properties to the east. ST3 represents the commercial properties to the north. The data indicate the ambient noise levels at nearby land uses range between 58 to 64 dBA L<sub>eq</sub> during operational hours. The measured noise levels and field notes indicate that traffic noise along I-30 is the main source of noise impacting the project site.



## 5.0 Findings and Recommendations

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels near the project site. In Exhibit C, a yellow dot denotes a receptor. Receptors 1 through 4 must meet the commercial noise standards. All yellow dots represent the property line of the project site.

Table 4 presents the project’s predicted noise levels and the project plus ambient noise levels. Table 4 compares both sets of noise levels to the maximum permitted L<sub>10</sub> noise level. The model assumes that the car wash blowers and vacuums operate with 10% idling time. Likely, the idling will be greater even during peak operations.

**Table 4: Worst-Case Predicted Operational Noise Levels (dBA, L<sub>10</sub>)<sup>1</sup>**

Receptor <sup>1</sup>	Existing L <sub>10</sub> Noise Level <sup>2</sup>	Project Noise Level <sup>3</sup>	Rockwell Texas L <sub>10</sub> Limit 7 AM to 10 PM	Total Combined Noise Level	Change in L <sub>10</sub> Noise Level as Result of Project
1	59	54	72	60	1
2	64	50	72	64	0
3	62	61	72	65	3
4	62	67	72	68	6

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise level at the residential properties is 50S-67 dBA and meets the commercial standard of 72 dBA L<sub>10</sub>. The blowers will idle or be shut down between cars which takes up more than 10% of operational time. Idling reduces the blower noise levels by 5 dB or more, and therefore the project will also meet the 62 dBA L<sub>90</sub> commercial code with project noise levels of 45-62 dBA.

## 6.0 Conclusions

MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level.

MD is pleased to provide this noise review for the car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

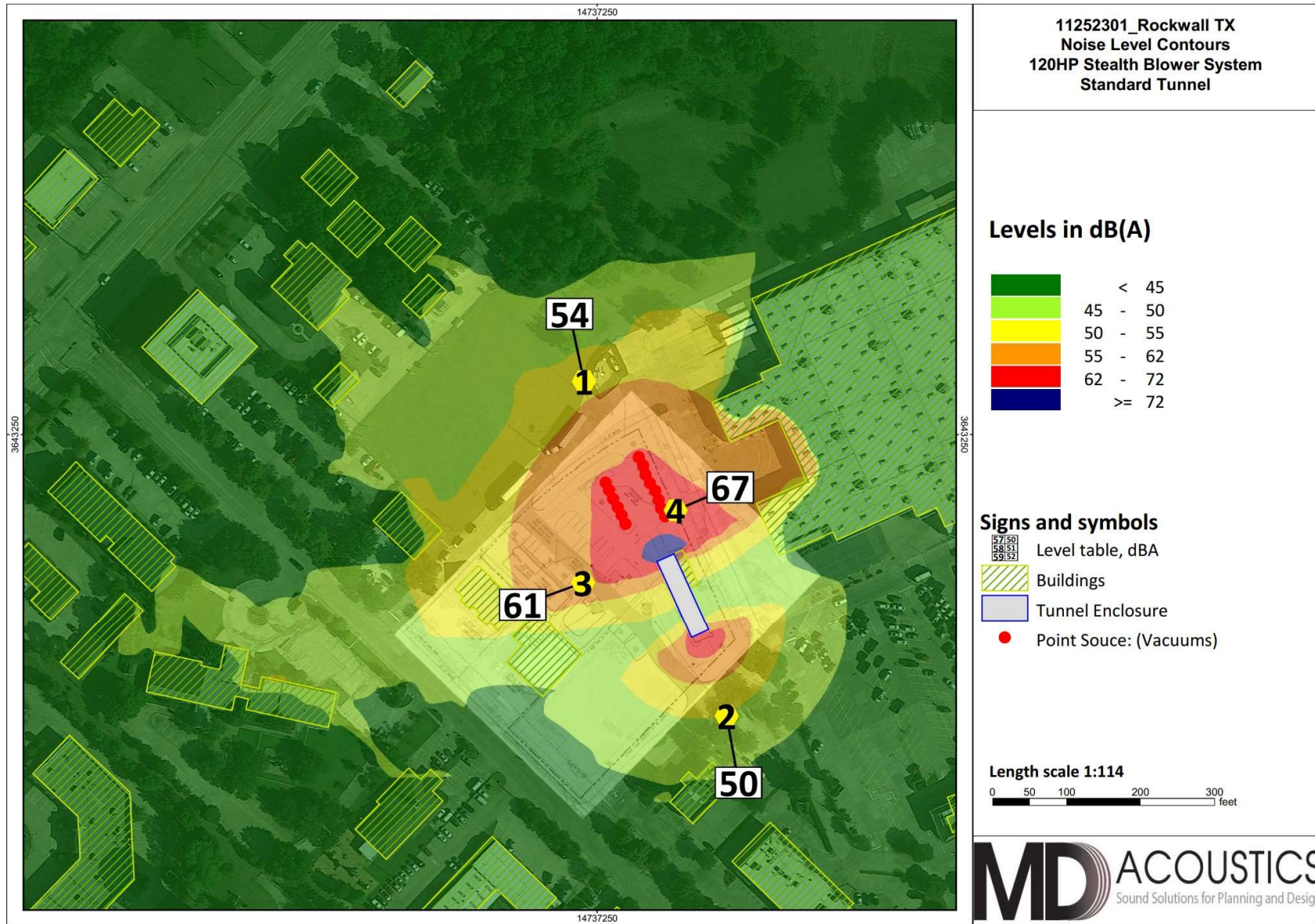
Sincerely,  
MD Acoustics, LLC



Claire Pincock, INCE-USA  
Acoustical Consultant



Operational Noise Levels





**Appendix A**  
Noise Measurement Field Sheets

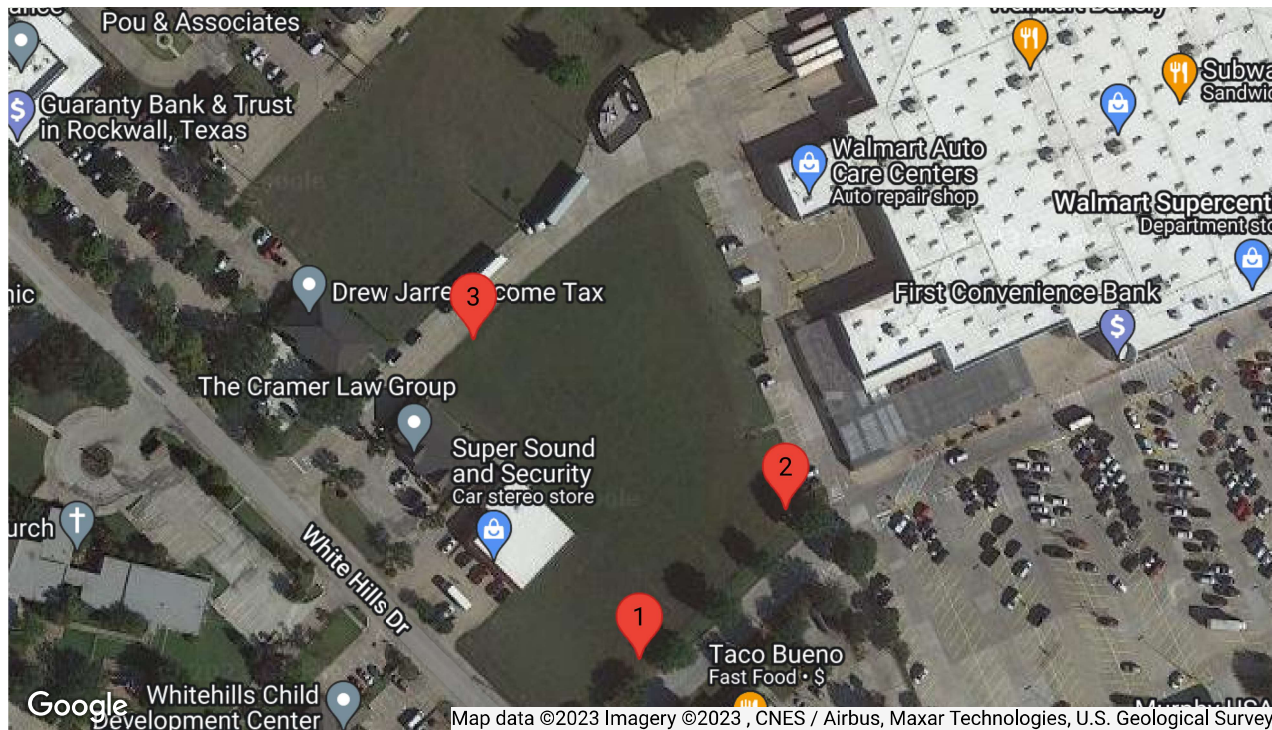


### 15-Minute Continuous Noise Measurement Datasheet

**Project Name:** White Hills Drive  
**Project: #/Name:** 1125-2023-001  
**Site Address/Location:** White Hill  
**Date:** 03/10/2023  
**Field Tech/Engineer:** Matthew Gyles

**Site Observations:**  
Clear, 60 degrees, wind 10mph, flat terrain

**Sound Meter:** XL2, NT1                      **SN:** A2A-16164-E0  
**Settings:** A-weighted, slow, 1-sec, 15-minute interval  
**Site Id:** NM1, NM2, NM3





**15-Minute Continuous Noise Measurement Datasheet - Cont.**

**Project Name:** White Hills Drive  
**Site Address/Location:** White Hill  
**Site Id:** NM1, NM2, NM3

Figure 1: NM1



Figure 2: NM2



Figure 3: NM3



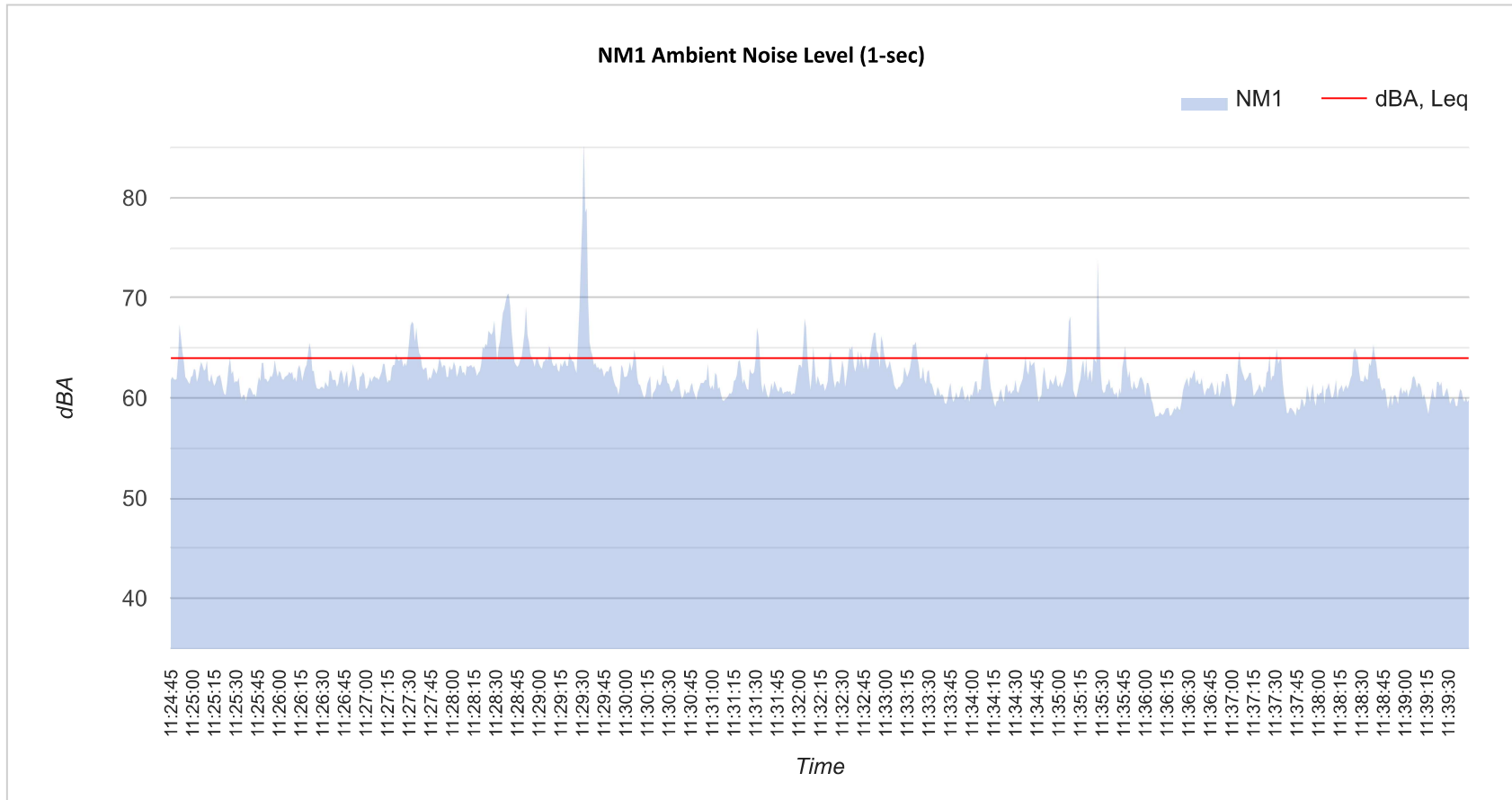
Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
NM1	11:24 AM	11:39 AM	64	84.4	58.2	67.6	64.8	63.1	61.8	60
NM2	11:40 AM	11:55 AM	61.1	72.6	57.4	65.1	62.7	61.4	60.4	58.8
NM3	11:57 AM	12:12 PM	57.8	70.5	54.3	63.2	59	57.6	56.8	55.5



15-Minute Continuous Noise Measurement Datasheet - Cont.

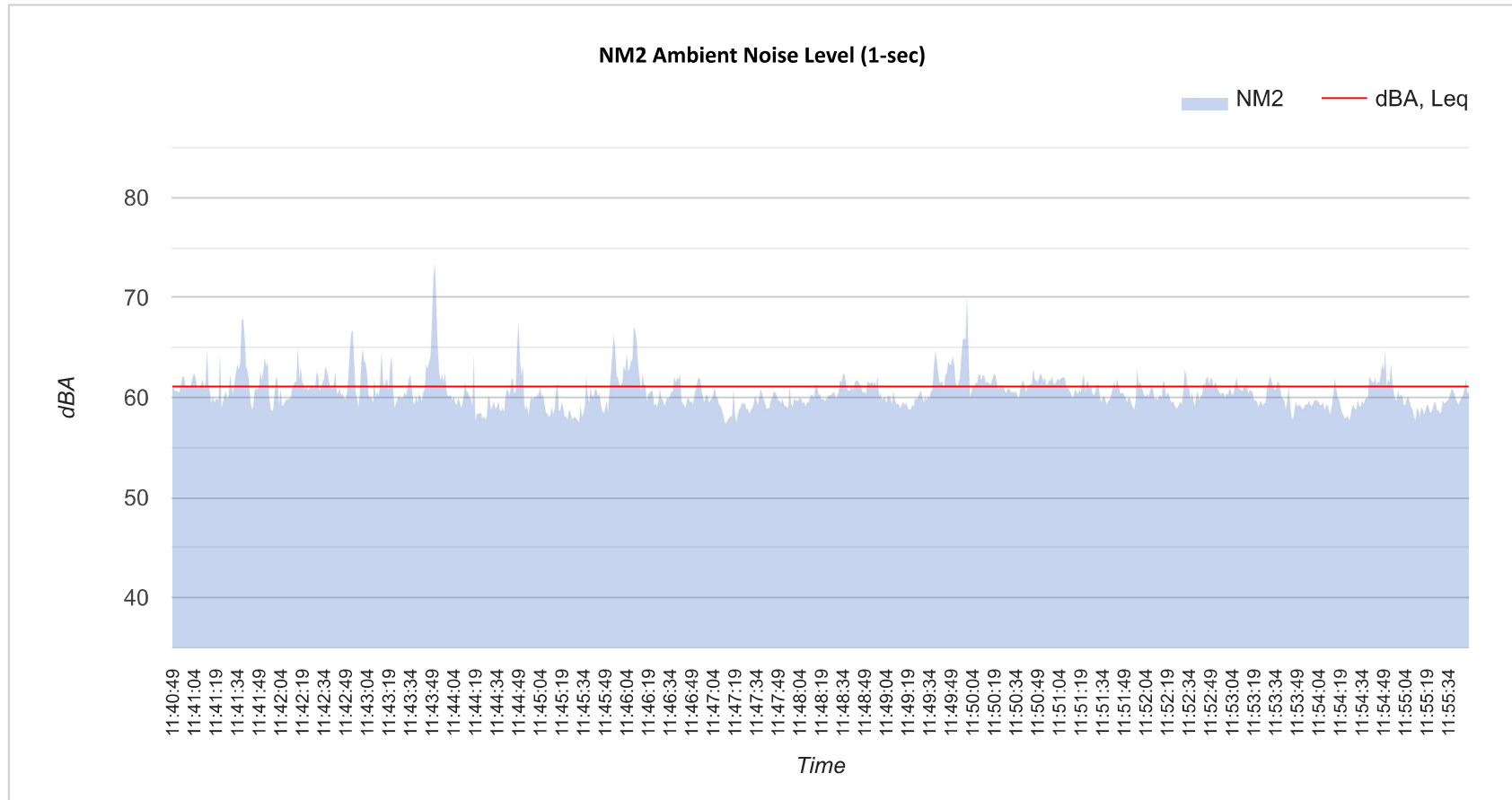
<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind	Traffic moderate, car horn a few minutes in
<b>Site Id:</b>	NM1	<b>Ground Type:</b>	Soft Side	





**15-Minute Continuous Noise Measurement Datasheet - Cont.**

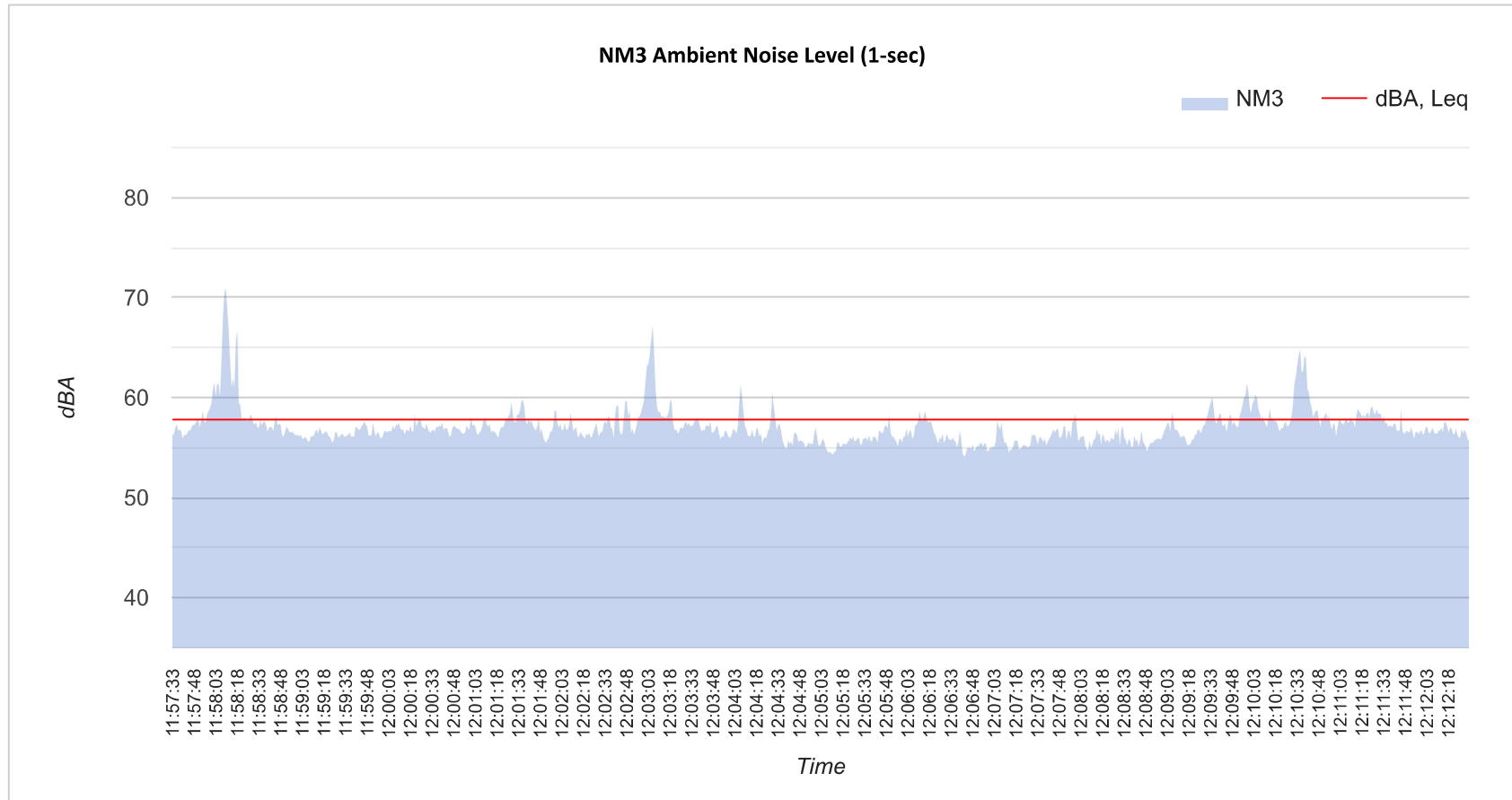
<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind	Traffic moderate
<b>Site Id:</b>	NM2	<b>Ground Type:</b>	Soft Side	





15-Minute Continuous Noise Measurement Datasheet - Cont.

<b>Project Name:</b>	White Hills Drive	<b>Site Topo:</b>	Flat	<b>Noise Source(s) w/ Distance:</b>
<b>Site Address/Location:</b>	White Hill	<b>Meteorological Cond.:</b>	60 degrees, clear, 10mph wind	Traffic moderate
<b>Site Id:</b>	NM3	<b>Ground Type:</b>	Soft Side	





**Appendix B**  
Sound Reference Data



TABLE 1: Sound Measurement Summary (in dB)

Location	Condition	1/3 Octave Band Frequency																		dBA												
		25.0	31.5	40.0	50.0	63.0	80.0	100	125	160	200	250	315	400	500	630	800	1000	1250		1600	2000	2500	3150	4000	5000	6300	8000	10000	12500	16000	20000
A	Condition 1	75	75	76	79	79	78	73	72	76	73	67	75	83	81	66	65	66	65	66	65	65	62	60	59	57	56	55	52	47	39	<b>82</b>
B	Condition 1	63	67	69	70	74	67	66	61	64	62	60	64	76	71	55	57	55	56	54	56	54	51	51	50	48	46	45	42	36	29	<b>74</b>
C	Condition 1	60	61	60	64	68	65	62	61	59	57	54	59	68	64	50	50	48	50	49	49	48	45	44	43	40	37	34	30	24	16	<b>67</b>
D	Condition 1	57	55	57	61	62	63	64	56	53	52	49	55	64	58	45	46	45	45	45	44	43	40	39	37	34	30	27	22	16	10	<b>62</b>
A	Condition 2	69	73	74	76	79	80	80	74	74	77	73	68	73	81	81	74	66	69	67	67	66	66	63	62	61	59	58	56	53	49	<b>81</b>
B	Condition 2	65	65	68	70	74	70	66	64	65	63	58	66	73	71	60	57	57	57	57	56	57	53	52	51	49	47	46	43	38	30	<b>73</b>
C	Condition 2	60	60	62	64	69	66	61	61	59	58	53	60	67	65	59	52	51	52	51	50	50	47	45	44	41	39	36	32	26	17	<b>67</b>
D	Condition 2	61	57	59	64	64	62	59	58	54	54	49	55	62	59	46	48	47	47	47	46	46	41	41	39	36	32	29	23	16	9	<b>62</b>
A	Condition 3	76	76	77	78	80	82	74	76	78	73	71	75	84	80	68	67	69	68	69	67	68	64	63	63	60	59	57	54	51	44	<b>83</b>
B	Condition 3	65	67	68	70	74	73	66	64	66	63	59	67	77	72	59	58	57	56	57	56	56	54	53	52	49	47	46	42	37	29	<b>75</b>
C	Condition 3	61	62	63	64	69	68	61	60	61	59	55	62	70	65	51	52	51	52	51	50	50	47	46	45	42	39	36	32	26	17	<b>68</b>
D	Condition 3	59	58	58	60	63	65	58	58	55	53	51	56	65	60	45	47	46	46	47	45	45	43	41	39	35	32	28	23	16	9	<b>63</b>
A	Condition 4	74	75	76	80	81	80	75	76	78	75	69	72	80	84	73	67	71	69	69	68	68	65	64	62	61	59	57	55	50	42	<b>84</b>
B	Condition 4	65	65	68	72	75	73	68	66	66	65	59	63	72	74	63	59	58	59	59	59	58	56	54	53	51	49	48	45	39	31	<b>74</b>
C	Condition 4	61	62	62	66	70	67	63	61	61	60	55	59	65	67	58	52	51	53	53	52	51	49	47	46	43	41	38	34	28	19	<b>68</b>
D	Condition 4	58	57	59	63	64	64	60	58	56	55	52	54	60	62	58	49	47	48	49	48	46	44	42	41	37	34	30	25	18	11	<b>63</b>
A	Condition 5	77	77	79	80	84	84	77	79	81	76	73	74	81	83	73	69	73	71	72	71	71	67	66	66	63	62	60	58	54	46	<b>85</b>
B	Condition 5	68	69	71	72	77	75	69	67	68	65	61	67	75	75	64	61	60	60	61	61	60	57	56	56	53	51	50	47	42	34	<b>76</b>
C	Condition 5	63	63	63	66	72	70	63	62	63	61	57	61	67	68	60	54	54	55	54	54	53	50	49	48	45	42	40	36	30	21	<b>69</b>
D	Condition 5	59	59	60	62	64	66	61	61	58	56	51	56	62	63	54	49	49	49	50	49	48	45	44	42	38	35	32	26	19	11	<b>64</b>
A	Condition 6	76	76	78	79	82	82	75	77	79	74	72	76	83	81	75	68	70	69	69	68	69	65	64	63	61	59	58	55	51	43	<b>84</b>
B	Condition 6	66	68	69	71	76	74	67	65	67	64	60	68	76	72	63	59	57	58	59	58	58	55	54	53	50	49	47	44	39	31	<b>75</b>
C	Condition 6	62	62	62	64	71	69	62	60	61	59	56	61	68	64	55	53	52	52	52	51	51	48	47	46	42	39	37	33	27	18	<b>68</b>
D	Condition 6	58	58	58	62	63	65	60	59	58	55	51	55	63	60	50	48	46	47	48	47	46	44	41	40	36	32	29	24	17	10	<b>63</b>

Location A: 1 meter from exterior door opening  
 Location B: 20 feet from exterior door opening  
 Location C: 50 feet from exterior door opening  
 Location D: 90 feet from exterior door opening

Condition 1: Model A45  
 Condition 2: Model A60  
 Condition 3: Model A60+  
 Condition 4: Model A90  
 Condition 5: Model A120  
 Condition 6: Model A75

**All models meet 72 dBA code at project PL (About 40')**

Results are exclusive to the Advantage Drying System manufactured by Aerodry Systems, LLC. Use and interpretation for other equipment models or brands is expressly prohibited. Aerodry Systems, LLC is an independent, certified WBE.





Thank you for considering our vacuum systems. Here at Auto Vac we excel at manufacturing an extremely smooth, high performance machine that is also very quiet.

The decibel levels on our vacuum producers are as follows:

10 HP, 3-Stage	59 decibels
15 HP, 4-Stage	62 decibels
20 HP, 5-Stage	66 decibels
25 HP, 6-Stage	68 decibels
30 HP, 7-Stage	70 decibels

These ratings are taken at 10 feet from the machine with no background noise or outside interference. We hope that these Ratings are satisfactory. If you have any further questions, please contact me at our toll free number 888-628-8682.

Thank you,

AVI / Sales



# Silencer Package

Reduce Blower Motor Noise



## General Description

The Proto-Vest "Silencer Package" was developed to enable our dryers to meet OSHA, federal, state and local noise reduction standards. The OSHA permissible noise exposure is 85 dB for an 8-hour shift. By reducing noise levels into the 70 dB to 80 dB range, you can be assured of a pleasant environment for both your employees and customers. The Silencer Package reduces decibel levels on Proto-Vest dryers on an average of 10 decibels ~~making them approximately 10 times quieter than the un-silenced models!~~

The Silencing Package is an optional product for any Proto-Vest dryer.

**Must use silencer package to meet code. Any model listed below will suffice.**

**Put motors on north side of tunnel as feasible to block as much line-of-site to adjacent PL as possible**

## Decibel Level Readings

**With Silencer (WS)      Without Silencer (WOS)**

### Windshear InBay - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=94 dBa
WS: 20 ft=82 dBa;	WOS: 20 ft=88 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=84.5 dBa
WS: 40 ft=76 dBa;	WOS: 40 ft=82 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=80 dBa
WS: 60 ft=72.4 dBa;	WOS: 60 ft=78.4 dBa

### Windshear - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### Windshear II - (2) 30hp Dryer:

WS: 10 ft=88 dBa;	WOS: 10 ft=99 dBa
WS: 20 ft=81.9 dBa;	WOS: 20 ft=92.9 dBa
WS: 30 ft=78.4 dBa;	WOS: 30 ft=89.4 dBa
WS: 40 ft=75.4 dBa;	WOS: 40 ft=86.9 dBa
WS: 50 ft=74 dBa;	WOS: 50 ft=85 dBa

### S130 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### SideShot - 15hp Dryer:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

### SideShot II - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### IP Stripper - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=81.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

### IP330 - 30hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### IP345 - 45hp Dryer:

WS: 10 ft=76.9 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=70.9 dBa;	WOS: 20 ft=84.9 dBa
WS: 30 ft=67.4 dBa;	WOS: 30 ft=81.4 dBa
WS: 40 ft=64.9 dBa;	WOS: 40 ft=78.9 dBa
WS: 50 ft=63 dBa;	WOS: 50 ft=77 dBa

### TailWind - 30hp Dryer:

WS: 10 ft=85 dBa;	WOS: 10 ft=91 dBa
WS: 20 ft=79 dBa;	WOS: 20 ft=85 dBa
WS: 30 ft=75.5 dBa;	WOS: 30 ft=83.5 dBa
WS: 40 ft=73 dBa;	WOS: 40 ft=79 dBa
WS: 50 ft=71 dBa;	WOS: 50 ft=77 dBa

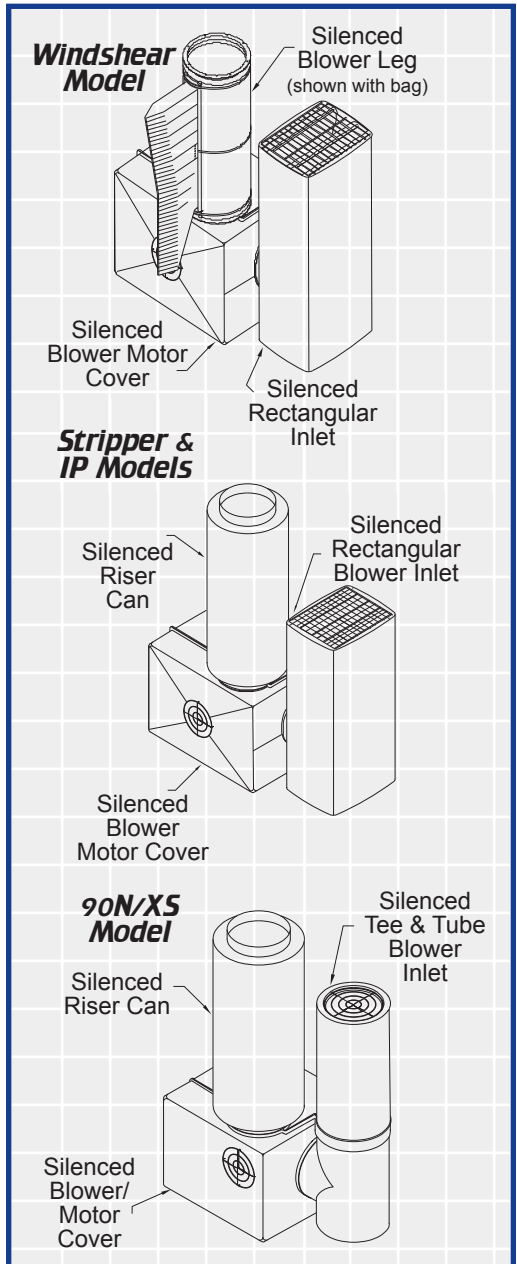
### 90N/90XS - 15hp Dryers:

WS: 10 ft=74.5 dBa;	WOS: 10 ft=82.9 dBa
WS: 20 ft=68.5 dBa;	WOS: 20 ft=76.9 dBa
WS: 30 ft=64.9 dBa;	WOS: 30 ft=73.4 dBa
WS: 40 ft=62.4 dBa;	WOS: 40 ft=70.9 dBa
WS: 50 ft=60.5 dBa;	WOS: 50 ft=69 dBa

(Proto-Vest's Silencing Package is standard on all of the Untouchable series.)

\*Specifications subject to change without notice.

NOTE: Proto-Vest dryer's dimensions will vary with the Silencer Package.



7400 N. Glen Harbor Blvd., Glendale, AZ 85307  
800-521-8218 • 623-872-8300 • Fax 623-872-6150  
www.protovest.com



120 HP system is modeled (1.8 dB louder than 80 HP system)

### Stealth High Powered Quiet Drying System Specifications

30 HP System Total Sound 60 Hz Results		80 HP System Total Sound 60 Hz Results	
84.2	dBA at Q=1, 5 feet	89.362	dBA at Q=1, 5 feet
78.2	dBA at Q=1, 10 feet	83.34	dBA at Q=1, 10 feet
74.7	dBA at Q=1, 15 feet	79.82	dBA at Q=1, 15 feet
72.2	dBA at Q=1, 20 feet	77.32	dBA at Q=1, 20 feet
70.2	dBA at Q=1, 25 feet	75.38	dBA at Q=1, 25 feet
68.7	dBA at Q=1, 30 feet	73.79	dBA at Q=1, 30 feet
67.3	dBA at Q=1, 35 feet	72.46	dBA at Q=1, 35 feet
66.2	dBA at Q=1, 40 feet	71.3	dBA at Q=1, 40 feet
65.1	dBA at Q=1, 45 feet	70.27	dBA at Q=1, 45 feet
64.2	dBA at Q=1, 50 feet	69.36	dBA at Q=1, 50 feet
63.4	dBA at Q=1, 55 feet	68.53	dBA at Q=1, 55 feet



**Appendix C**  
SoundPLAN Inputs/Outputs







**Rockwall TX**  
**Octave spectra of the sources in dB(A) - 004 - 120HP Stealth - Standard: Indoor SP**

**3**

Name	Source type	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1
20 HP Side Columns	Point	95.9	95.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	67.0	72.1	83.6	92.0	90.2	88.4	84.2	77.1
80 HP Hoggers	Point	101.9	101.9	0.0	0.0		0	80HP Stealth IDC Blowers - 120HP 105.8HP	73.0	78.1	89.6	98.0	96.2	94.4	90.2	83.1



**Rockwall TX**  
**Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP**

**9**

Source	Source ty	Leq,d dB(A)	
Receiver R1	FIG	Lr,lim dB(A)	Leq,d 54.0 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	53.1	
	Point	37.4	
	Point	36.5	
	Point	36.3	
	Point	35.7	
	Point	35.5	
	Point	35.0	
	Point	34.7	
	Point	34.3	
	Point	34.3	
	Point	33.9	
	Point	33.9	
	Point	33.4	
	Point	33.2	
	Point	32.6	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	20.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	5.2	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.1	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	4.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-14.8	
Receiver R2	FIG	Lr,lim dB(A)	Leq,d 49.6 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	49.2	
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	34.8	
	Point	28.5	
	Point	28.4	
	Point	28.2	
	Point	27.8	
	Point	27.6	
	Point	27.2	
	Point	22.4	
	Point	22.3	
	Point	22.2	
	Point	22.1	
	Point	21.6	
	Point	21.5	
	Point	19.8	
	Point	19.1	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	13.5	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	10.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	9.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	3.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	-2.7	



**Rockwall TX**  
**Contribution level - 004 - 120HP Stealth - Standard: Outdoor SP**

**9**

Source	Source ty	Leq,d dB(A)	
Receiver R3	FIG	Lr,lim dB(A)	Leq,d 60.6 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	60.4	
	Point	39.9	
	Point	39.1	
	Point	38.5	
	Point	37.8	
	Point	37.0	
	Point	36.4	
	Point	36.1	
	Point	35.9	
	Point	35.5	
	Point	35.0	
	Point	34.8	
	Point	34.4	
	Point	33.9	
	Point	33.4	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	31.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	12.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	5.6	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-6.1	
Receiver R4	FIG	Lr,lim dB(A)	Leq,d 67.1 dB(A) Sigma(Leq,d) 0.0 dB(A)
001 - 120 HP Stealth - Standard Tunnel-Exit	Area	65.8	
	Point	56.9	
	Point	55.1	
	Point	52.4	
	Point	49.1	
	Point	46.4	
	Point	44.3	
	Point	43.7	
	Point	43.2	
	Point	42.6	
	Point	42.1	
	Point	41.6	
	Point	41.1	
	Point	40.7	
	Point	40.0	
001 - 120 HP Stealth - Standard Tunnel-Entrance	Area	27.4	
001 - 120 HP Stealth - Standard Tunnel-Facade 03	Area	17.7	
001 - 120 HP Stealth - Standard Tunnel-Facade 02	Area	14.2	
001 - 120 HP Stealth - Standard Tunnel-Roof 01	Area	12.0	
001 - 120 HP Stealth - Standard Tunnel-Facade 04	Area	9.9	
001 - 120 HP Stealth - Standard Tunnel-Facade 01	Area	-9.1	



# PROJECT COMMENTS



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

DATE: 3/24/2023

PROJECT NUMBER: SP2023-012  
PROJECT NAME: PD Site Plan for Terraces  
SITE ADDRESS/LOCATIONS: 1649 FM 1141

CASE CAPTION: Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Site Plan for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the Terraces Subdivision consisting of 181 single-family residential lots on a 94.144-acre tract of land being identified as a portion of Tract 4 & 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141.

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

M.3 For reference, include the case number (SP2023-012) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 93 (PD-93).

I.5 Please consider a uniform font for the proposed signage.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

#### APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning



M.7 Site Plan:

- (1) Please delineate the RPZ on the site plan. (PD-93; Ordinance No. 22-47)
- (2) Per the PD Concept Plan the trail should have a loop behind Lots 19-21, Block A. (PD-93; Ordinance No. 22-47)
- (3) The final plat that was submitted concurrently with the site plan has changes that need to be made to numerous lots. These changes should be carried onto the site plans. (PD-93; Ordinance No. 22-47)

M.8 Landscape Plan:

- (1) Please include approved tree mitigation plan; if there have been changes it must be updated for review with the site plan. (PD-93; Ordinance No. 22-47)
- (2) All canopy trees shall be 4-inch caliper, all accent trees shall be a minimum of 4-feet tall, and all shrubs shall be a minimum of 5-gallon. (PD-93; Ordinance No. 22-47)
- (3) Please delineate all landscape buffers. The landscape buffer along FM-1141 shall be 30-feet, SH-66 shall be 30-feet, and there shall be a 10-foot buffer along streets that have frontage along open space. The landscape buffer plantings shall be within the buffer or close to it depending on utilities and grading. (PD-93; Ordinance No. 22-47)
- (4) There shall be 37 canopy and 50 accent trees in the landscape buffer along FM-1141. There shall be 8 canopy and 10 accent trees in the landscape buffer along SH-66. There shall be 1 canopy and 1 accent tree per 50-linear feet within the street adjacent landscape buffer. (PD-93; Ordinance No. 22-47)
- (5) Provide a note that each residential lot shall have 2 4-inch caliper canopy trees. (PD-93; Ordinance No. 22-47)

M.9 Hardscape Plan:

- (1) On the Overall Site Sheet, grey out and delineate phase 2. (PD-93; Ordinance No. 22-47)
- (2) Please provide details on the materials proposed for the signage. (PD-93; Ordinance No. 22-47)
- (3) Please provide a detail of a fence stone column. (PD-93; Ordinance No. 22-47)
- (4) Please provide an Overall Site fence type exhibit and remove from individual pages. Use the Overall Site Sheet and color code each residential lot rear and side property lines. (PD-93; Ordinance No. 22-47)
- (5) Please indicate the mounting height for the light fixtures as they shall not exceed 20-feet in height. (PD-93; Ordinance No. 22-47)
- (6) Please provide a Park plan for the proposed park. (PD-93; Ordinance No. 22-47)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on April 4, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 4, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 11, 2023 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 2023.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Henry Lee	03/24/2023	Needs Review
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved

03/24/2023: note fenceing will be difficult



DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/20/2023	Approved w/ Comments

03/20/2023: Please submit cad file (.dwg) of lot lines and road centerlines to lsingleton@rockwall.com so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/20/2023	Approved

No Comments

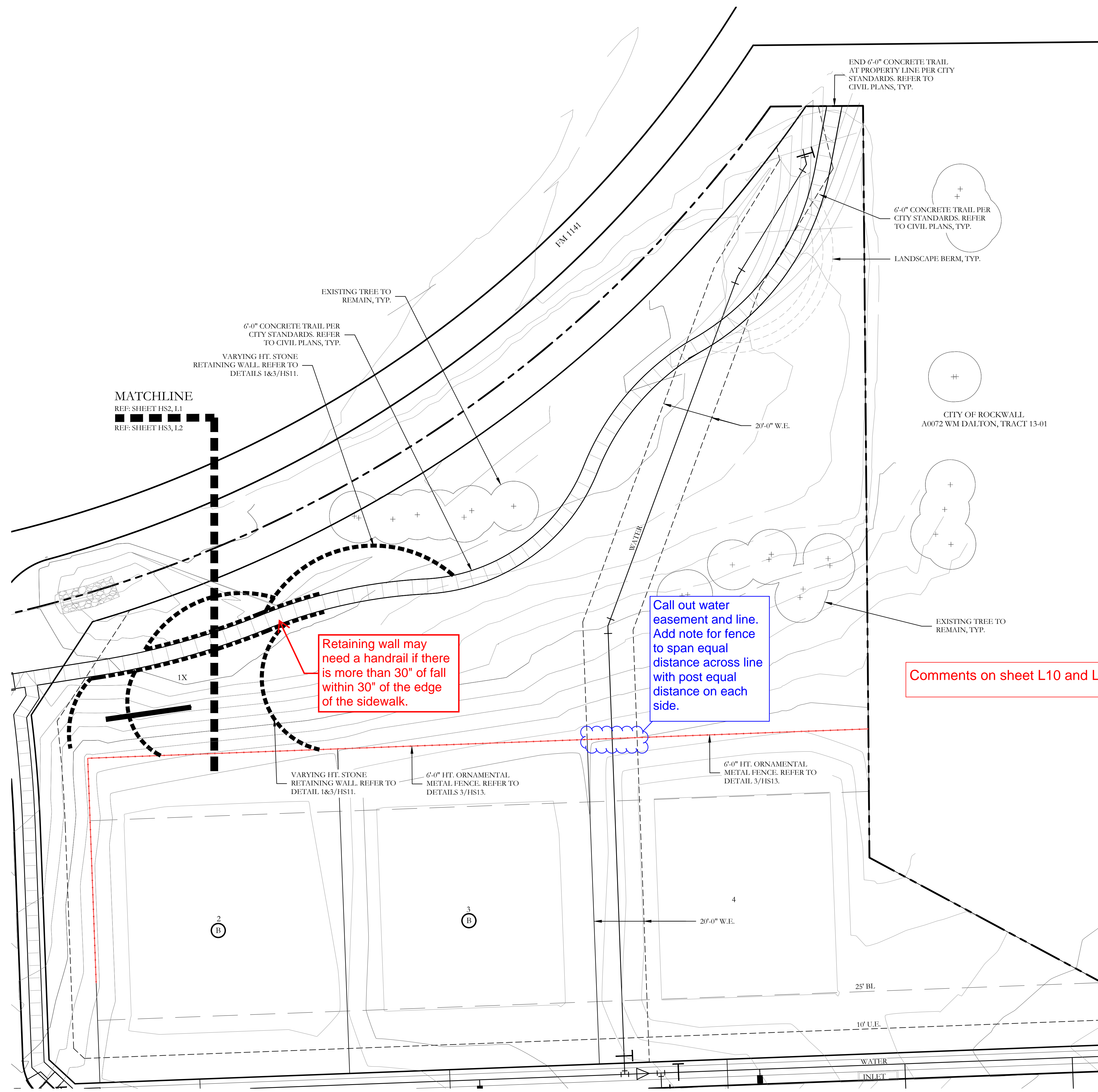
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved

03/20/2023: Landscape Plan: All canopy trees shall be 4" minimum

Should plan be submitted for the city park along Cornelius or noted on the plans about the City Park development with this development .



F:\proj\31\_projects\imp - michael jones\properties\2215 - wallis green landscape\dwg\2215-hs.dwg



### HARDSCAPE LEGEND

	MAIN ENTRY SIGN WALL. REFER TO DETAIL SHEET H11.
	8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3/HS12.
	8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12.
	8'-0" HT. BOARD ON BOARD WOOD FENCE. REFER TO DETAIL 1&2/HS13.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 3/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 3/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 3&4/HS13.
	42" HT. ORNAMENTAL METAL HANDRAIL. REFER TO DETAIL 1/HS6.

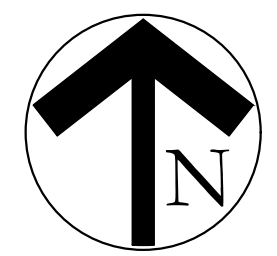
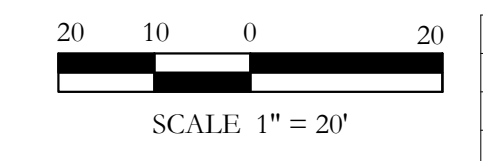
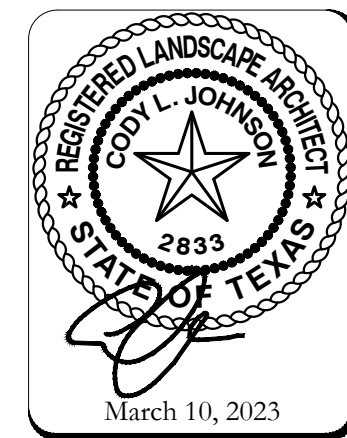
NOTE:  
REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS FOR SIDEWALK LAYOUT AND CONSTRUCTION DETAILS.

**MATCHLINE**  
REF: SHEET HS2, L1  
REF: SHEET HS3, L2

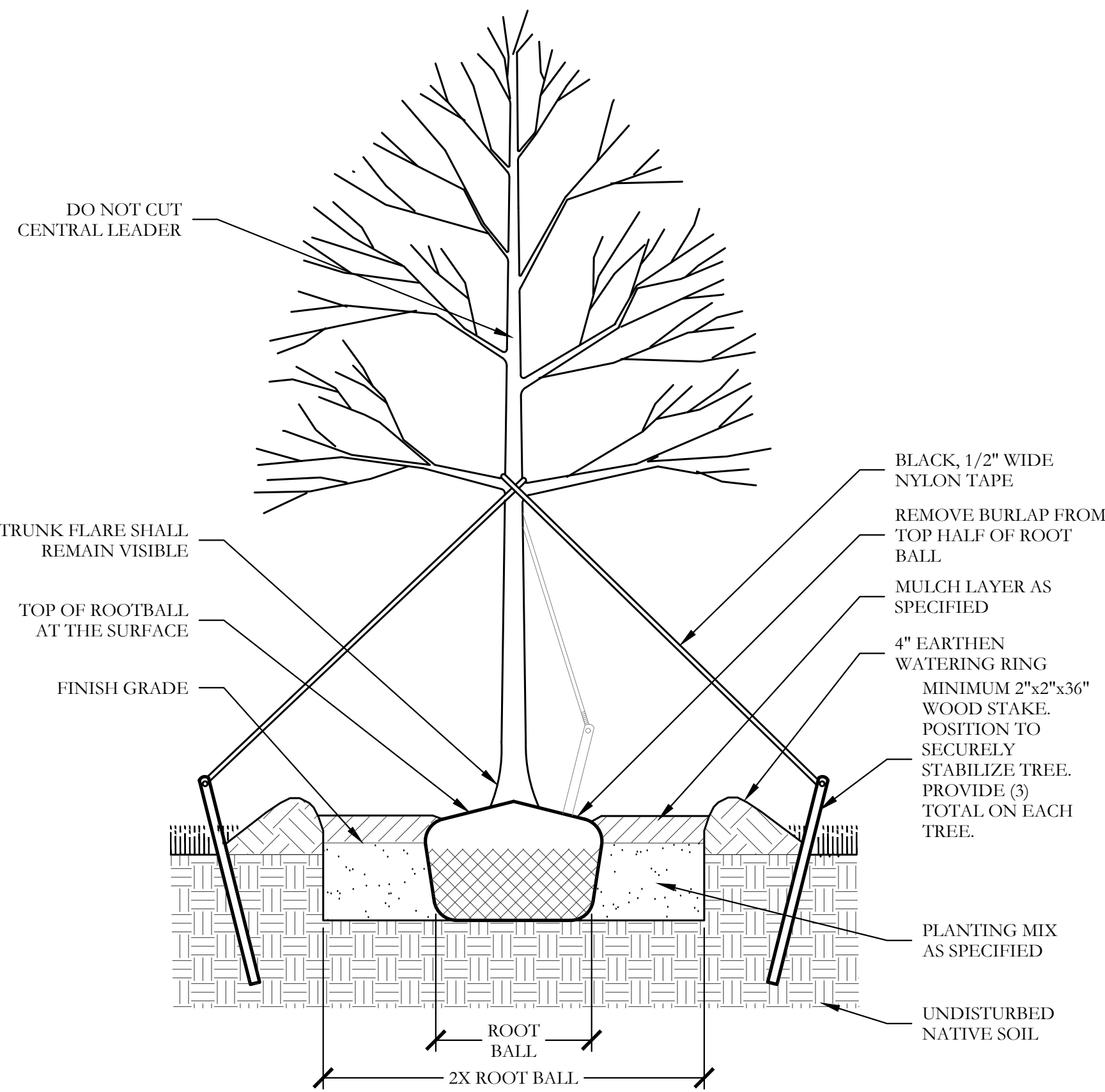
Retaining wall may need a handrail if there is more than 30" of fall within 30" of the edge of the sidewalk.

Call out water easement and line. Add note for fence to span equal distance across line with post equal distance on each side.

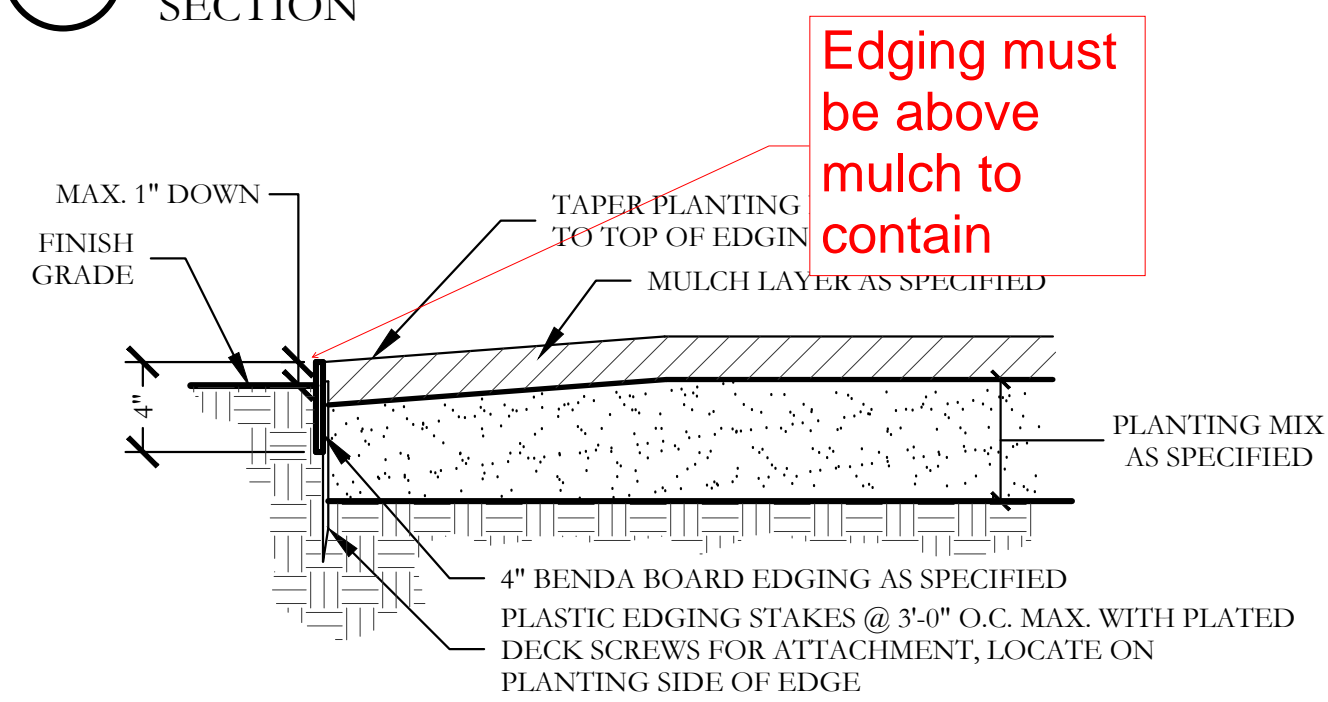
Comments on sheet L10 and L11



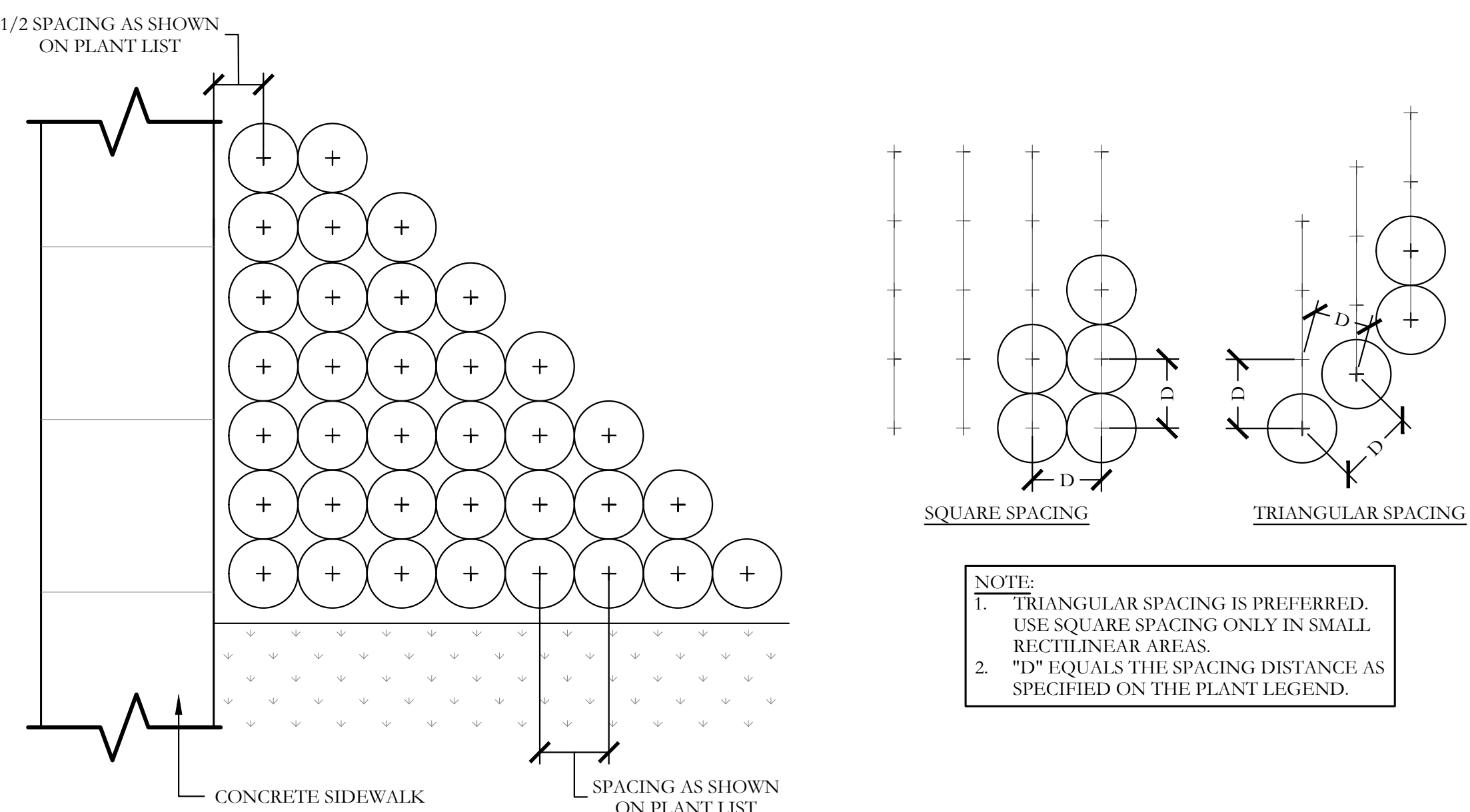




1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



2 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



3 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	22	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	20	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	21	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	19	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	34	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	21	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	32	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	25	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSEY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	113	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	43	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	132	DWARF WAXMYRTLE	MYRICA PUSILLA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	214	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	133	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	135	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	660	LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,380	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	3,320	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,820	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,005	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	242,700	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	2,045	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE 1/2" - 1" DIAMETER IN SIZE.
	2,755	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	5.5	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PTS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

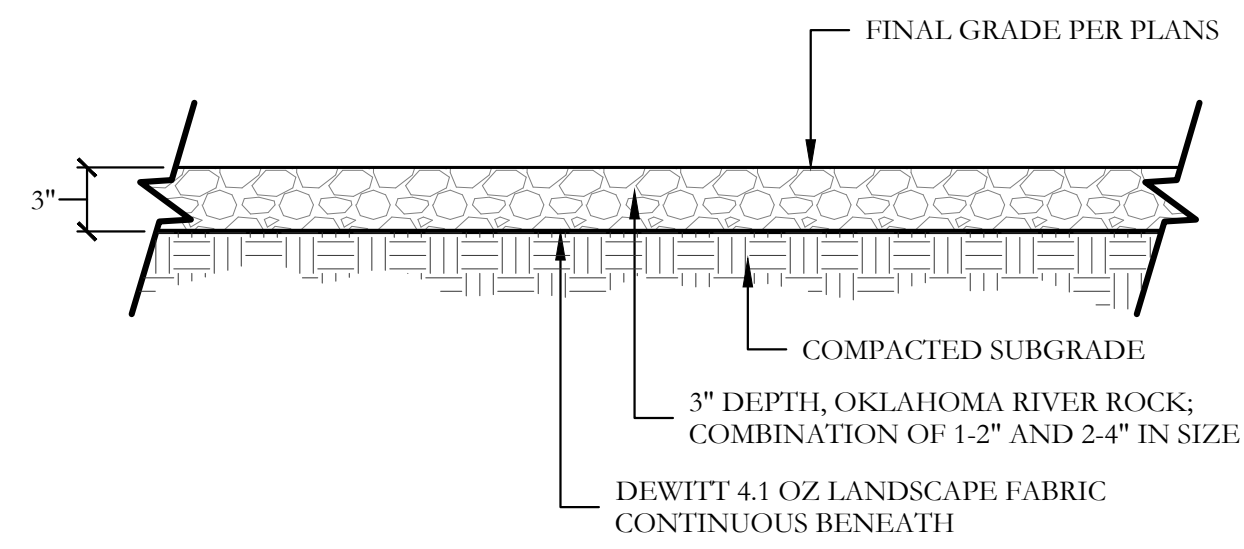
MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUGH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

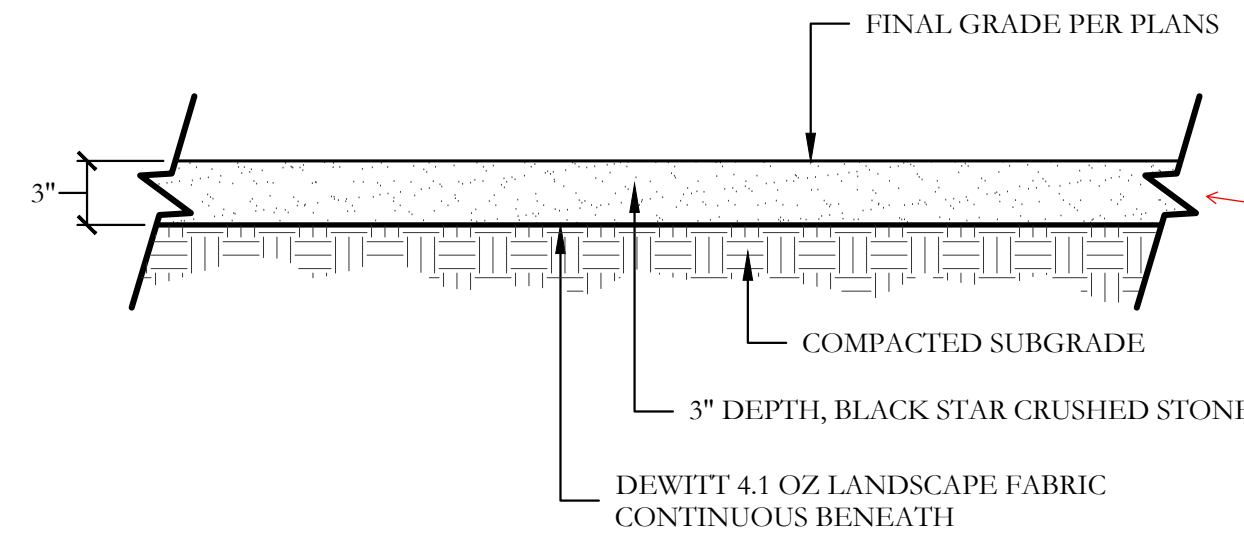
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.





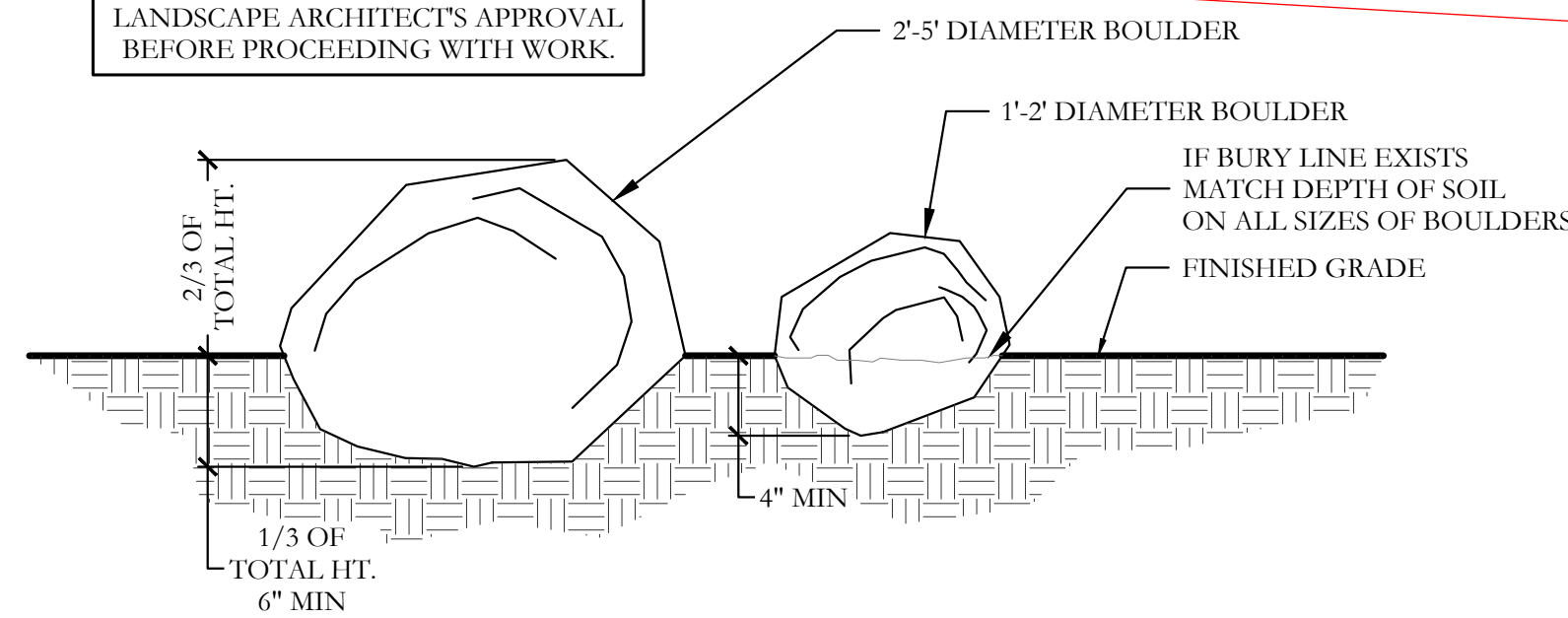
1 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



2 BLACK STAR CRUSHED STONE DETAIL SECTION SCALE: 1" = 1'-0"

Need to show how crushed stone will be contained within it's footprint

NOTE: FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.



No boulders in utility or drainage easements

3 LANDSCAPE BOULDER DETAIL SECTION NOT TO SCALE

P:\level\_3\projects\imp - michael joyce\properties\2215 - wallis green landscape\dwg\2215.lxdwg




SCALE:  
 REFER TO  
 DETAILS  
 One Inch  
 JVC No 2215





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING CASE NO. SP2023-012

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

<p><b>PLATTING APPLICATION FEES:</b></p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p><b>SITE PLAN APPLICATION FEES:</b></p> <p><input checked="" type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p><b>ZONING APPLICATION FEES:</b></p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1, 2</sup></p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup></p> <p><b>OTHER APPLICATION FEES:</b></p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup></p> <p><b>NOTES:</b></p> <p><sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.</p> <p><sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1649 FM 1141, Rockwall, 75087**

SUBDIVISION **ABS A0122, MB Jones, Tract 4-01** LOT BLOCK

GENERAL LOCATION **Approximately 1250 feet east of the intersection John King & FM 1141 South of 1141**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Planned Development PD-93** CURRENT USE **Planned Development PD-93**

PROPOSED ZONING PROPOSED USE

ACREAGE **94.144** LOTS [CURRENT] **181** LOTS [PROPOSED]

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

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

<input type="checkbox"/> OWNER <b>TM Terraces, LLC</b>	<input checked="" type="checkbox"/> APPLICANT <b>Michael Joyce Properties</b>
CONTACT PERSON <b>Bret Pedigo</b>	CONTACT PERSON <b>Ryan Joyce</b>
ADDRESS <b>4416 W. Lovers Lane, Suite 200</b>	ADDRESS <b>767 Justin Road</b>
CITY, STATE & ZIP <b>Dallas, TX 76209</b>	CITY, STATE & ZIP <b>Rockwall, TX 75087</b>
PHONE	PHONE <b>512-965-6280</b>
E-MAIL	E-MAIL <b>ryan@michaeljoyceproperties.com</b>

## NOTARY VERIFICATION [REQUIRED]

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

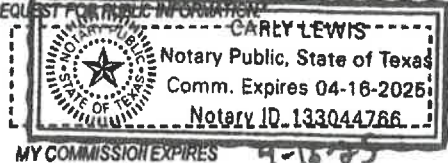
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2132.87 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF MARCH 2023 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF March 2023

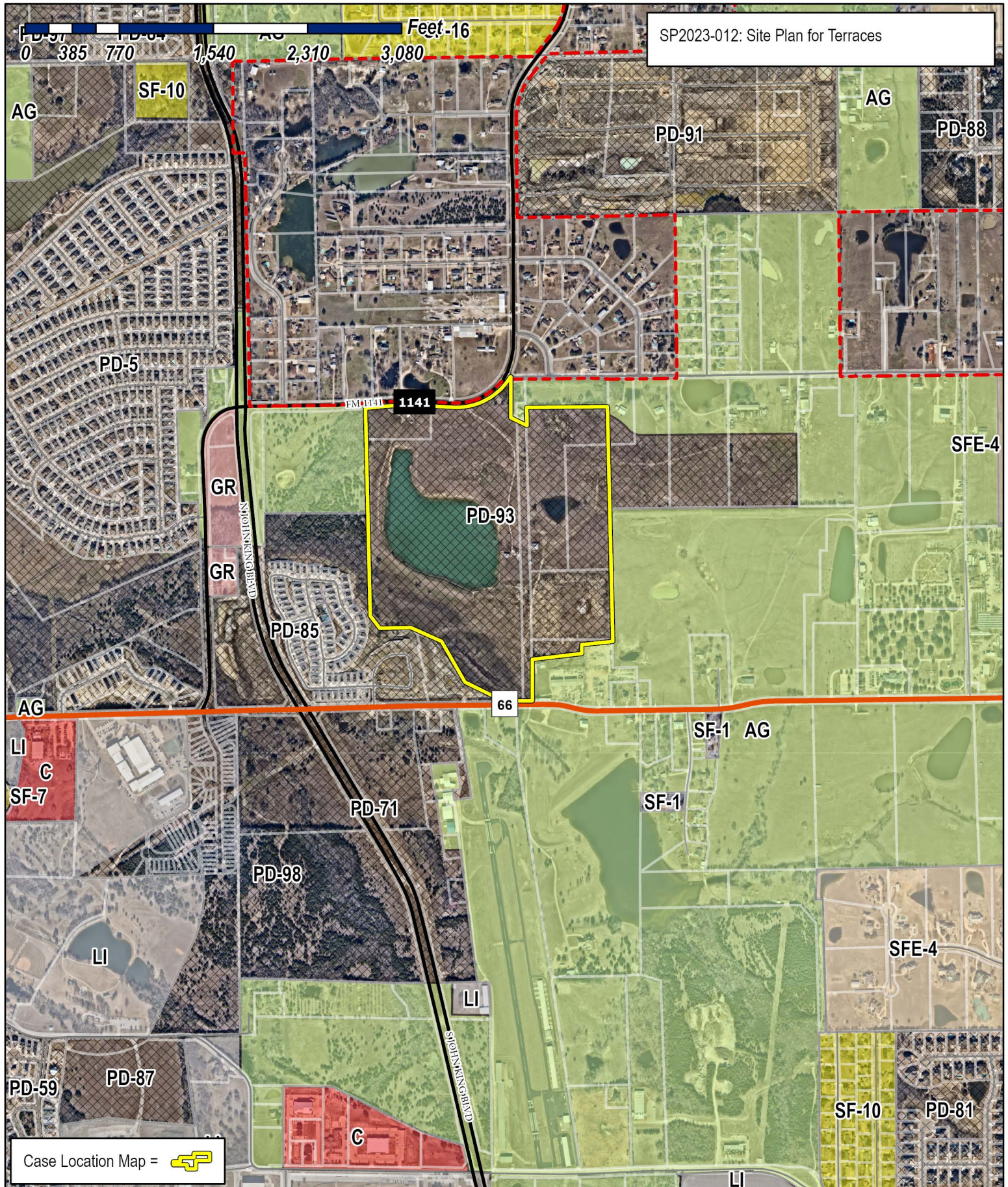
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Bret Pedigo*  
*Cary Lewis*







SP2023-012: Site Plan for Terraces

Feet-16

0 385 770 1,540 2,310 3,080

SF-10

AG

PD-91

PD-88

PD-5

FM 1141 1141

SFE-4

GR

PD-93

GR

PD-85

66

AG

SF-1 AG

LI  
C  
SF-7

PD-71

SF-1

PD-98

SFE-4

LI

LI

SIOUX HARBOR BLVD

PD-59

PD-87

C

SF-10

PD-81

Case Location Map =



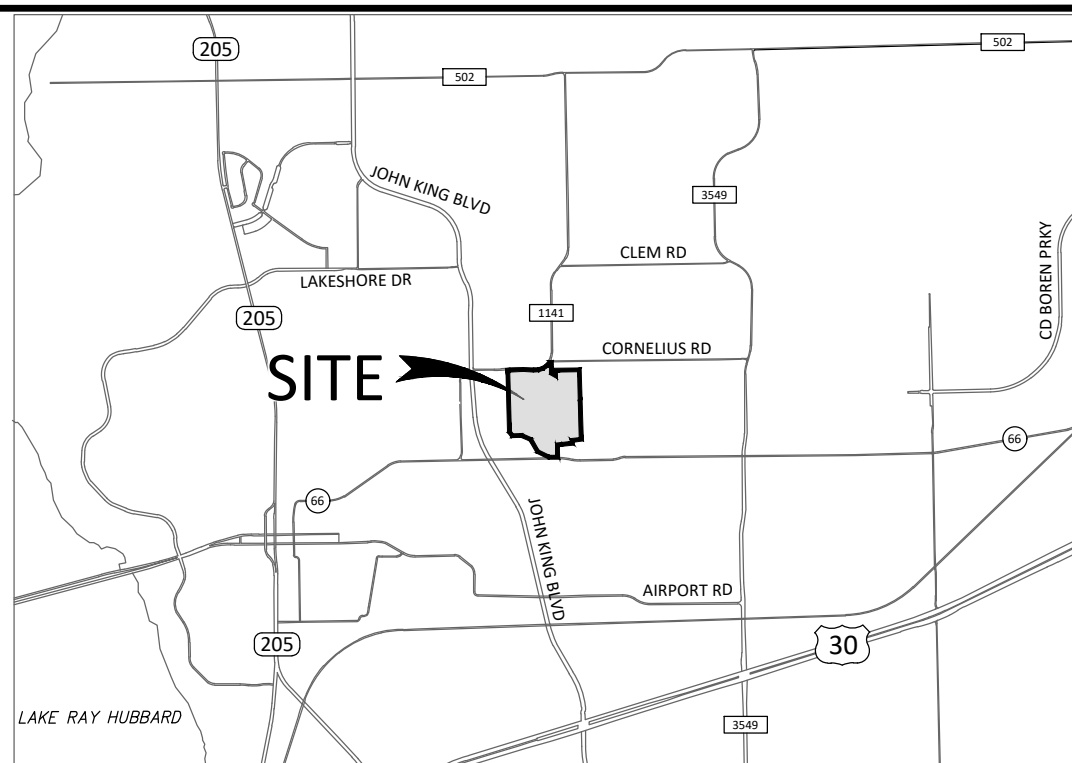
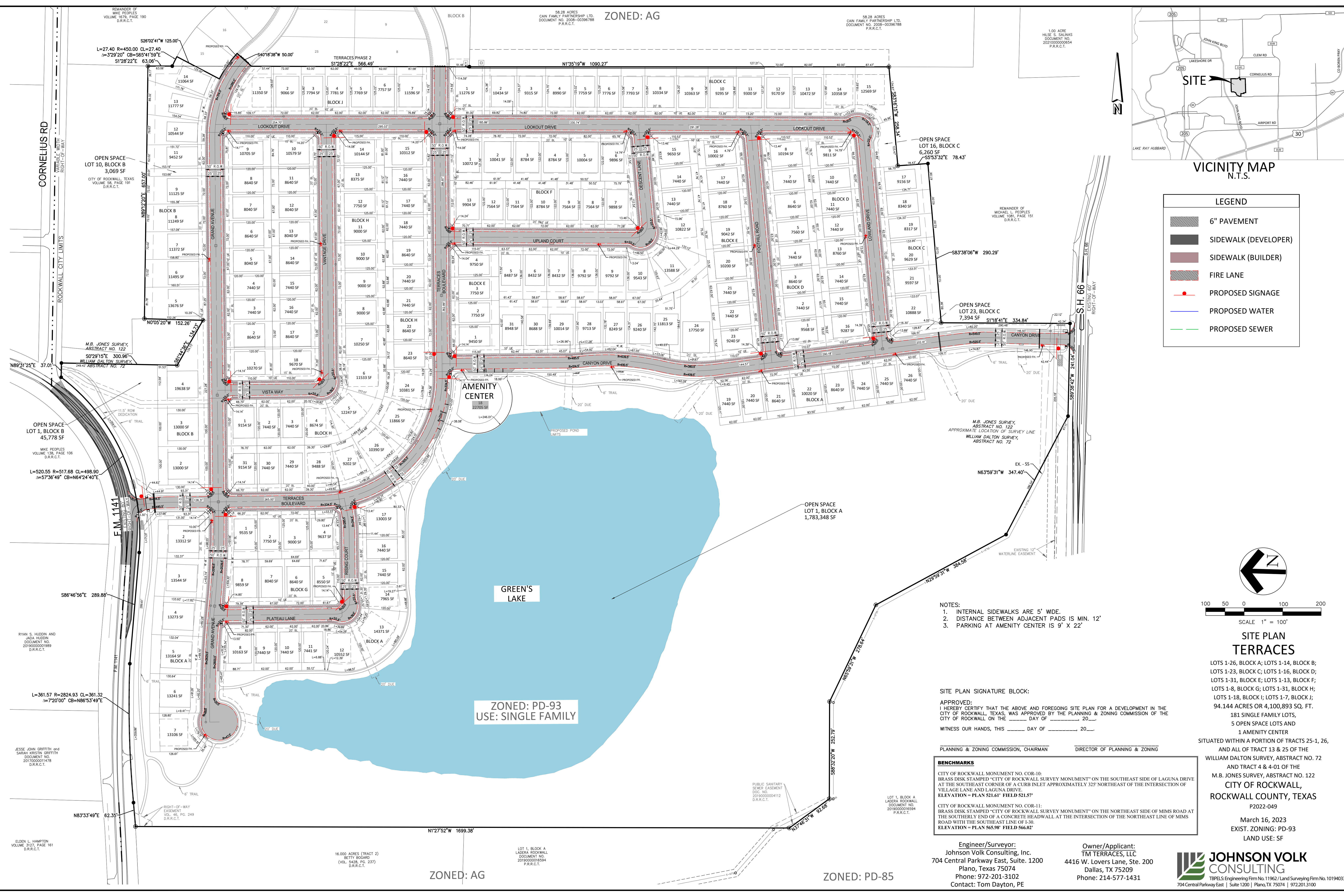
# City of Rockwall

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

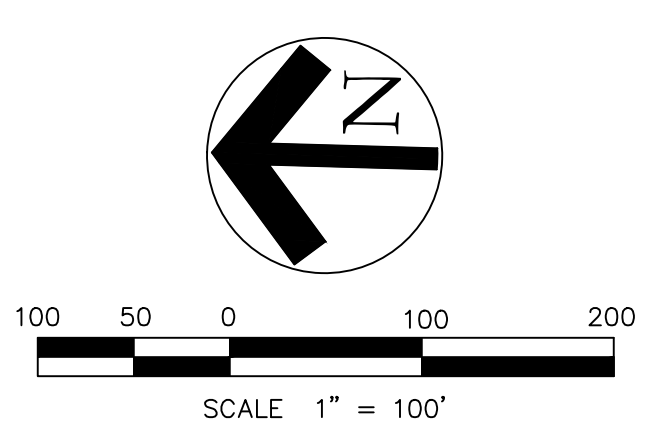
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







LEGEND	
	6" PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	FIRE LANE
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



- NOTES:
- INTERNAL SIDEWALKS ARE 5' WIDE.
  - DISTANCE BETWEEN ADJACENT PADS IS MIN. 12'
  - PARKING AT AMENITY CENTER IS 9' X 22'

SITE PLAN SIGNATURE BLOCK:  
 APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_  
 WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING & ZONING \_\_\_\_\_

**BENCHMARKS**  
 CITY OF ROCKWALL MONUMENT NO. COR-10: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE. ELEVATION = PLAN 521.61' FIELD 521.57'  
 CITY OF ROCKWALL MONUMENT NO. COR-11: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-59. ELEVATION = PLAN 565.98' FIELD 566.02'

Engineer/Surveyor:  
 Johnson Volk Consulting, Inc.  
 704 Central Parkway East, Suite. 1200  
 Plano, Texas 75074  
 Phone: 972-201-3102  
 Contact: Tom Dayton, PE

Owner/Applicant:  
 TM TERRACES, LLC  
 4416 W. Lovers Lane, Ste. 200  
 Dallas, TX 75209  
 Phone: 214-577-1431

**JOHNSON VOLK CONSULTING**  
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

REMANINDER OF MIKE PEOPLES VOLUME 1679, PAGE 190 D.R.R.C.T.

REMANINDER OF MICHAEL L. PEOPLES VOLUME 1081, PAGE 151 D.R.R.C.T.

REMANINDER OF M.B. JONES SURVEY, ABSTRACT NO. 122 WILLIAM DALTON SURVEY, ABSTRACT NO. 72

RYAN S. HUDDIN AND JADA HUDDIN DOCUMENT NO. 2019000001989 D.R.R.C.T.

JESSE JOHN GRIFFITH and SARAH KRISTIN GRIFFITH DOCUMENT NO. 20170000011478 D.R.R.C.T.

ELDEN L. HAMPTON VOLUME 3107, PAGE 161 D.R.R.C.T.

**ZONED: AG**

08.28 ACRES  
 CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 P.R.R.C.T.

08.28 ACRES  
 CAIN FAMILY PARTNERSHIP LTD.  
 DOCUMENT NO. 2008-00396788  
 P.R.R.C.T.

1.00 ACRE  
 HILSE S. SALINAS  
 DOCUMENT NO. 20210000000454  
 P.R.R.C.T.

**ZONED: PD-93  
 USE: SINGLE FAMILY**

16.000 ACRES (TRACT 2)  
 BETTY BOSGARD  
 (VOL. 5428, PG. 237)  
 D.R.R.C.T.

LOT 1, BLOCK A  
 LADERA ROCKWALL  
 DOCUMENT NO. 20190000016594  
 P.R.R.C.T.

LOT 1, BLOCK A  
 LADERA ROCKWALL  
 DOCUMENT NO. 20190000016594  
 P.R.R.C.T.

LOT 1, BLOCK A  
 LADERA ROCKWALL  
 DOCUMENT NO. 20190000016594  
 P.R.R.C.T.



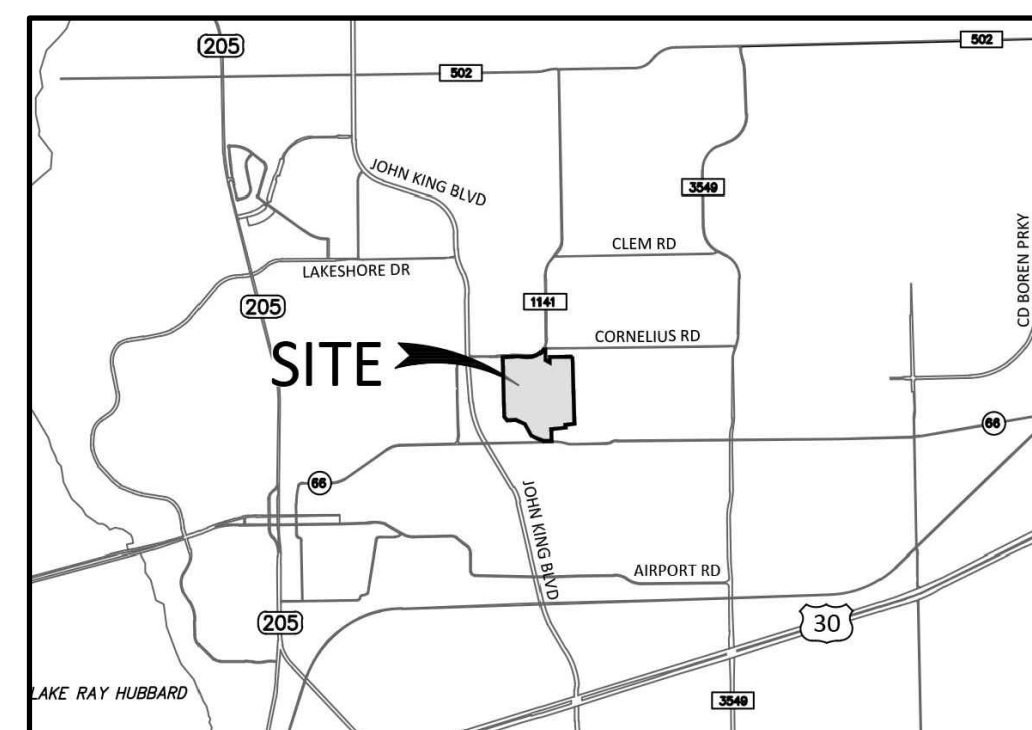
**GENERAL CONSTRUCTION NOTES**

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF ROCKWALL ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

# CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~TERRACES~  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SUBMITTAL DATE: March 10, 2023



LOCATION MAP  
NOT TO SCALE

SHEET INDEX	
HS1	OVERALL LAYOUT PLAN
HS2-HS10	HARDSCAPE PLANS
HS11-HS13	HARDSCAPE DETAILS
EX1	ENTRY LIGHTING EXHIBIT
L1-L9	LANDSCAPE PLANS
L110-L10	LANDSCAPE DETAILS

**OWNER / DEVELOPER:**

TM TERRACES, LLC  
4416 W. LOVERS LANE  
SUITE 200  
DALLAS, TEXAS 75209  
PH. 214-577-1431

**CIVIL ENGINEER:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY  
EAST, SUITE 1200  
PLANO, TEXAS 75074  
PH. 972-201-3100

**LANDSCAPE ARCHITECT:**

JOHNSON VOLK CONSULTING  
704 CENTRAL PARKWAY EAST, SUITE 1200  
PLANO, TEXAS 75074  
PH. 972-201-3100  
CONTACT: CODY JOHNSON, RLA, ASLA, LI

**GENERAL LANDSCAPE NOTES:**

**INSPECTIONS:**

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

**LANDSCAPE STANDARDS:**

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

**IRRIGATION STANDARDS:**

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

**MAINTENANCE STANDARDS:**

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

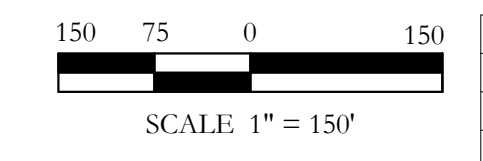
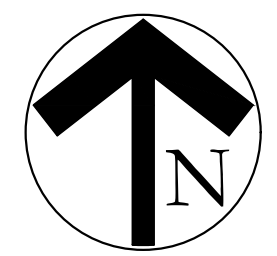
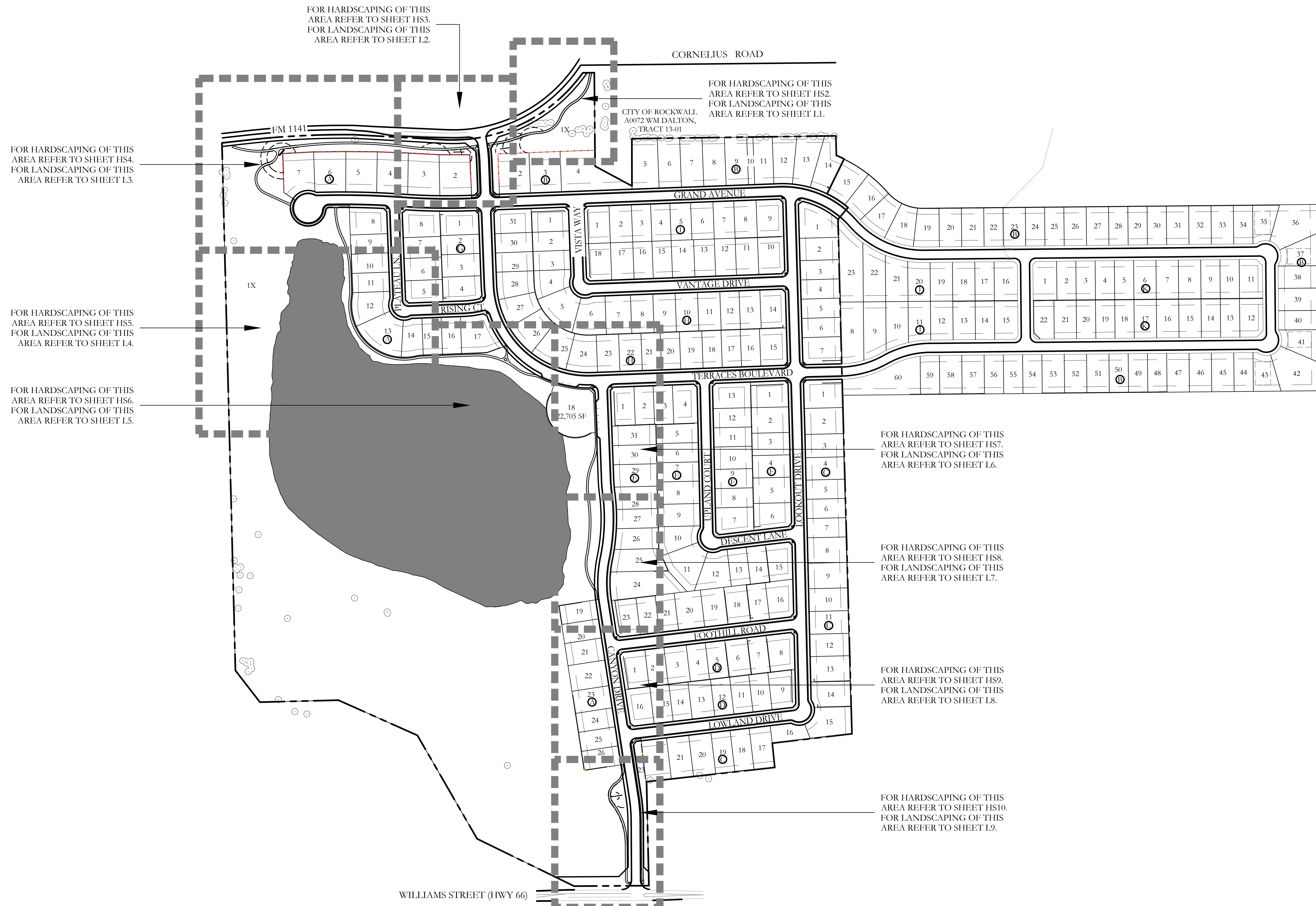
**TREE PROTECTION NOTES:**

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HULDED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



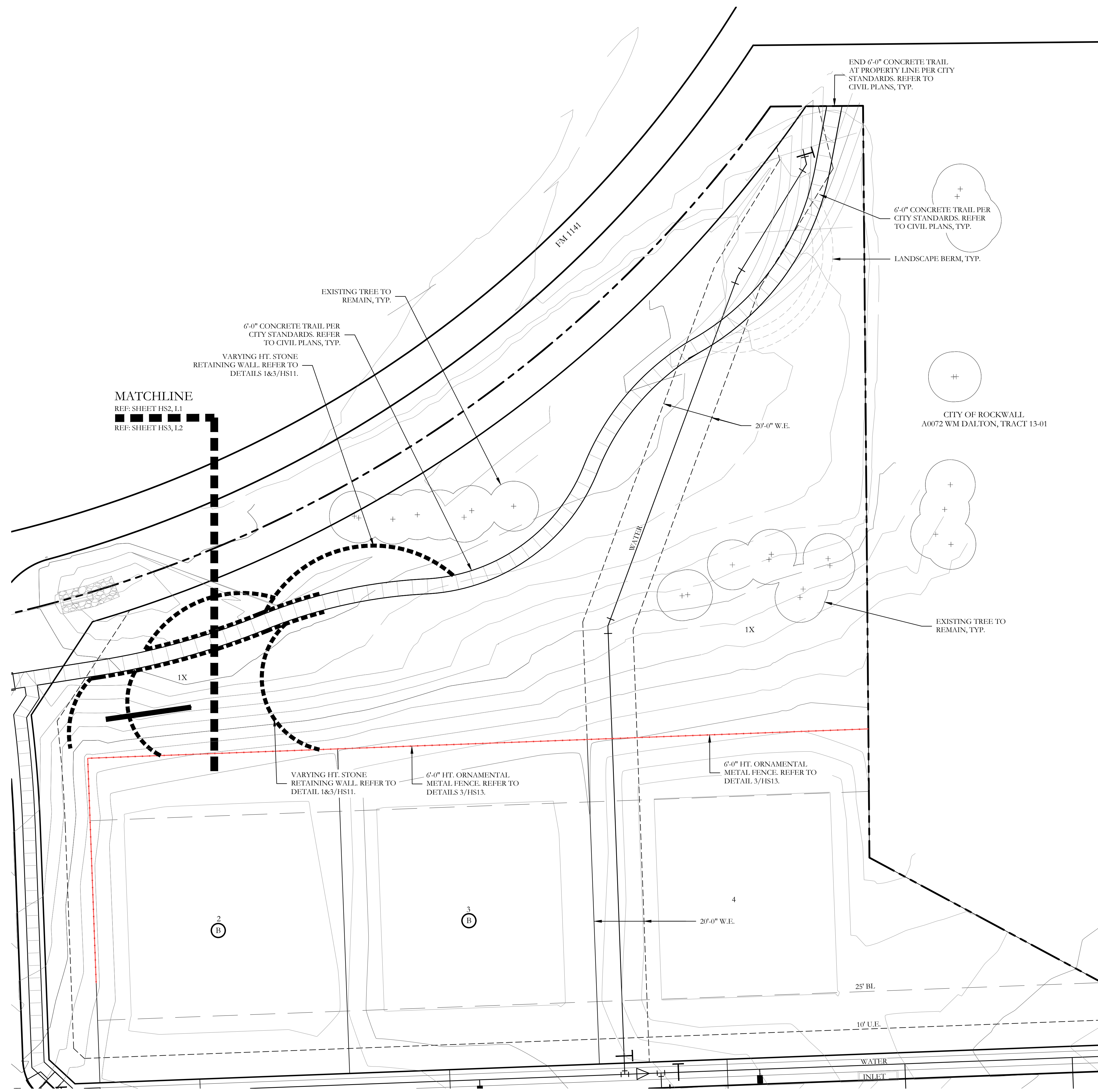


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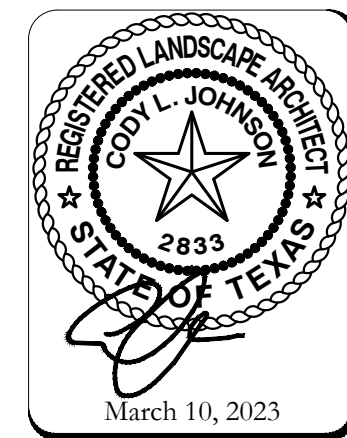
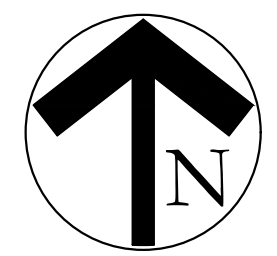
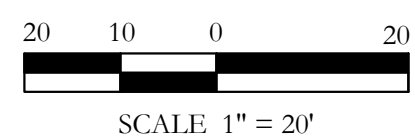
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**MATCHLINE**  
REF: SHEET HS2, L1  
REF: SHEET HS3, L2

HARDSCAPE LEGEND	
	MAIN ENTRY SIGN WALL. REFER TO DETAIL SHEET H11.
	8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3/HS12.
	8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12.
	8'-0" HT. BOARD ON BOARD WOOD FENCE. REFER TO DETAIL 1&2/HS13.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 3/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 3/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 3&4/HS13.
	42" HT. ORNAMENTAL METAL HANDRAIL. REFER TO DETAIL 1/HS6.

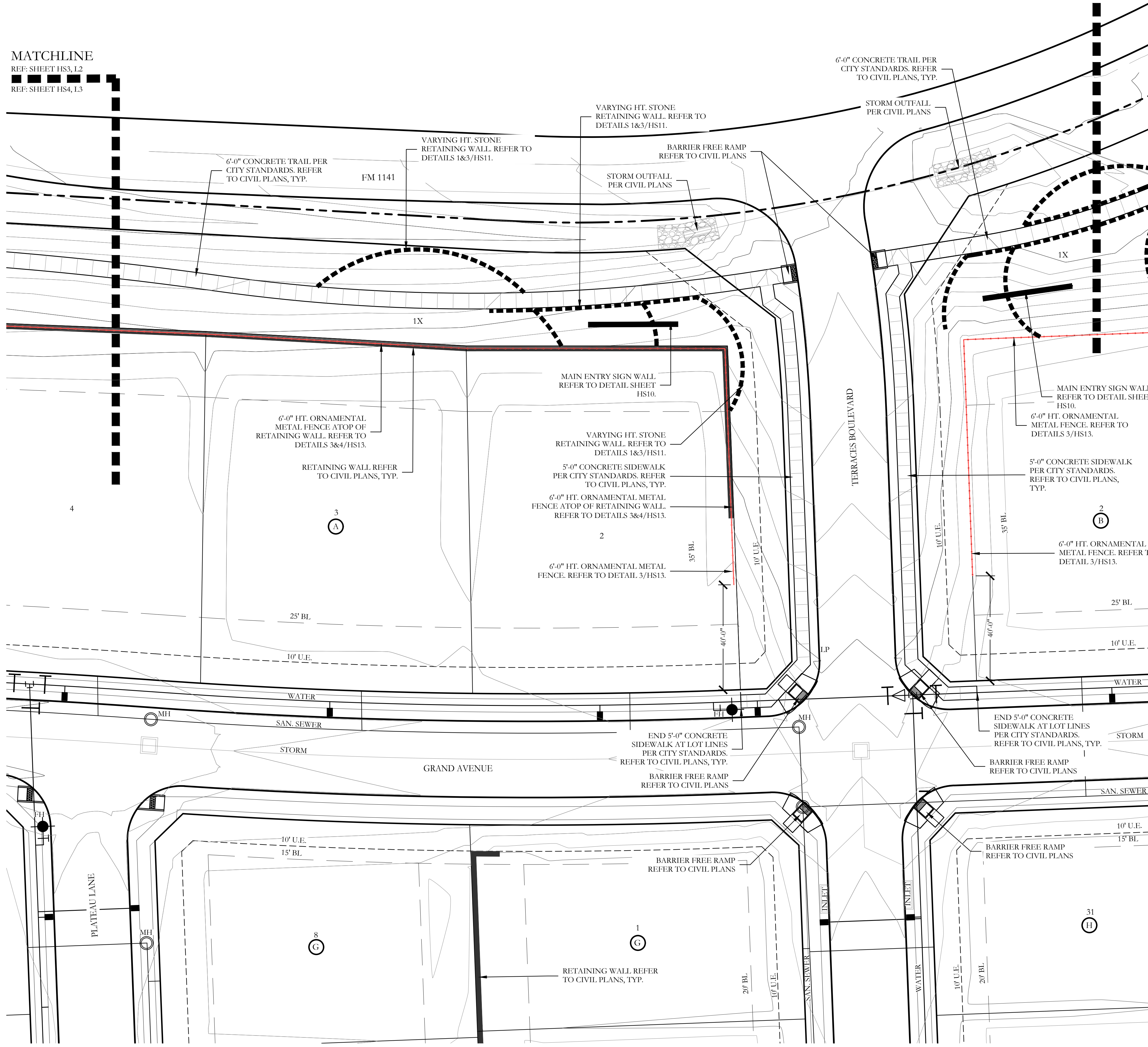
NOTE:  
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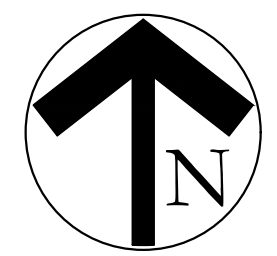
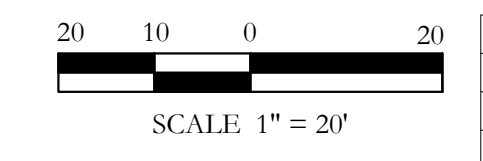
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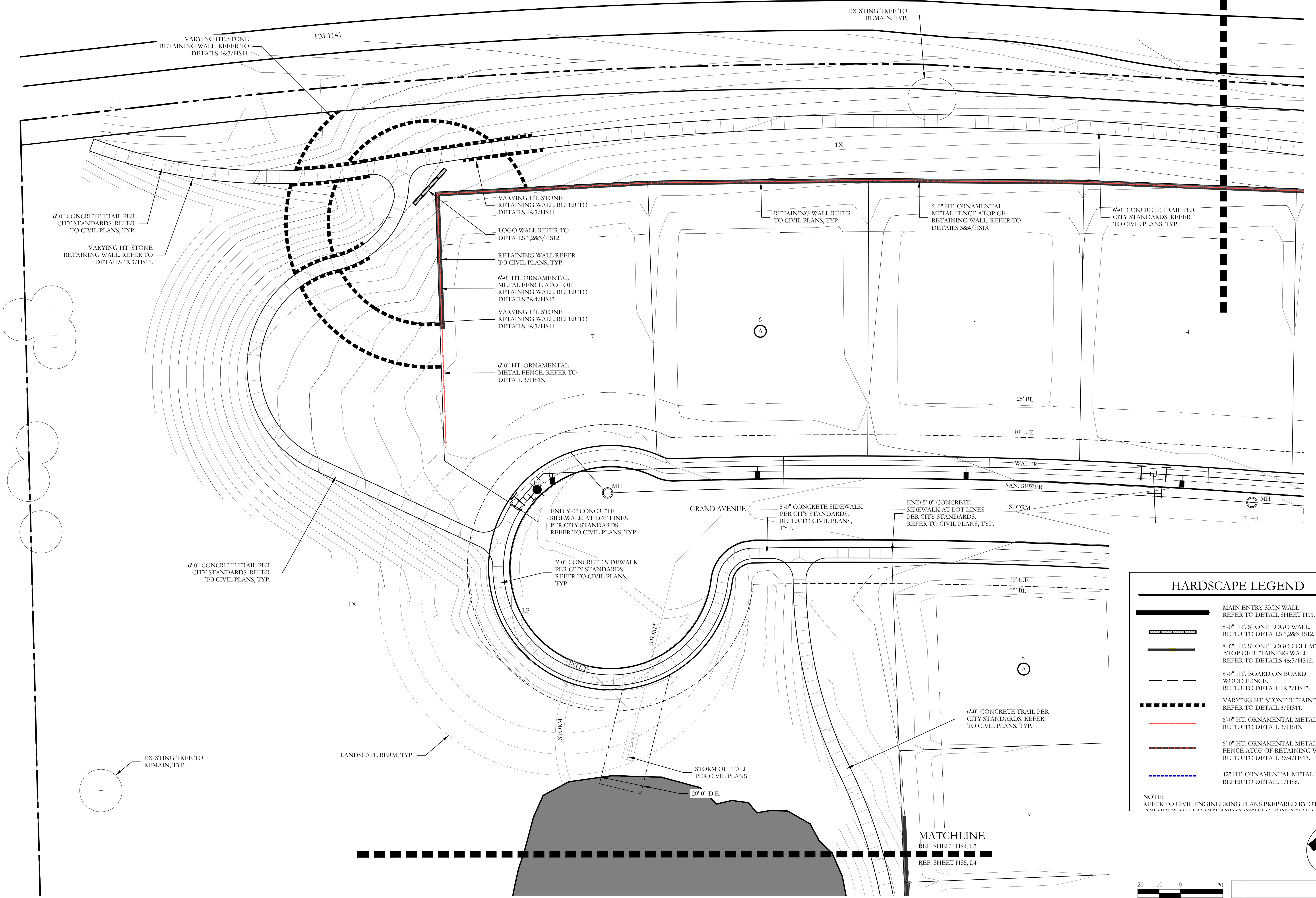
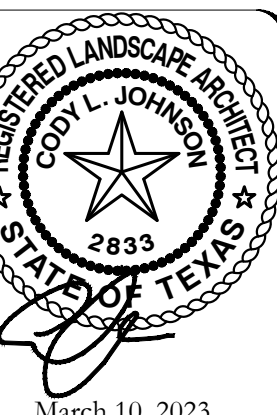


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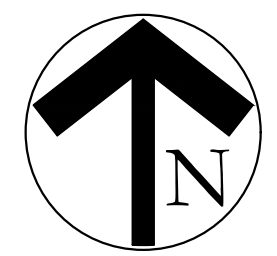
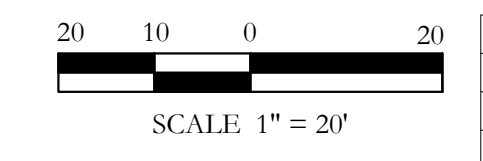
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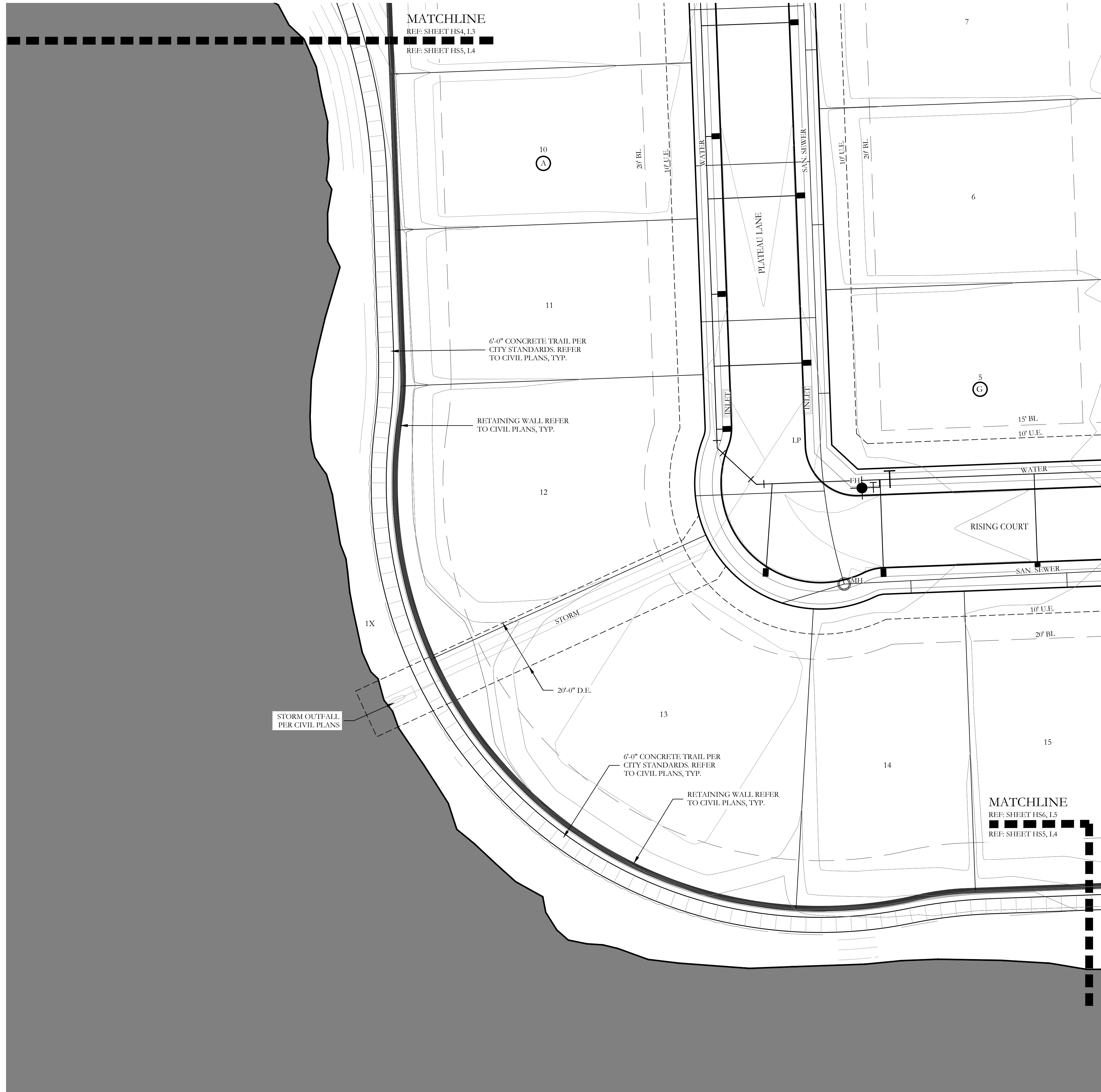
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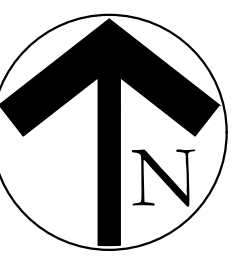
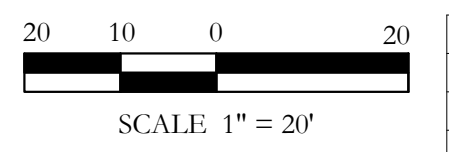
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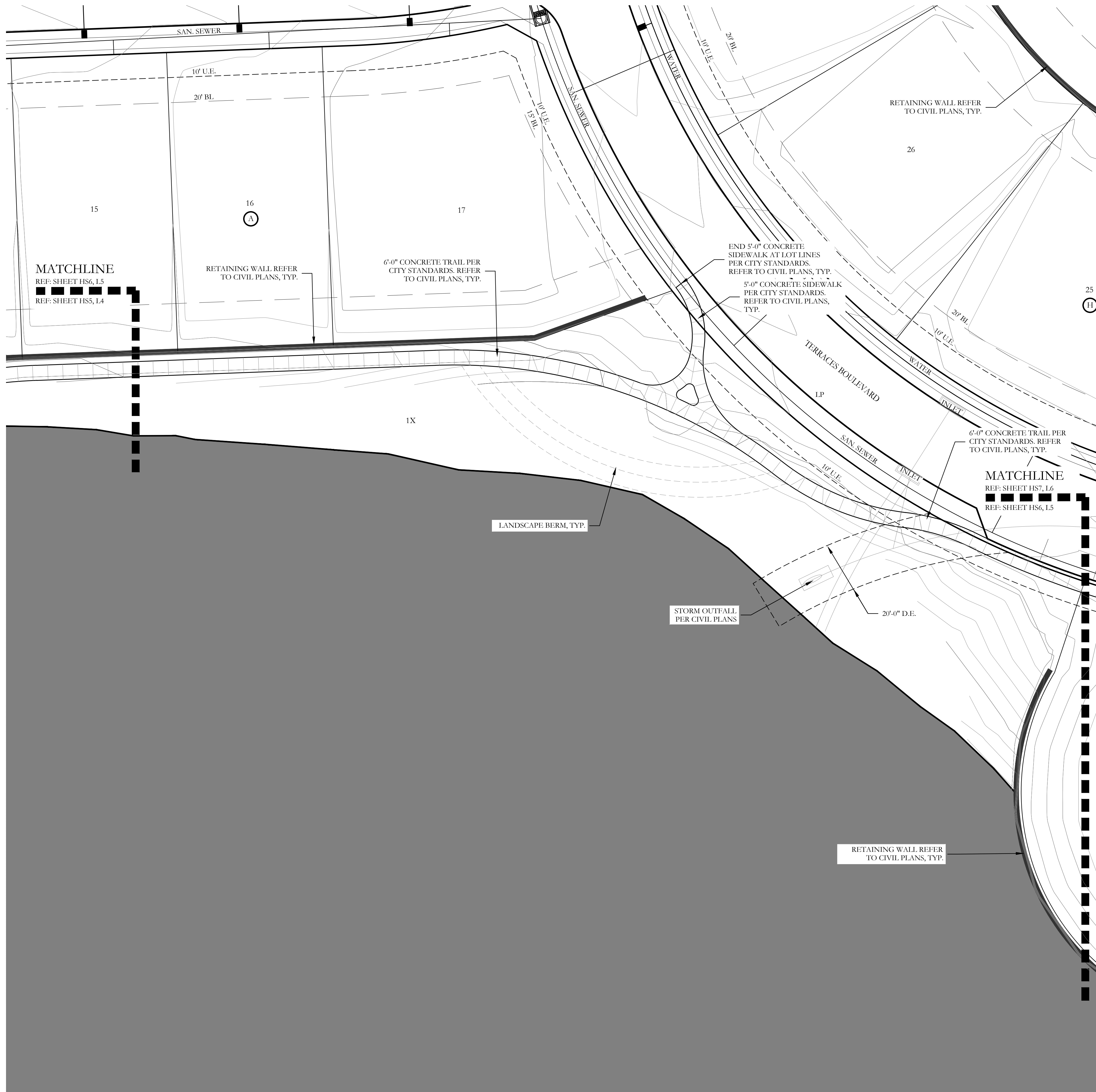
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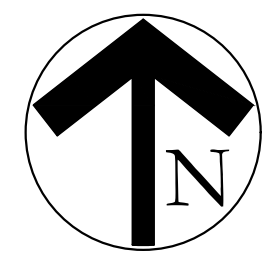
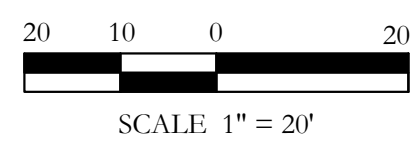




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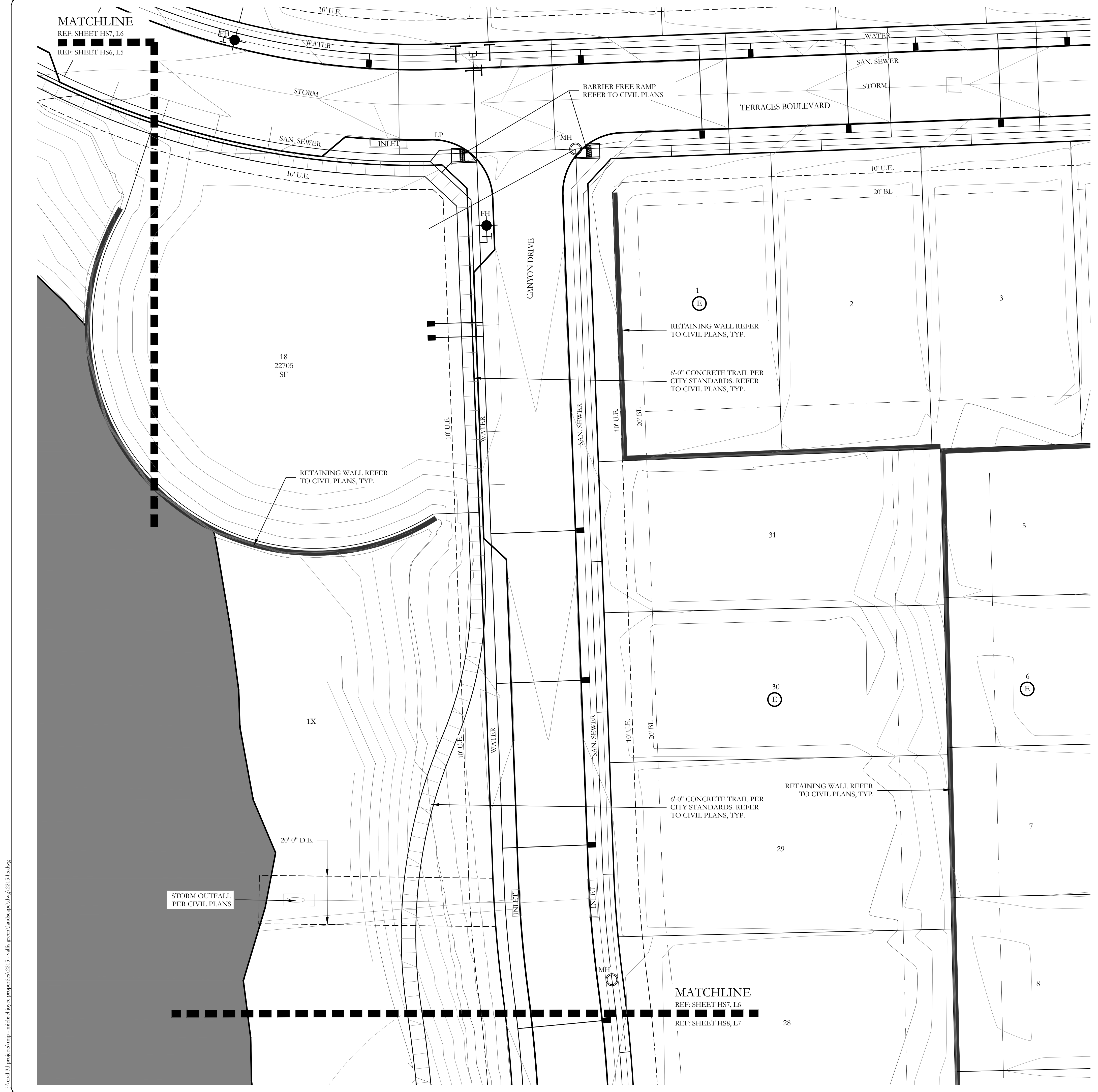
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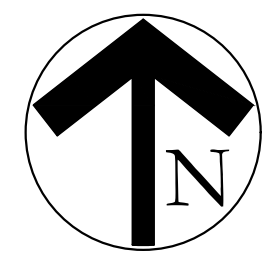
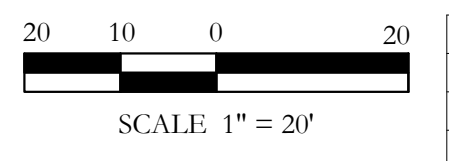
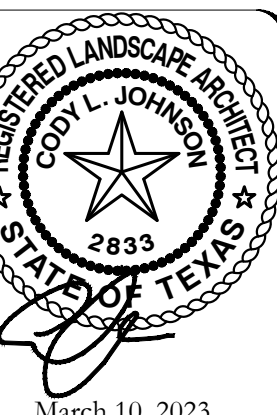




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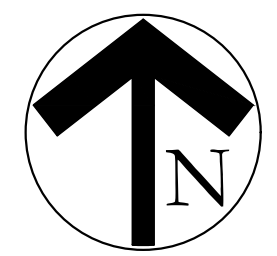
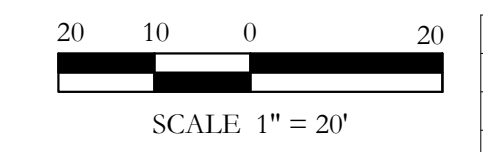
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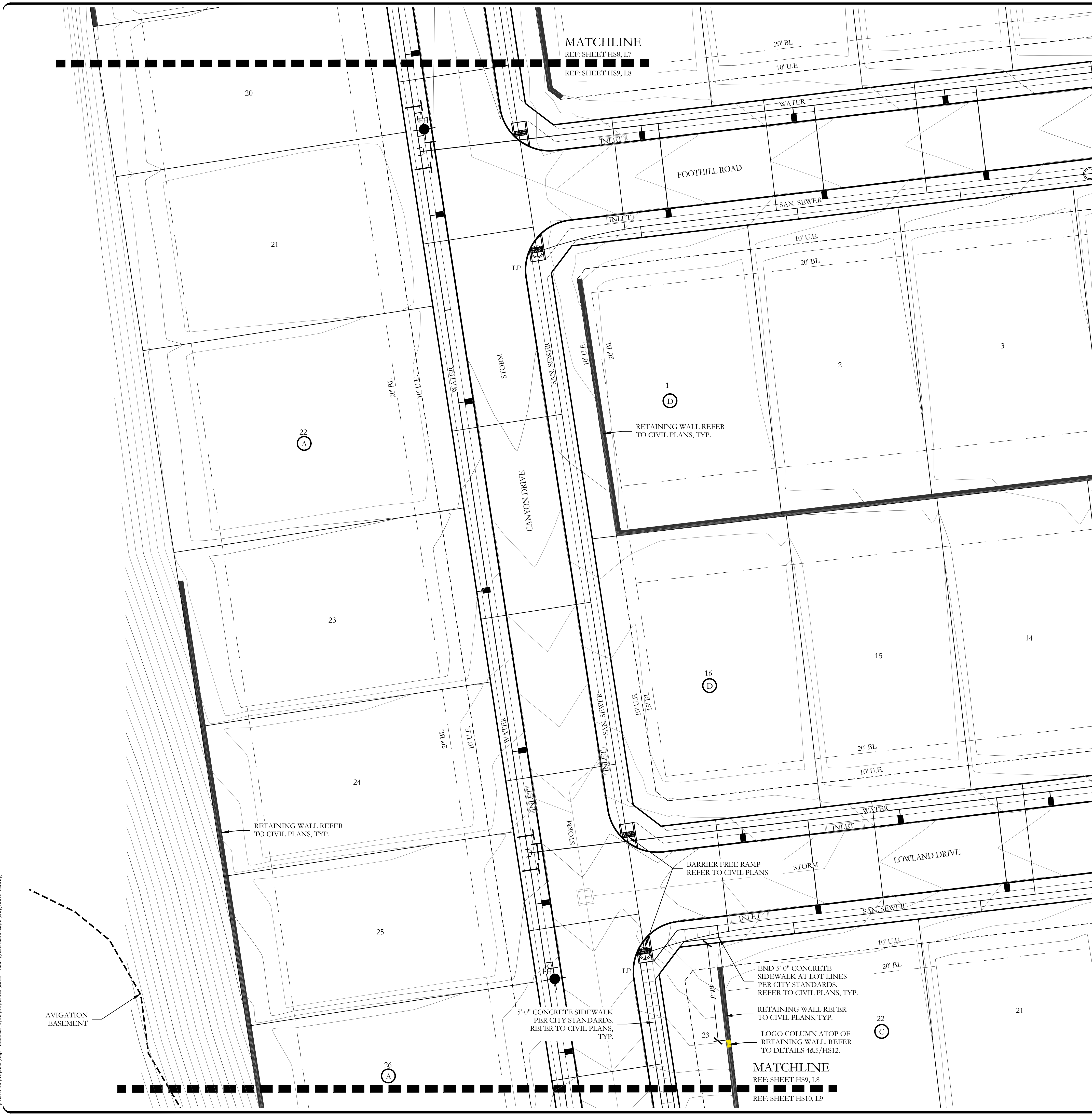
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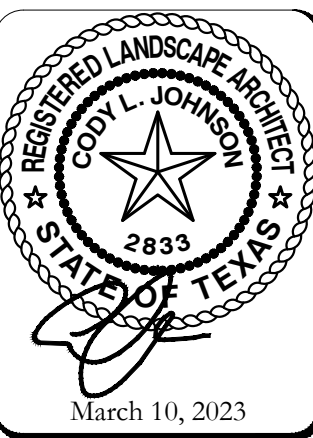
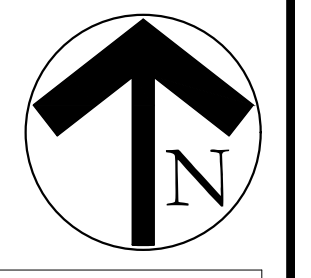
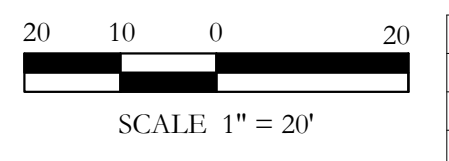




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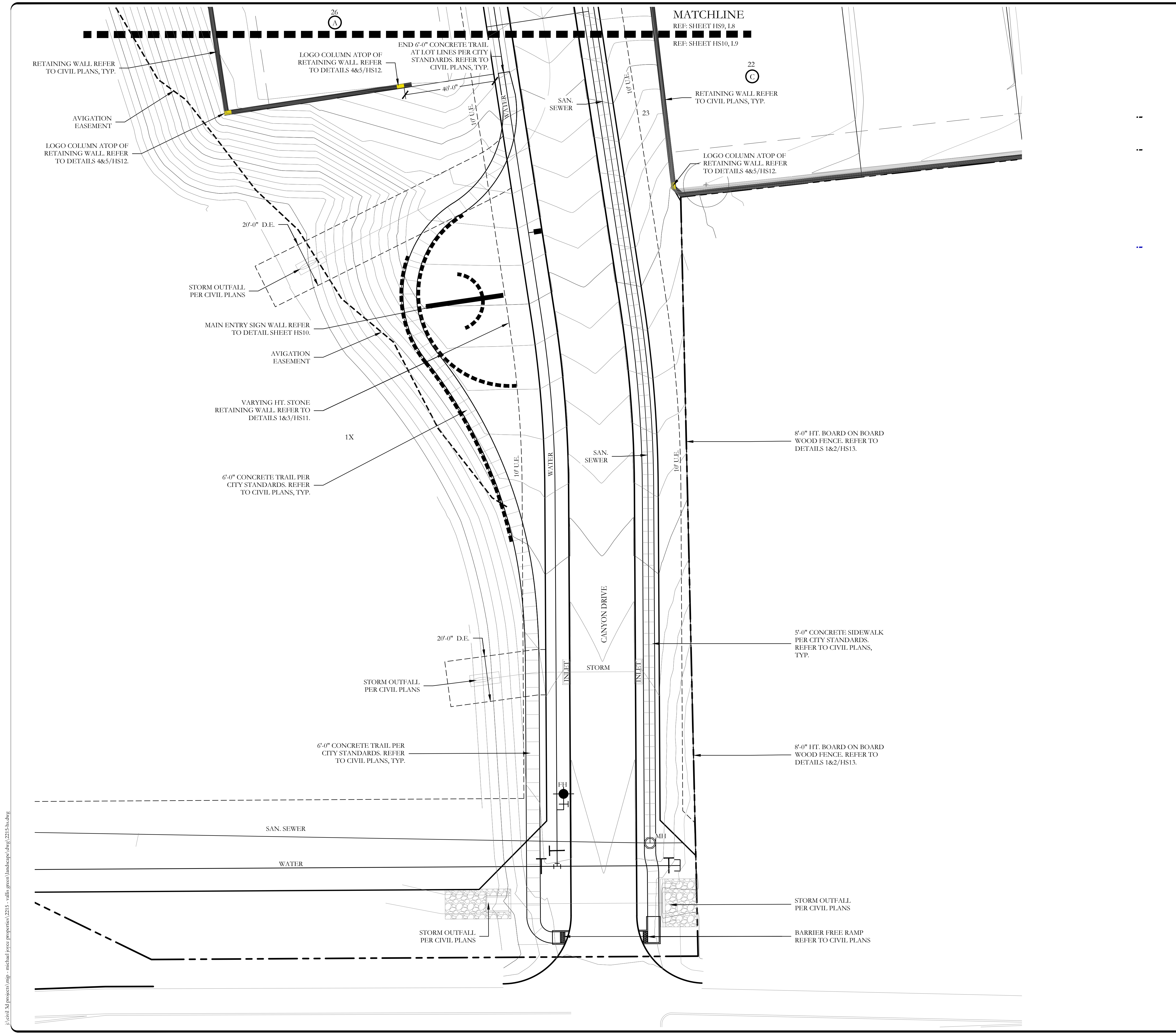
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FOR SIDEWALK LAYOUT AND CONSTRUCTION DETAILS.



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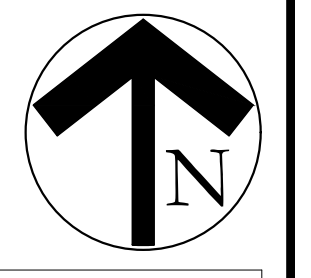
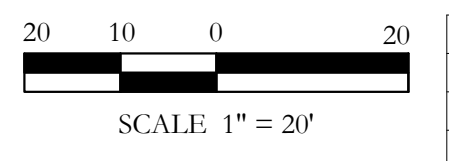




### HARDSCAPE LEGEND

	MAIN ENTRY SIGN WALL. REFER TO DETAIL SHEET H11.
	8'-0" HT. STONE LOGO WALL. REFER TO DETAILS 1,2&3/HS12.
	8'-6" HT. STONE LOGO COLUMN ATOP OF RETAINING WALL. REFER TO DETAILS 4&5/HS12.
	8'-0" HT. BOARD ON BOARD WOOD FENCE. REFER TO DETAIL 1&2/HS13.
	VARYING HT. STONE RETAINING WALL. REFER TO DETAIL 3/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 3/HS13.
	6'-0" HT. ORNAMENTAL METAL FENCE ATOP OF RETAINING WALL. REFER TO DETAIL 3&4/HS13.
	42" HT. ORNAMENTAL METAL HANDRAIL. REFER TO DETAIL 1/HS6.

NOTE:  
REFER TO CIVIL ENGINEERING PLANS PREPARED BY OTHERS FOR SIDEWALK LAYOUT AND CONSTRUCTION DETAILS.



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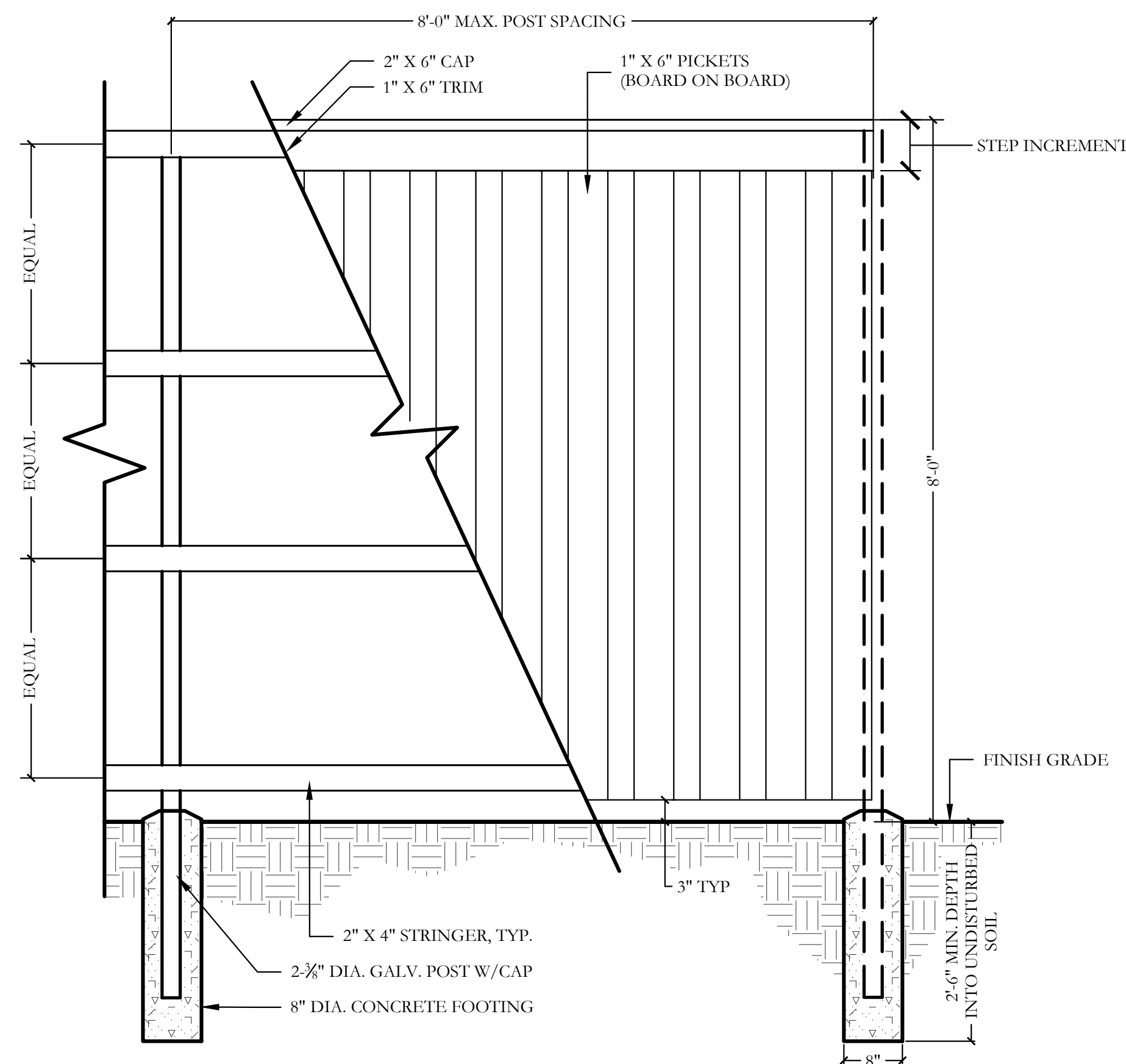




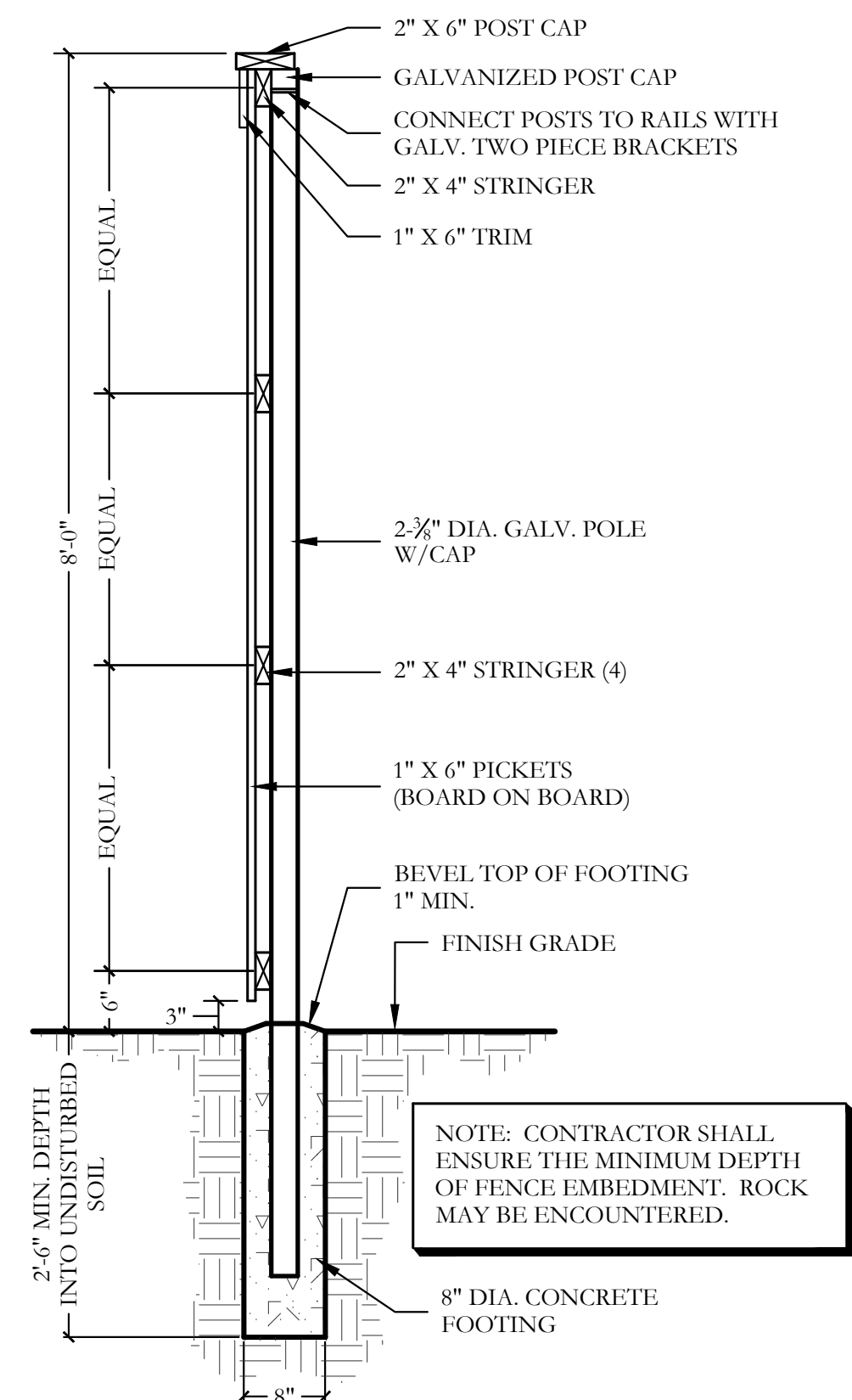








1 PARTIAL 8'-0" HT. WOOD FENCE ELEVATION SCALE: 3/4"=1'-0"



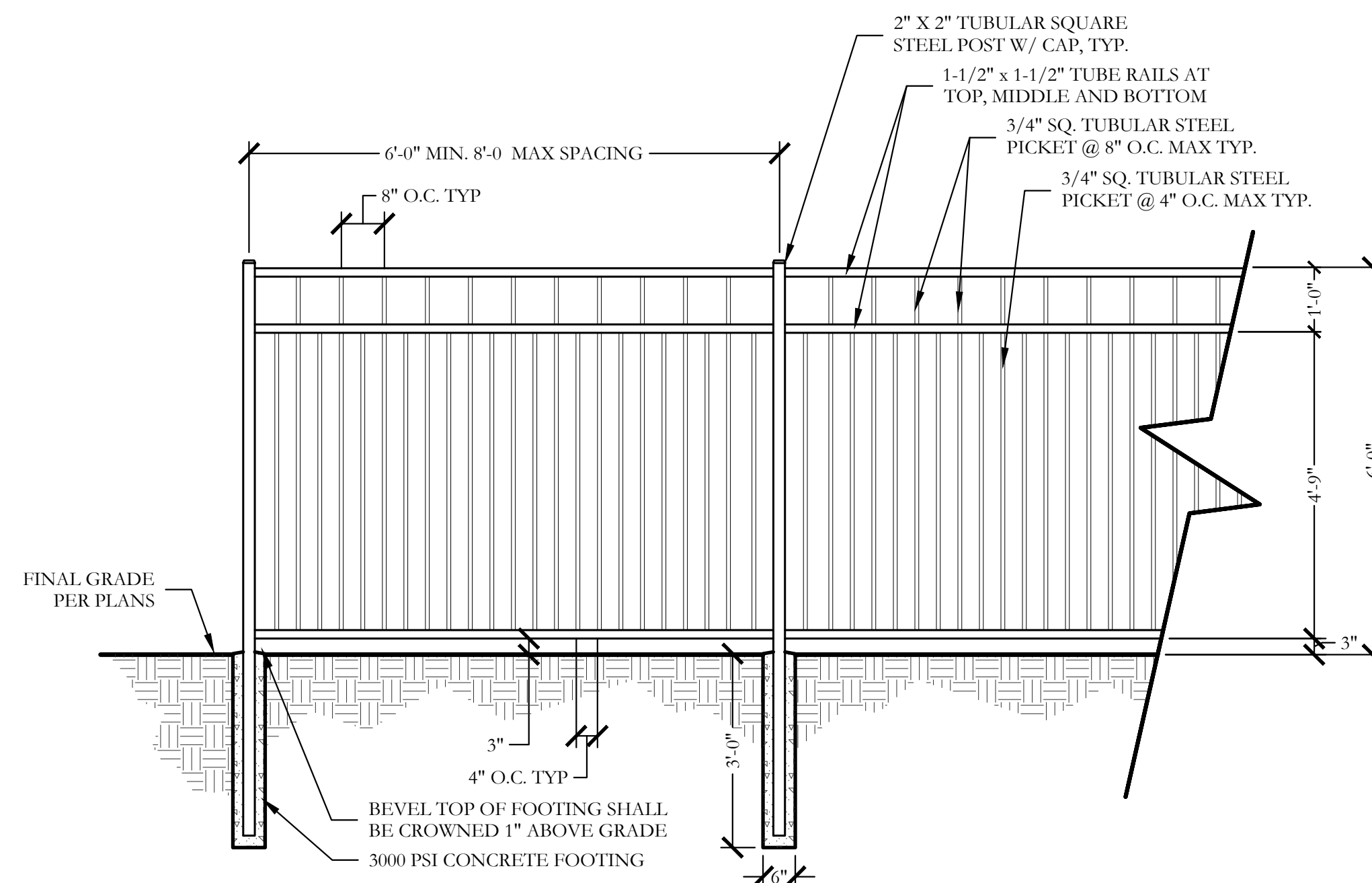
2 8'-0" HT. WOOD FENCE SECTION SCALE: 3/4"=1'-0"

### WOOD FENCE NOTES

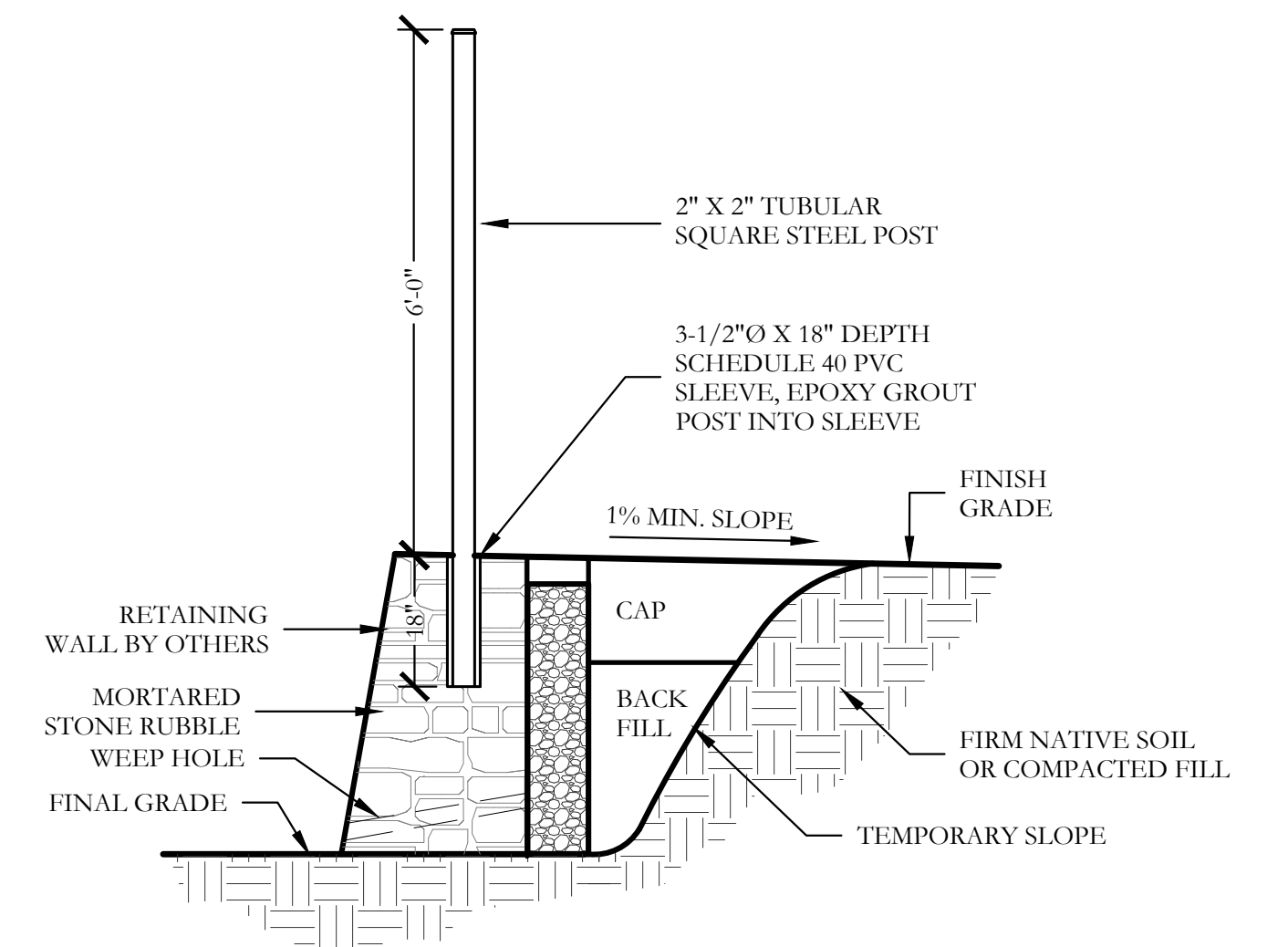
1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES. VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL CODES AND REQUIREMENTS.
4. WOOD MATERIAL FOR FENCE
  - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER.
  - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER.
  - 4.3. CAPS- CEDAR, #2 GRADE OR BETTER.
5. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
6. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
7. ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS, DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
8. ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
9. REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
11. ALL WOOD FENCE MEMBERS TO RECEIVE TWO COATS OF PREMIUM STAIN OR MARINE GRADE PAINT; FINISH AND COLOR TO BE SELECTED BY OWNER.
12. WHERE REQUIRED BY GRADE THE FENCE SHALL BE STEPPED IN INCREMENTS EQUAL TO THE FINISH DIMENSION OF THE TOP TRIM AND CAP.

### ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
  - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



3 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2"=1'-0"



4 6'-0" HT. ORN. METAL FENCE ATOP RET. WALL SECTION SCALE: 1/2"=1'-0"

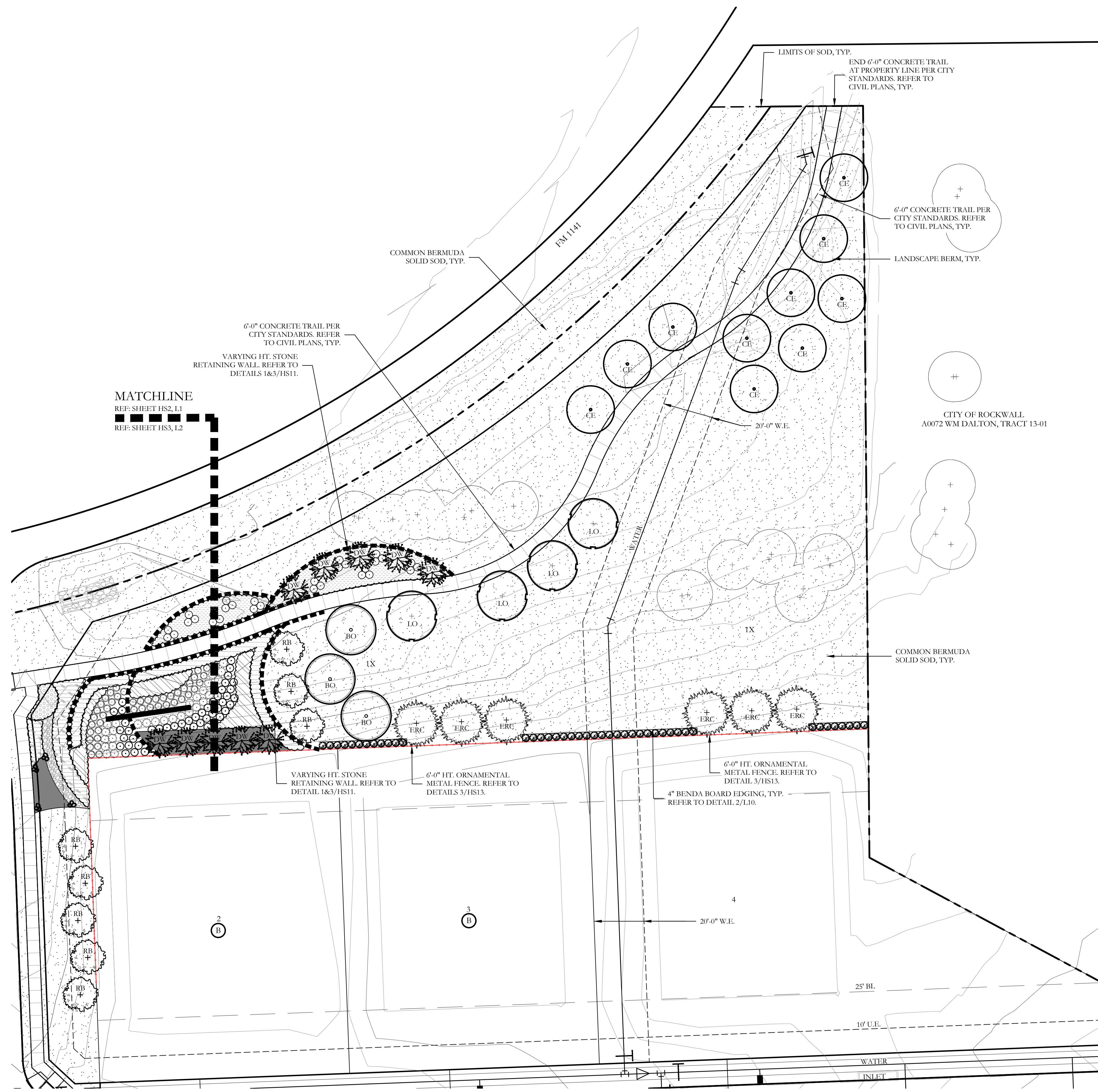
### GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
  2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
  3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
  4. CHLORIDES SHALL NOT BE USED.
  5. MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL**
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
  2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
    - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
    - 2.2. CONCRETE EXPOSED TO EARTH OR WEATHER:
      - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
    - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      - 2.3.1. SLABS, WALLS AND JOISTS
        - 2.3.1.1. (A) BARS LARGER THAN NO. 11: 1-1/2 INCHES
        - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES
      - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      - 2.3.3. SHELLS AND FOLDED PLATES
        - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES
        - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES
  3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.
- DRILLED PIERS**
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
  2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
  3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
  4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
  5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT**
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
  2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
  3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
  4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/4" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
  5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
  6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
  7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
  8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
  9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
  10. PLACE GROUT USING LOW-LIFT METHOD, 6-8" MAXIMUM LIFTS.

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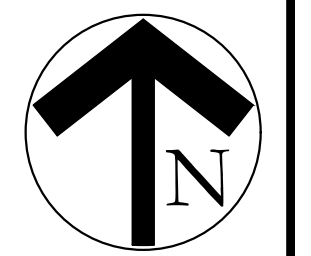
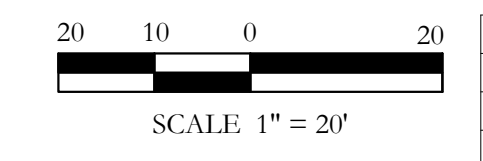


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PLANT LEGEND

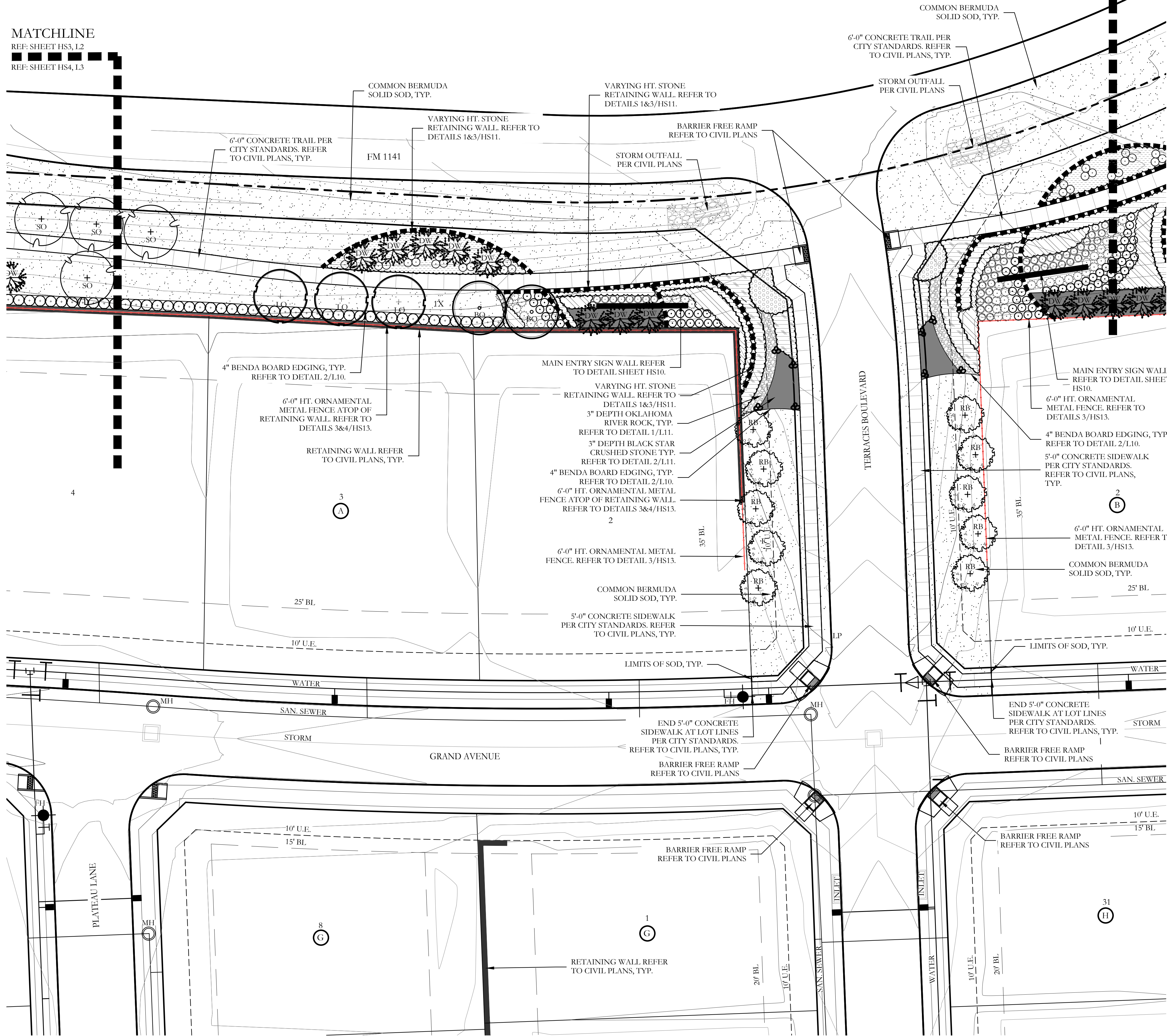
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
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		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.
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		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON-SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	





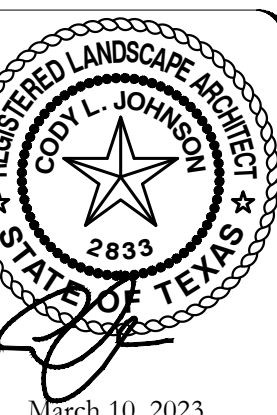
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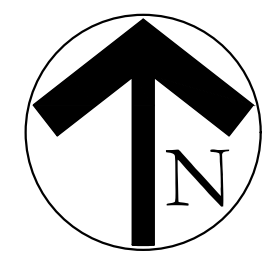
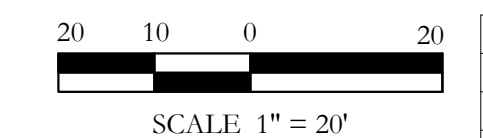


PLANT LEGEND

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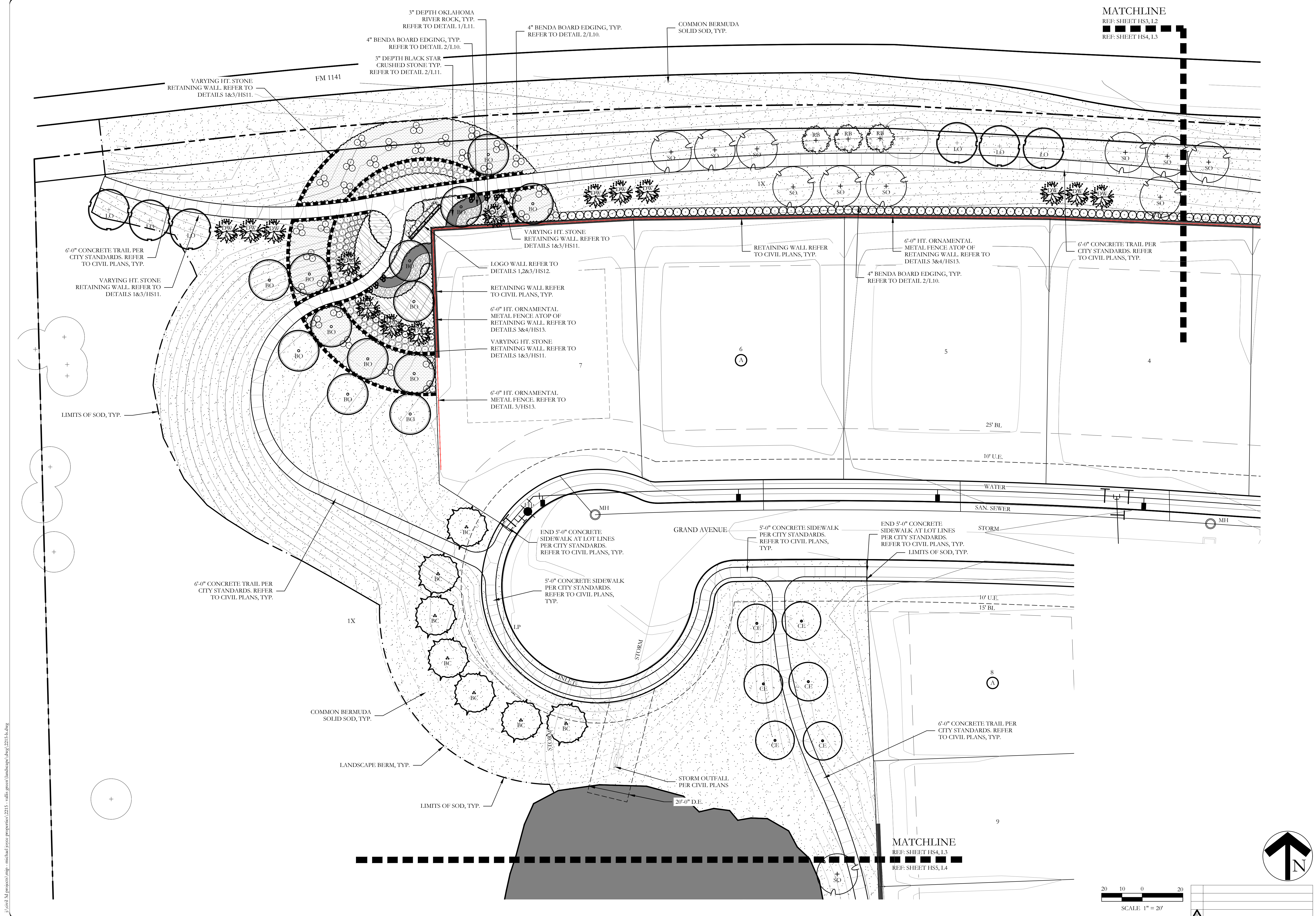
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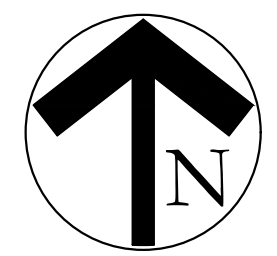
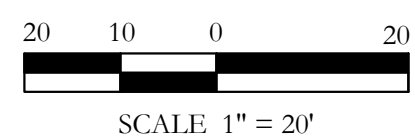


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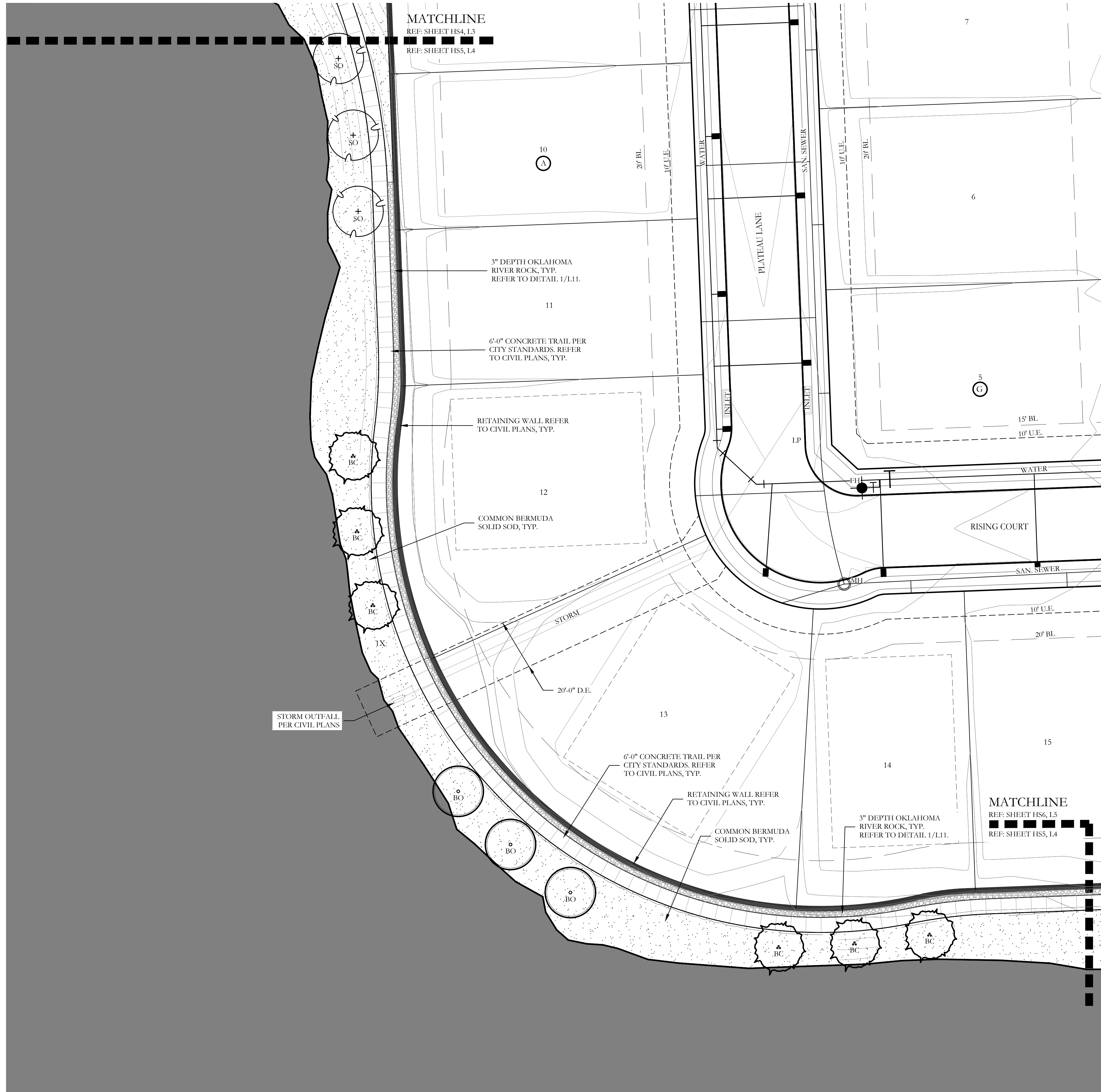


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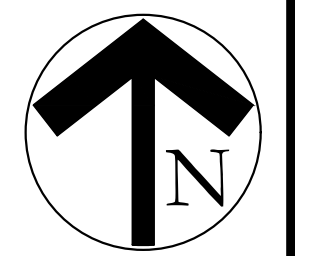
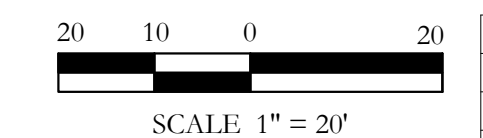
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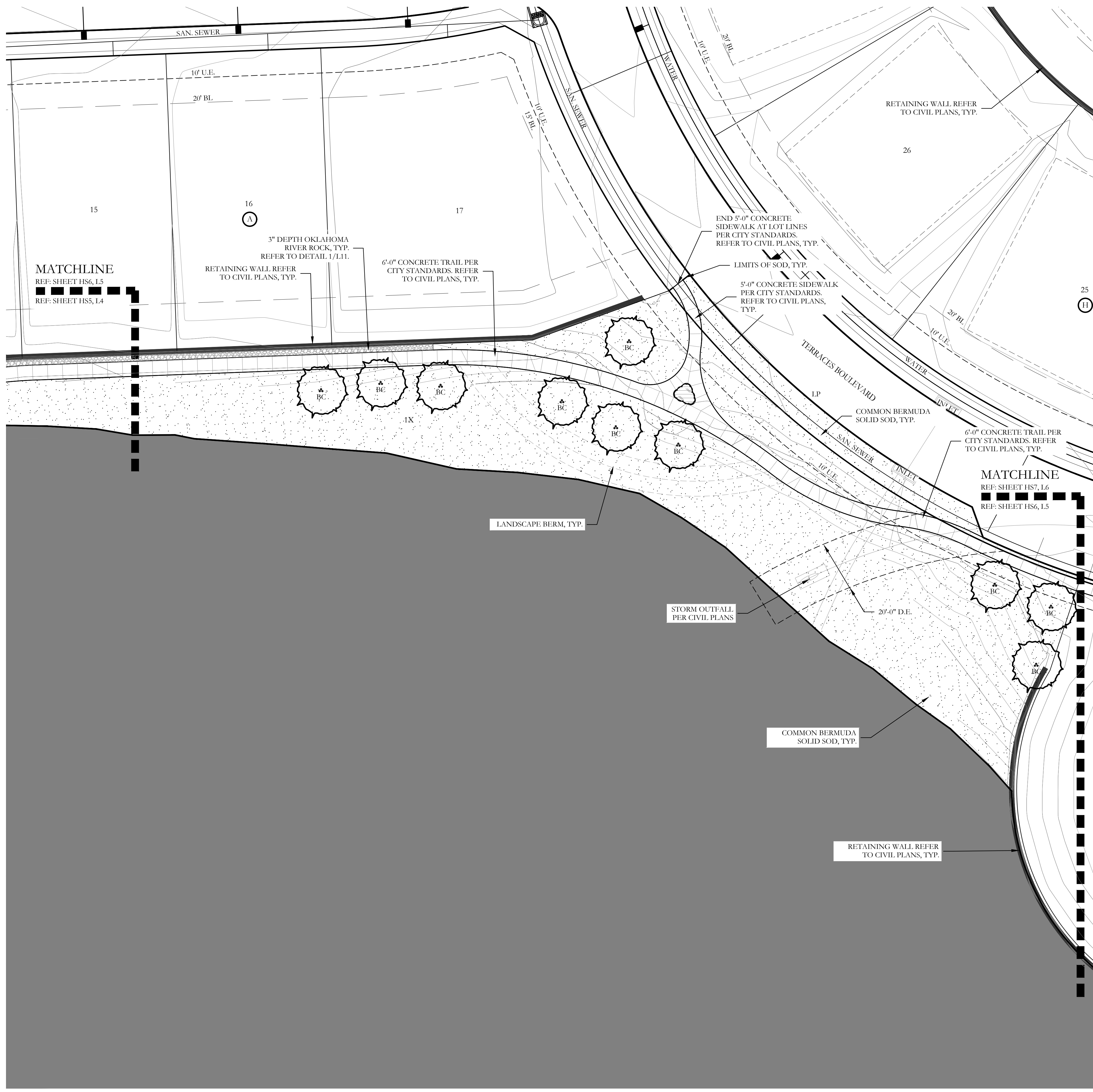
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		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON-SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	



March 10, 2023

SCALE: 1" = 20'  
 One Inch  
 JVC No 2215



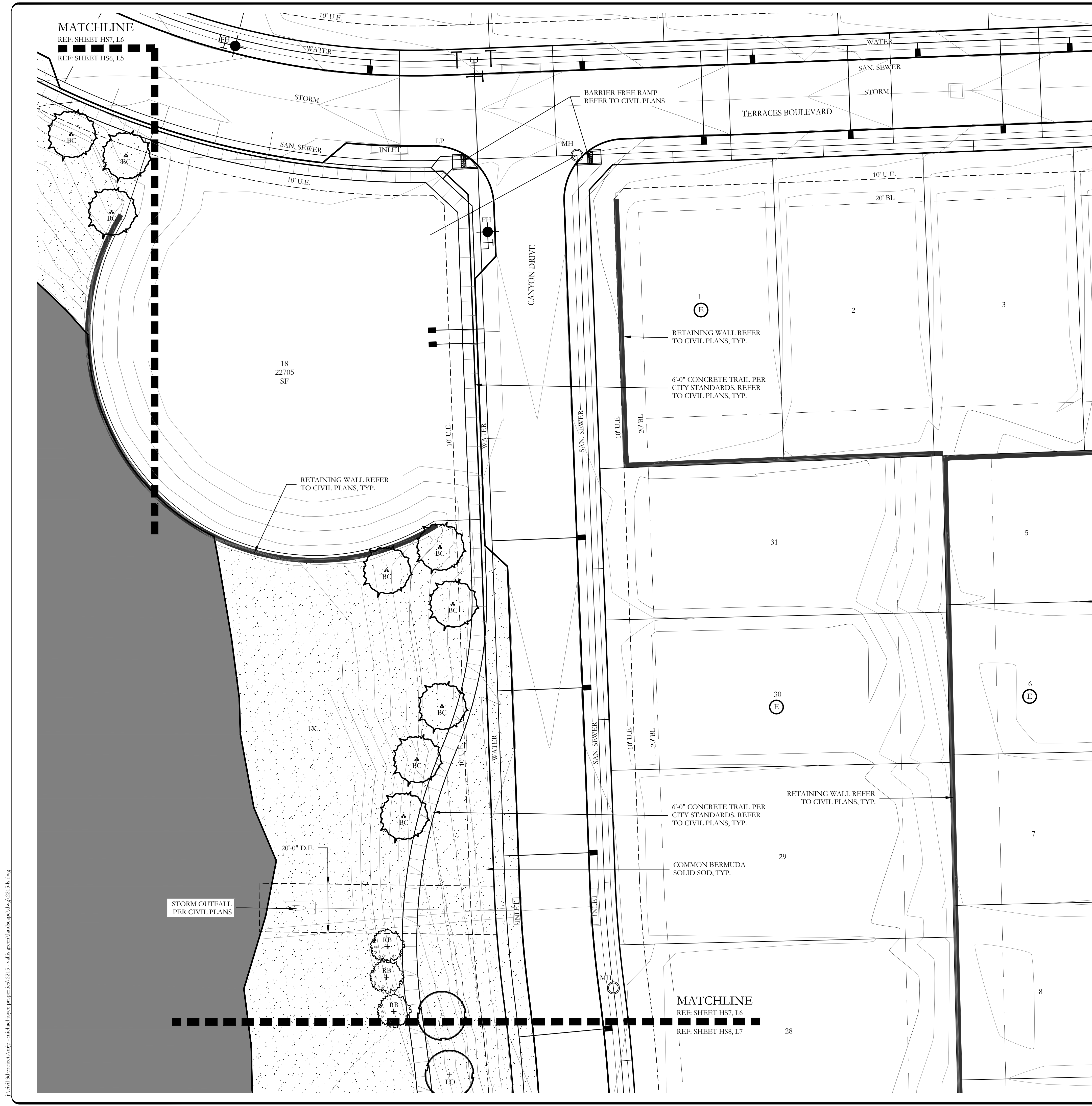


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAXMYRTLE	MYRICA PUSILLA	3 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	



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### PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAXMYRTLE	MYRICA PUSILLA	3 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	





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PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAXMYRTLE	MYRICA PUSILLA	3 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.
		'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.
		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	



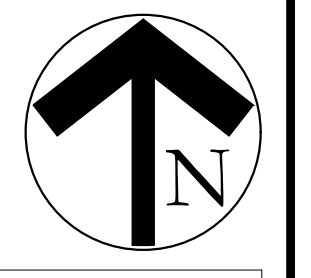
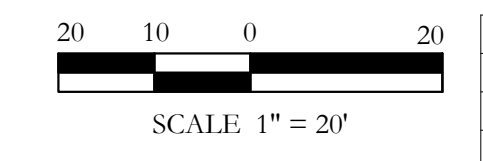


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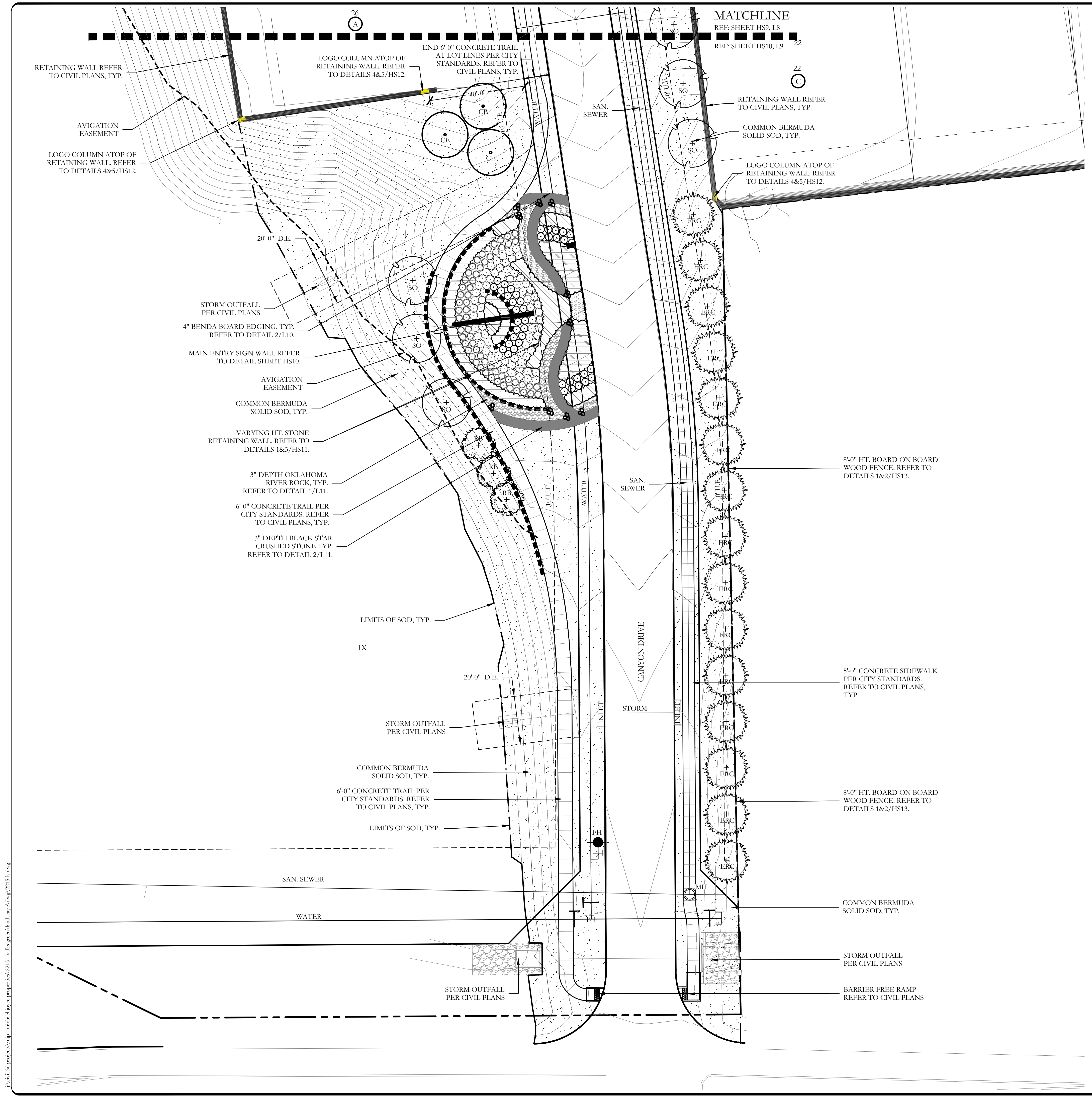


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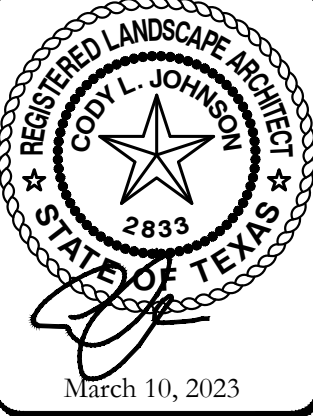
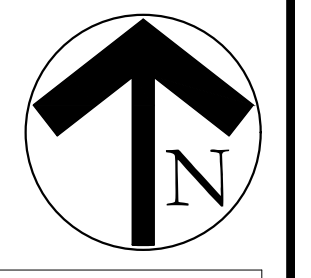
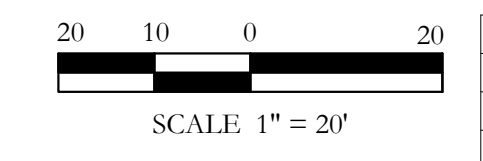
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
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		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAXMYRTLE	MYRICA PUSILLA	3 GALLON	36" O.C.
		RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.
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		AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.
		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
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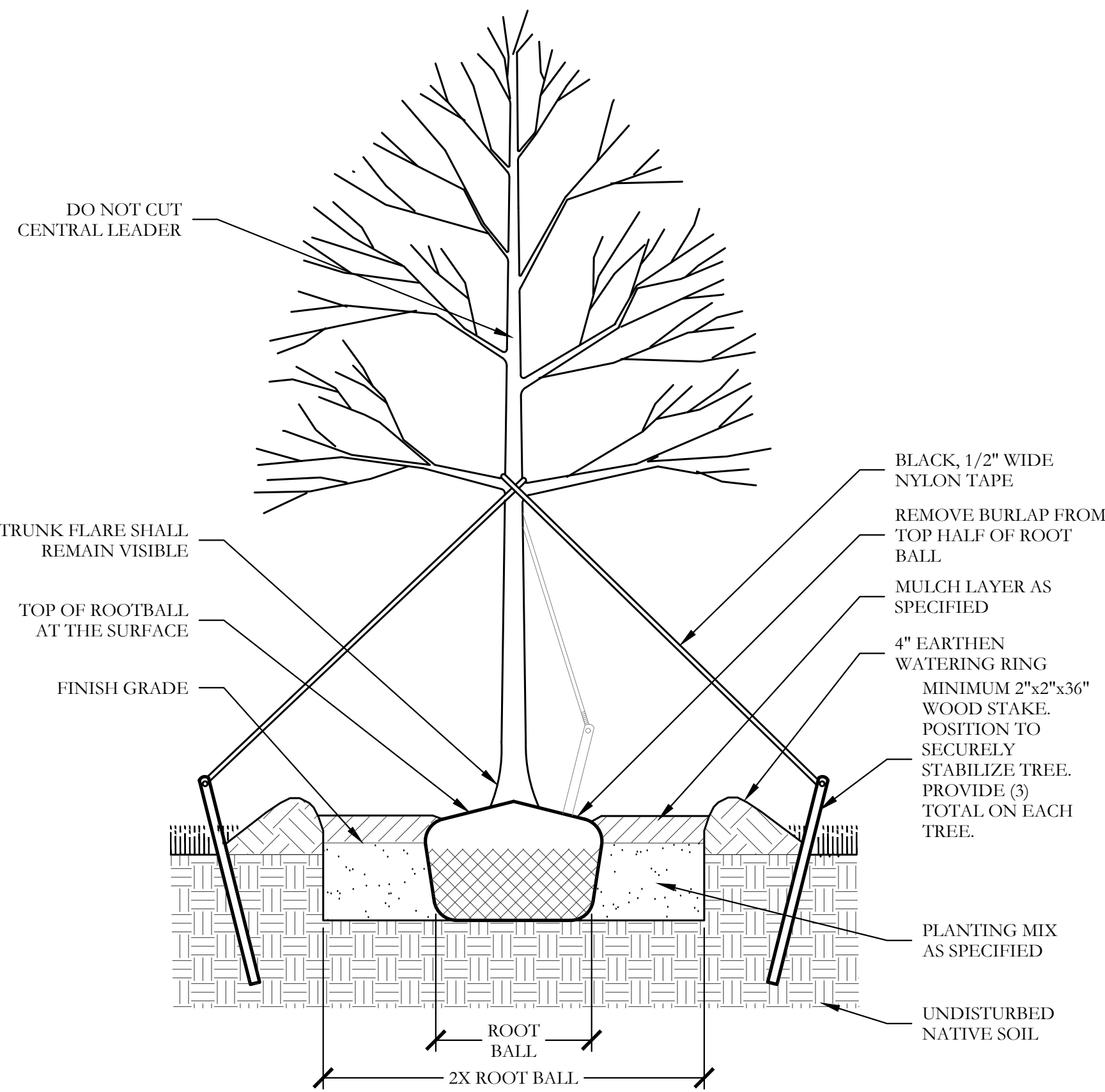




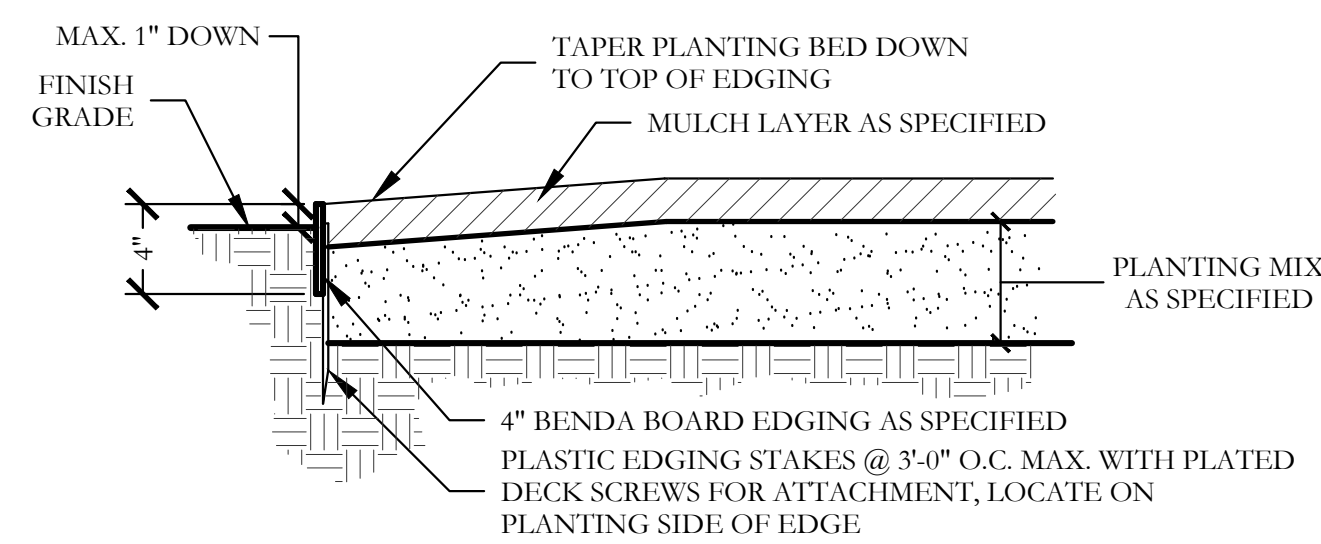
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.
		LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUSSIMA	1 GALLON	18" O.C.
		CREEPING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		BLACK STAR CRUSHED STONE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"
		OKLAHOMA MOSS ROCK BOULDERS	50 LB. TO 250 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.	TON	



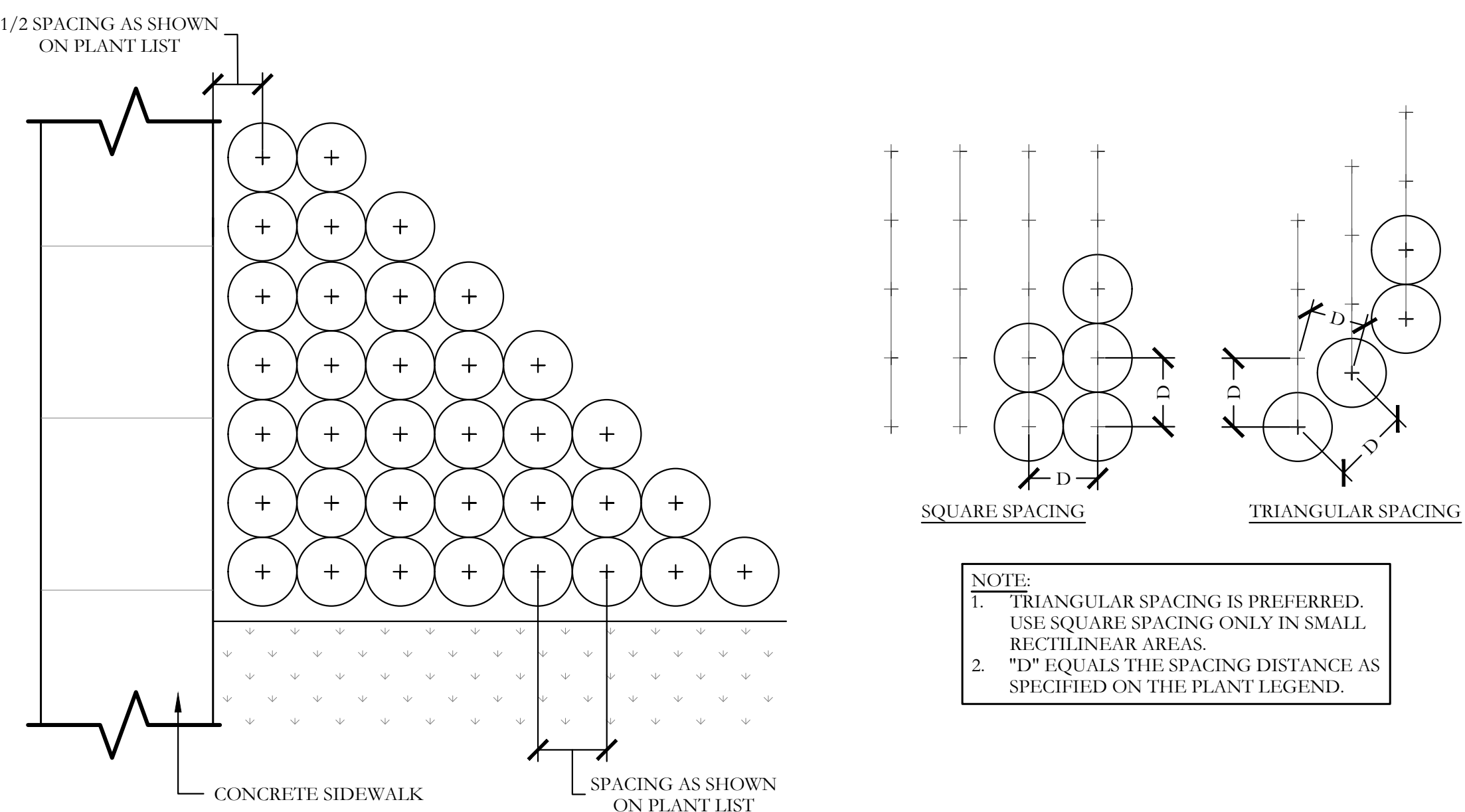




1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



2 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	22	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	20	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	21	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	19	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	34	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	21	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	32	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	25	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	113	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	43	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	132	DWARF WAXMYRTLE	MYRICA PUSILLA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	214	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	133	'COLOR GUARD' YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	135	AUTUMN SAGE	SALVIA GREGGII	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	660	LITTLE KITTEN FOUNTAIN GRASS	MISCANTHUS SINENSIS 'LITTLE KITTEN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,380	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	3,320	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	1,820	CREeping ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,005	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	242,700	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	2,045	BLACK STAR CRUSHED STONE	N/A	SQUARE FEET	100% COVERAGE	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK. STONE SHALL BE 1/2" - 1" DIAMETER IN SIZE.
	2,755	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.
	5.5	OKLAHOMA MOSS ROCK BOULDERS	N/A	TON	AS SHOWN	50 LB. TO 250 LB. MAX SIZE. BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED. FIELD LOCATE ALL BOULDER MASSES ON SITE AND MARK FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH WORK.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PTS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

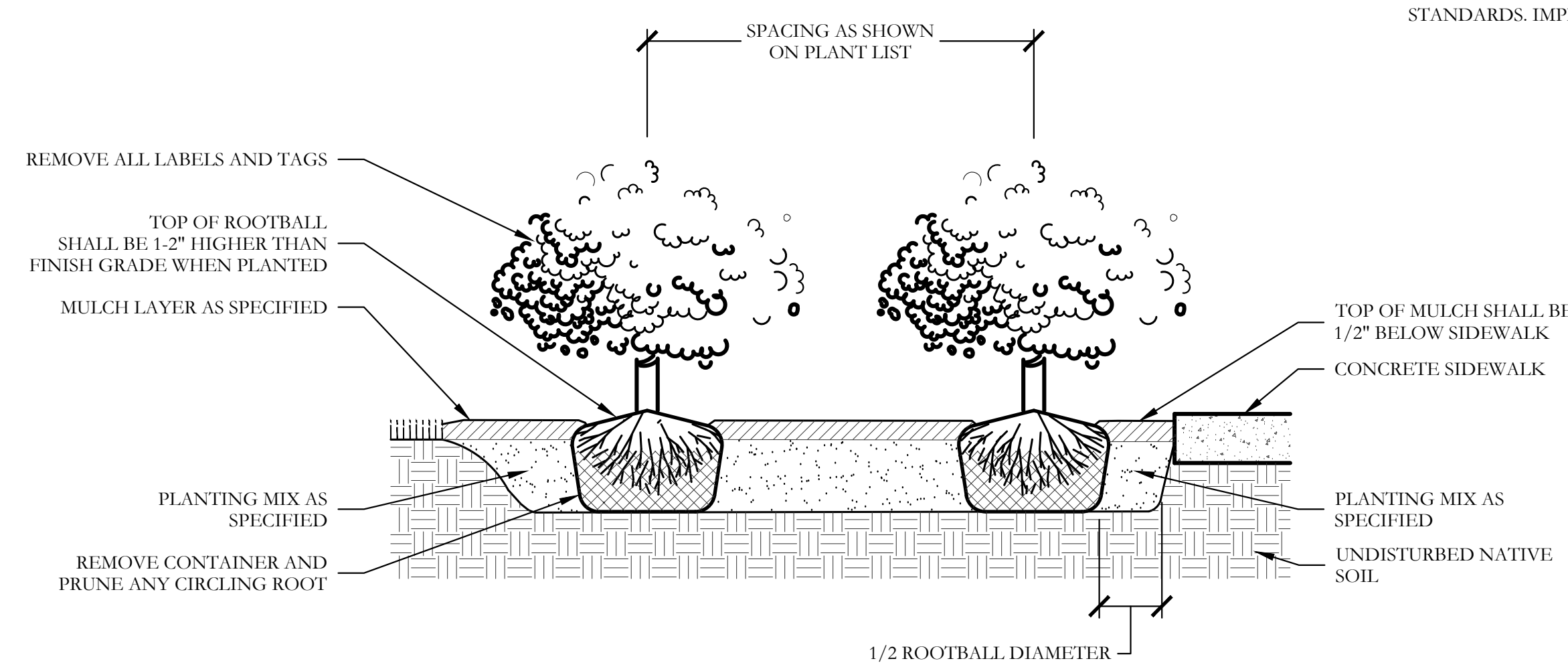
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUGH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



NOT TO SCALE



