

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 14, 2016**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the *May 31, 2016* Planning and Zoning Commission meeting.
2. **P2016-020 (David)**  
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.
3. **P2016-028 (Ryan)**  
Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a master plan/ open space plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.
4. **P2016-029 (Ryan)**  
Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a preliminary plat for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

**APPOINTMENTS**

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

**PUBLIC HEARING ITEMS**

6. **Z2016-017 (Ryan)**  
Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.
7. **Z2016-018 (Ryan)**  
Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

## **ACTION ITEMS**

### **8. MIS2016-008 (Korey)**

Discuss and consider a request by Theresa and Ronald Briones for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.248-acre parcel of land identified as part of Lot 7, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 905 N. Alamo Street/906 N. West Street, and take any action necessary.

### **9. SP2015-018 (David)**

Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

### **10. SP2016-012 (David)**

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

### **11. SP2016-013 (David)**

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

### **12. SP2016-014 (Korey)**

Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend Drive and IH-30, and take any action necessary.

## **DISCUSSION ITEMS**

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

- ✓ P2016-021: Preliminary Plat for Lot 1, Block A, Rockwall CCA Addition [Approved]
- ✓ P2016-022: Preliminary Plat for Lot 1, Block 1, Dobbs Elementary Addition [Approved]
- ✓ P2016-026: Lot 6, Block M, Sanger Brothers Addition [Approved]
- ✓ SP2016-006: Variances for Service King Collision Repair [Approved]
- ✓ Z2016-012: SUP for Kroger Gas Station at 2901 Ridge Road (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-013: Terracina Estates (AG to PD) (1<sup>st</sup> Reading) [Approved]
- ✓ Z2016-014: Ridgecrest Subdivision (AG to PD) (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-015: Amendment to Planned Development District 79 (PD-79) (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-016: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District (2<sup>nd</sup> Reading) [Approved]

## **ADJOURNMENT**

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

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10<sup>th</sup> day of June, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**ARCHITECTURAL REVIEW BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**June 14, 2016**  
**5:00 P.M.**

**DISCUSSION ITEMS**

**1. SP2015-018 (David)**

Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

**2. SP2016-013 (David)**

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

**ADJOURNMENT**

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

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10<sup>th</sup> day of June, 2016, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**MINUTES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 31, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01 p.m. Present were, Commissioners Patrick Trowbridge, Johnny Lyons, Tracy Logan, and Annie Fishman. Absent were Commissioners Sandra Whitley and John McCutcheon Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the May 10, 2016 Planning and Zoning Commission meeting.

2. P2016-021

Discuss and consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.

3. P2016-022

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

4. P2016-026

Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [SH-205], and take any action necessary.

**Chairman Renfro made a motion to pass the consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 5-0, with Commissioners Whitley and McCutcheon absent.**

III. APPOINTMENTS

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

**The Architectural Review Board representative, Ashlei Neill, came forward and gave brief summary of recommendations pertaining to the items on the agenda that required architectural review.**

64 IV. PUBLIC HEARING ITEMS

65  
66 6. Z2016-013

67 Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development,  
68 LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from  
69 an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land  
70 uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186,  
71 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road  
72 south of the intersection of Rochell Road the SH-276, and take any action necessary.  
73

74 Senior Planner, David Gonzales, gave brief explanation of request and reminded the  
75 Commission this was a continuation of the public hearing and that the applicant requested a  
76 continuation at the May 10, 2016 meeting. The applicant is requesting a Planned Development  
77 for Teracina Estates located along Rochell Road, which is at the City's corporate limits. East and  
78 south of the subject property is outside the City limits. North of the subject property is Timber  
79 Creek Estates and to the west is an approximately 80-acre vacant tract of land that is zoned  
80 Agricultural District and further west is Fontanna Ranch.  
81

82 Mr. Gonzales also pointed out that according to the concept plan, it is the intent of the  
83 development to provide 204 single-family residential lots, with two different lot types of which  
84 will be a minimum of 8,125 sq. ft., 65' x 125' lots in area and 80'x125'. The primary lot will have  
85 approximately 184 lots and the remaining 30 will be the larger lots. The development will provide  
86 an approximately nine 9-acre public park located at the southern portion of the development. In  
87 addition, the Concept Plan shows the inclusion of 18.97-acres of net open space or 23.3% that is  
88 exceeding the minimum 20% requirement. Staff has included these as development  
89 requirements within the Planned Development District Ordinance. In addition, the applicant has  
90 also indicated that a minimum of a 15-foot landscape buffer will be provided along Rochell Road.  
91 A minimum 10-ft landscape buffer along the proposed minor collector street, shown as Street H,  
92 is required, with large canopy trees planted along the perimeter of each roadway at 50-ft  
93 intervals. However, the applicant is seeking a waiver to this requirement for Street H due to the  
94 amenities provided for in the 9-acre public park such as an 8-foot wide trail system, a pavilion a  
95 plaza. The applicant will also include a minimum of a five-foot sidewalk that will be constructed  
96 within the rights-of-way. The proposed park has been through the Parks Board and was  
97 approved.  
98

99 Mr. Gonzales further explained that the proposed zoning does appear to conform to the majority  
100 of the Comprehensive Plan's policies and guidelines but the applicant is requesting three  
101 waivers. One is for front entry drives even with the front façade of the home; the Code requires  
102 parking garages must be located at least 20 feet behind the front building facade for front entry  
103 garages, unless it is a J-Swing garage where the garage door is perpendicular to the street. Part  
104 of the PD request is to allow for 20% j-swing. At the last meeting the applicant had proposed  
105 10% j-swing, and there was discussion between the applicant and the Commission. The  
106 applicant is now proposing 20% j-swing product as a minimum and the maximum would be the  
107 front entry garages. Mr. Gonzales noted that would cover two of the waivers that would be built  
108 in the PD Ordinance.  
109

110 Mr. Gonzales went on to state the third waiver concerns the park plan, the Code requires a street  
111 landscape buffer-strip with a minimum width of ten feet, must be provided along the entire  
112 length of the property to be developed that is adjacent to a major arterial or collector street in  
113 numbers equal to one tree for each 50 feet of street frontage. Based on the Planned  
114 Development Concept Plan, Street H will be built as a minor collector in conformance with the  
115 City's Master Thoroughfare Plan. The UDC does allow the Planning and Zoning Commission  
116 and City Council to consider alternative landscaping requirements upon finding that the  
117 resulting landscape will provide an improved amenity for both the general public and users of  
118 the facility being landscaped. To achieve this, the applicant is proposing a 9-acre public park  
119 with lots being single loaded on Street H, in conformance with the Comprehensive Plan.  
120

121  
122 Mr. Gonzales also explained that the Future Land Use Map contained within the Comprehensive  
123 Plan designates the subject property as Low Density Residential land uses. According to the  
124 Comprehensive Plan, the Low Density Residential designation is generally defined as single  
125 family development consisting of less than 2 units per acre; however, a density up to 2.5 units  
126 per gross acre may be allowed within a Planned Development district that includes the

127 dedication and/or development of additional amenities that exceed the minimum standards for  
128 residential Planned Developments. These amenities may include but not limited to parks and  
129 open space, neighborhood amenity centers, development of trails and parks in flood plains,  
130 municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a  
131 density of 2.50 units per gross acre and is proposing an approximately nine 9-acre public park  
132 incorporating an eight 8-ft. concrete hike and bike trail system, a playground area, plaza, picnic  
133 area, covered pavilion, and other features as depicted on the Park Concept Plan. This will be the  
134 developments primary amenity. The proposed zoning does appear to conform to the majority of  
135 the Comprehensive Plan's policies and guidelines with the exception of the required proximity of  
136 residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The  
137 Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or  
138 open space in order to benefit from a property value premium. An approximation of no more  
139 than 24 lots or 11.7% of the lots located in the North West quadrant of the development are not  
140 within the 800-ft. minimum distance requirement. With this being said, the proposed Concept  
141 Plan is a discretionary decision for the City Council.  
142

143 Mr. Gonzales went on to state staff mailed 102 notices to property owners and residents within  
144 500-feet of the subject property. Staff also emailed notices to the Timber Creek and Fontana  
145 Ranch Homeowner's Associations which are the only HOA's located within 1,500 feet of the  
146 subject property. Additionally, staff posted a sign adjacent to the subject property along Rochell  
147 Road and advertised the public hearings in the Rockwall Harold Banner. Staff has received two  
148 notices "not in favor of" the request.  
149

150 Mr. Gonzales clarified that the purpose for the continuance of the meeting was for the garage  
151 orientation and the size of the product that the applicant is providing and those changes have  
152 been made to the ordinance. The applicant increased the size of the homes for each lot type  
153 from 1,400 square feet for lot type A to 1,800 square foot as a minimum and on lot type B those  
154 have been increased to 2,000 square feet also, the increase in the number of j-swing garages.  
155 Mr. Gonzales stated the applicant was present and staff was available for questions, and advised  
156 the public hearing remains open.  
157

158 Chairman Renfro asked the applicant to come forth and speak.  
159

160 Garrett Lust  
161 6860 North Dallas Parkway  
162 Dallas, TX  
163

164 Mr. Lust came forward and explained the decision to increase from the 10% originally proposed  
165 to 20% for the j-swing garages was because they knew the 10% was not acceptable to the City  
166 and felt they have catered to the other requests as far as increasing the minimum required home  
167 size, and increasing the j-swings. He went on to explain that the biggest issue with the increased  
168 number of j-swings is taking away the 20 feet of the back yard for the homeowners. They would  
169 like to limit the number of j-swings to let the homeowners decide if they would want that layout  
170 or not.  
171

172 Commissioner Trowbridge asked if the 20% still allow for anti-monotony such as the patterns in  
173 the front of the homes, will it still be able to differentiate. Mr. Lust stated they plan to uphold all  
174 the anti-monotony standards put in place and would like to use the j-swing as something to  
175 break up the monotony, prefer to have the homeowner be the deciding factor in that. It can also  
176 be discussed with the builder how that is handled generally to avoid the monotony.

177 Chairman Trowbridge asked how many builders will be in the development. Mr. Lust stated  
178 currently they are anticipating for it to be a two builder program. Commissioner Trowbridge  
179 commented on how each builder usually has a stock set of plans, asked how many plans were  
180 they looking at having. Mr. Lust stated that according to the lot size options the builder will have  
181 a set of plans for each lot size and each plan is customizable, but at this time cannot say amount  
182 of plans each builder will come with for each lot.  
183

184 Planning Director, Ryan Miller, added that there is an anti-monotony standards in the Planned  
185 Development District that they will have to abide by, however, discussion concerning builders is  
186 not discussed during the zoning phase.  
187

188 Mr. Lust added that they have included a clause knowing the importance for the City the issue  
189 with the j-swing garage is to avoid the monotony of the front façade of the streetscape, the

190 clause will state that all of the garage doors must be made with cedar construction which  
191 improves the overall look of the front of the house of the front entry designs.  
192

193 Chairman Renfro asked concerning the percentage of j-swing garages if those would be spread  
194 out evenly throughout the subdivision. Mr. Lust stated they have not put in place a plan for that  
195 as of yet. Chairman Renfro asked if the homes in the front would be wider, Mr. Lust stated they  
196 are 65 foot lots the ones towards the north that are adjacent to Timber Creek property are the 80  
197 foot lots and that was done to create a transition between Timber Creek and the requested  
198 subdivision. Mr. Lust stated they do envision for the 80 foot lots to have more of the j-swing  
199 garages layout options because it gives a wider range which makes for a better layout.  
200

201 Mr. Lust went on to state that they are requesting a 5 foot side setback on the 65 foot lots to  
202 allow for a j-swing design.  
203

204 Commissioner Fishman asked if it was still the 23% open space. Mr. Lust stated yes, open space  
205 has not changed. Commissioner Fishman also expressed concern over the traffic on Rochell  
206 Road, asked if there had been any traffic studies done. Mr. Lust stated that at this time they are  
207 under the impression that a traffic study is not necessary for this size development; however  
208 they are planning to improve Rochelle Road onto their property line and will match to the  
209 development to the north which is Timber Creek. Mr. Lust also noted that it is his understanding  
210 that in 2018 TXDOT has plans to expand Hwy 276 and there will be a light there and it would be  
211 improved.  
212

213 Commissioner Lyons asked what the lot mix and percentage for j-swing for Timber Creek  
214 Subdivision. Mr. Lust stated it is 80 foot lots and Timber Creek is rear entry is all alley ways no j-  
215 swing garages.  
216

217 Chairman Renfro stated the public hearing was still open and asked if there was anyone who  
218 wished to speak to come forth and do so, there being no one indicating such; Chairman Renfro  
219 closed the public hearing and brought the item back to the Commission for discussion.  
220

221 Commissioner Logan expressed concern with the percentage of j-swing garages being  
222 requested, feels it is too many front facing garages close to the street expressed concern in the  
223 developer offering the suggestion to the builder to make the garages cedar but with there not  
224 being a Code to enforce that is not convinced enough to give variance. Mr. Gonzales stated that  
225 requirement of cedar garages will be built into the ordinance if approved.  
226

227 Chairman Renfro asked the applicant to come forward.  
228

229 Chairman Renfro expressed concern with the percentage only being 20 for the j-swing garages,  
230 is not inclined to approve with such a low percentage asked the applicant if there would be  
231 consideration to go with a higher percentage. Mr. Lust stated they would consider doing 30% j-  
232 swing.  
233

234 Commissioner Logan expressed concern with allowing so many variances that do not meet the  
235 master plan, believes it is the developers responsibility to adhere to the standards that we want  
236 for our community. Mr. Lust stated that concerning the variances she mentioned, it is only one  
237 that they are doing lot layout and type would be the minimum percentage of j-swing, the only  
238 others would be the landscape buffer and the front entry instead of the alley ways.  
239

240 Commissioner Logan asked if the Parks Department was happy with the variance for the back  
241 northwest lots not being close to any of the open space. Mr. Gonzales advised when the Parks  
242 Board met they approved the plan with the stipulation that the City will not maintain the park  
243 until it becomes fully turfed as well as other stipulations for the amenities. Mr. Lust added they  
244 wanted to build the park through the major thoroughfare because it will be a district park.  
245

246 Commissioner Trowbridge expressed liking of the Park, but believes the concern is the amount  
247 of the j-swing garages would be willing to make a motion with the 30% increase the applicant  
248 stated they would be willing to do.  
249

250 Commissioner Trowbridge made a motion to pass the request with the amended 30 percent  
251 increase for the j-swing garage requirement. Commissioner Fishman seconded the motion  
252 which passed by a vote of 5-0, with Commissioners Whitley and McCutcheon absent.

253 Chairman Renfro noted Commissioner McCutcheon arrived at the meeting at 6:35 p.m.  
254  
255

256 V. ACTION ITEMS  
257

258 7. SP2016-006

259 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael  
260 James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop (i.e. Service King*  
261 *Collision Repair)* on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey,  
262 Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light  
263 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action  
264 necessary.  
265

266 Senior Planner, Ryan Miller, gave brief explanation of request stating that On March 7, 2016, the  
267 City Council approved a Specific Use Permit to allow for outside storage on the 3.2039-acre  
268 subject property. This case specifically allowed the outside storage of automobiles in the IH-30  
269 Overlay District. As part of this case, the City Council approved a recommendation by the  
270 Planning and Zoning Commission requiring a six foot masonry fence, non-precast fence. In  
271 response to this approval, the applicant submitted an application for a site plan showing the  
272 proposed layout of the 18,475 SF major automotive repair facility on April 15, 2016. The subject  
273 property is located within the IH-30 Overlay District, east of John King Boulevard, on the  
274 southern side IH-30 Frontage Road and is zoned Light Industrial District.  
275

276 Mr. Miller went on to state the requested land use is permitted by right within the Light Industrial  
277 District and with the Specific Use Permit being approved no additional approvals will be needed  
278 by the Planning and Zoning Department or the City Council with the exception of the variances  
279 the applicant is requesting. And aside from the variances, the photometric plan, landscape plan  
280 and the site plan all conform to the technical requirements. The variances specifically relate to  
281 the building construction and are one, to the screening requirements. The applicant is  
282 requesting a variance to allow two vent stacks to project out of the rear of the building it will  
283 serve as ventilation for the paint booths. These vent stacks are depicted on the building  
284 elevations, and the applicant has submitted a letter stating that they will be 2'-4" in diameter and  
285 extend above the parapet wall by eight feet. The applicant has stated any type of screening  
286 would make the building look unbalanced. This is an Overlay District requirement therefore the  
287 variance will require a ¾-majority vote of the City Council to be approved.  
288

289 Mr. Miller went on to state that the second variance is to the Building Standards specifically the  
290 materials. Currently the materials being provided are CMU, Austin stone and stucco. Stucco is  
291 allowed up to 50% of the masonry requirement however the applicant is showing about 51-58%  
292 on various facades and that does exceed the maximum permitted by the Code and the applicant  
293 is requesting a variance for that as well. Also, Mr. Miller explained, the four sided architecture  
294 requirement, which is made up of the horizontal and vertical articulation as well as the material  
295 requirements. In this case the applicant is requesting a variance due to the fact that the building  
296 doesn't meet the horizontal or vertical articulation nor does it incorporate the same materials on  
297 all four sides. The back wall is basically flat and is only composed of CMU. The applicant has  
298 stated that the purpose behind not meeting the stone requirement on that back wall is because it  
299 will not be visible.  
300

301 Mr. Miller further explained that the Comprehensive Plan state that Planning and Zoning and City  
302 Council should consider pro-active methods to encourage high quality and inspiring  
303 architecture throughout the City particularly on undeveloped sites that are highly visible on the  
304 IH30 frontage road. The subject property is within the IH30 Overlay District; however any  
305 variances to the Unified Development Code are a discretionary decision to the Planning and  
306 Zoning Commission and City Council.  
307

308 Mr. Miller went on to state that the Architectural Review Board reviewed the proposed site plan  
309 and building elevations. The ARB requested that the applicant provide a mansard roof structure  
310 extending from the mid-point of the building to the front canopies adjacent to IH-30. The  
311 purpose of this request was to provide balance to the building while breaking up the monotony  
312 of the roofline. The applicant has stated that due to the cost of the requested improvements  
313 they will not be able to accommodate the ARB's recommendation. As a result, the ARB cannot  
314 recommend approval of the requested variances. Also, concerning one of the recommendations,  
315 currently the applicant is showing a six foot masonry dumpster enclosure but the Overlay

316 District requires an eight foot. It wasn't a requested variance in the letter provided by the  
317 applicant but that was added to the recommendation section in the Commissions case memo.  
318

319 Mr. Miller advised the applicant was present and staff was available for questions.  
320

321 Chairman Renfro asked applicant to come forth and speak.  
322

323 Jeff Carrol  
324 Carrol Architects  
325 705 E. IH30  
326 Rockwall, TX  
327

328 Mr. Carroll came forward and stated he took the from the previous Planning and Zoning work  
329 session on the Architectural Board's recommendation to add a masonry roof from the mid-  
330 section back towards the front section to Service King and they were reluctant to do that, mainly  
331 due to a cost stand point, and although that is not a viable reason, but Mr. Carrol added that  
332 considering the site work that is being done with the adding of the masonry screened wall and  
333 various other issues that have come with the site, that was the reason for being unable to accept  
334 that recommendation at this time.

335 Mr. Carrol went on to explain the exhaust vents for the paint booths are eight feet tall and the  
336 para pet wall is four feet tall that would stick out four or five feet about the para pet since it is  
337 just an exhaust there is no smoke, heat type thing. Those pipes what has been found is that they  
338 are less distracting and will blend in with the sky as they are a silver color as opposed if a  
339 screen is put around them. The exhaust vents would also be approximately 300 feet away from  
340 IH-30 because the paint booths are in the back part of the building.  
341

342 Concerning the stucco percentage Mr. Carol explained that when it was re-evaluated the front  
343 elevation they came up with the 58% and felt it was close enough and wanted to move forward  
344 with that because they feel the product they are bringing is an A product to Rockwall and so far  
345 is the most dressed up Service King that they have put out so far and is asking for the  
346 Commission's recommendation to move forward.  
347

348 Commissioner Trowbridge asked how wide the back wall is. Mr. Carrol stated for the horizontal  
349 and vertical articulation it is being met in the front and on the two side walls, but on the back  
350 since it is so deep and narrow and is 90 feet wide.  
351

352 Commissioner Lyons asked if any HVAC equipment would be on the roof. Mr. Carrol stated it  
353 would all be on the roof and would be below the para pet wall that was raised will cover the  
354 equipment. Commissioner Lyons also asked if the vent stacks are being left silver, Mr. Carrol  
355 stated they would be and Service King has done studies concerning that and have found silver  
356 reflects the light and blends in better than paint.  
357

358 Chairman Renfro brought the item back to the Commission for discussion, questions or  
359 motions.  
360

361 Commissioner Lyons made motion to pass the item with staff recommendations. Commissioner  
362 Fishman seconded the motion, which passed by a vote of 6-0, with Commissioner Whitley  
363 absent.  
364

## 365 VI. DISCUSSION ITEMS 366

### 367 8. Z2016-017 368

369 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text  
370 amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use*  
371 *Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of  
372 changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.  
373

374 Planning Director, Ryan Miller, gave brief explanation of item stating that on May 16<sup>th</sup> staff  
375 brought forward an ordinance proposing to allow the motor vehicle used use by Specific Use  
376 Permit in a Light Industrial District and by right in a Heavy Industrial District however the  
377 ordinance also restricted the use in certain Overlay Districts in the City. The City Council did  
378 deny that and directed staff to bring back a text amendment allowing the use by Specific Use

379 Permit in the Light Industrial District only. In accordance with that staff has provided the  
380 Commission with a draft ordinance that would basically change what was proposed in the  
381 previous meeting to allow that use only by Specific Use Permit in a Light Industrial District.  
382

383 Mr. Miller went on to explain that the item will be brought back for action on the June 14<sup>th</sup>  
384 meeting and is available for any questions.  
385

386 Commissioner McCutcheon asked for clarification of the new draft as opposed to the previous  
387 one that was brought to them in the last meeting. Mr. Miller explained that currently the code  
388 only allows the used automotive dealership as an ancillary use to a new motor vehicle  
389 dealership which is currently allowed by right in a Commercial District and by SUP in a Light  
390 Industrial District. What staff has been directed to prepare is to allow this use as a standalone  
391 use in a Light Industrial District through a Specific Use Permit only.  
392

393 Chairman Renfro asked if the use can be allowed within the Overlay Districts. Mr. Miller stated  
394 that was what was proposed in the previous draft ordinance that was voted down by City  
395 Council and staff was directed to bring it back to allow it in a Light Industrial by a Specific Use  
396 Permit.  
397

398 General discussion took place concerning allowing the use within the Overlay Districts.  
399

400 Commissioner McCutcheon asked if a map could be provided at the next meeting to show where  
401 Light Industrial areas are within the City. Mr. Miller stated he could provide the Commission with  
402 that and include it in the packets for their review.  
403

404 There being no further questions Chairman Renfro indicated the case will return to the  
405 Commission for action at the next scheduled meeting.  
406

407  
408 9. Z2016-018

409 Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on  
410 behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District  
411 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the  
412 purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance*  
413 *14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J.  
414 Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-  
415 552 and west of Breezy Hill Road, and take any action necessary.  
416

417 Chairman Renfro asked the applicant to come forward.  
418

419 Rich Darragh  
420 8214 Westchester Drive suite 710  
421 Dallas, TX  
422

423 Mr. Darragh came forward and stated they are still working on a final plan and the PD but will  
424 have more details as they move forward and will provide those at the next scheduled meeting.  
425 But basically they are looking to rezone the Commercial they already have at the southwest  
426 corner of Breezy Hill, are looking to rezone it to 50'x 120's and the approximate numbers will be  
427 47 lots, front entry with a minimum of 20 homes not less than 2,500 square feet.  
428

429 Commissioner Trowbridge asked if what was being done is taking out a commercial spot and  
430 replacing it with residential. Mr. Darragh stated they are making the commercial area smaller due  
431 to not finding buyers with the size it is currently they want to make it smaller make it more  
432 marketable to the commercial buyers and continue the transitional zoning. Commissioner  
433 Trowbridge asked the size of that commercial lot. Mr. Darragh stated it is 19 ½ acres.  
434

435 There being no further questions Chairman Renfro indicated the case will return to the  
436 Commission for action at the next scheduled meeting.  
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10. P2016-020

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

**Senior Planner, David Gonzales, reminded the Commission that the preliminary plat for this item was re-instated December of 2015 and now can move forward with Phase II.**

**Chairman Renfro asked applicant to come forward.**

**Cameron Slown  
FC Cuny Corporation  
(No address given)**

**Mr. Slown came forward and stated this is the second phase of the Fontanna Ranch development and the only difference from what was presented in the preliminary plat and now is the extension of Guadalupe Drive to the northeast. There have been some adjustments in the detention area, but aside from that it is similar to what was presented before.**

**Mr. Gonzales added Guadalupe Drive will extend to the Terracina Estates and is what was being referred to as street H.**

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

11. P2016-023

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

**Planning Director, Ryan Miller, gave brief explanation of the case stating the master and preliminary plat are what is being brought forward as the zoning was approved at the previous meeting. The master shows that it will be plated in two phases and will be incorporating the ten foot walking trail along the John King Blvd. as well as construct a trail head and will also be providing an amenity center, community garden and a private park area.**

**Mr. Miller added this will be taken to the Parks Board, and that is why it came before the Commission in the work session and will bring the Park Boards recommendation at the June 14<sup>th</sup> meeting.**

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

12. P2016-024

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

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Chairman Renfro noted this agenda item would be combined with the previous item, P2016-023.

13. SP2016-012

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

Chairman Renfro asked applicant to come forward.

Michael Hampton  
REDC

Mr. Hampton came forward stated he is the Director of Project Development with the REDC and is here with several members of the applicants team. He stated the REDC owns about 400 acres at the Rockwall Technology Park and roughly about half of that is vacant including the 30 acre piece at the hard corner of Discovery and Data. The REDC has been working for several months with Pride Industries and the REDC Board of directors approved a contract with them and an agreement to recruit their very large project which they are very excited to bring to Rockwall. They have received staff's comments and there are technical issues that will be corrected and revisions will be sent back to staff. They want to get feedback from staff as there are variances that the applicant is requesting primarily with the architectural side of things, which is not too uncommon for these large manufacturing facilities.

Mr. Hampton further stated they will be asking for a parking variance the provided parking that they are proposing is about 132 spots, and although this is a large facility, there will be about 140 employees thru 3 shifts it is operated 24 hours a day, will only have a limited amount of employees at a time and therefor did not want to propose a large amount of parking. They will also be asking for a screening variance, on the east side of the building there is truck areas that instead of a 14 foot wall there, they are proposing a berm as well as a hedge of cedar trees and some streetscape trees along Data Drive. They felt after talking to staff that was a preferred more attractive look.

Mr. Hampton went on to explain there is also a detention pond on the northwest side of the site. The REDC is developing a regional detention pond and currently are about half way into the design on that and with the contract are obligated to try and get that in in conjunction with this project, therefor that pond may or may not be the case even if applicant does build it, it may be a temporary pond and are requesting not to put the trees in only to have to pull them out and that is another variance they will be requesting. The other three that have been identified are all dealing with the architectural side. Mr. Hampton provided pictures of the applicant's most recent construction to show what the end product would look like and it will be one that will fit in at the Technology Park.

Commissioner Trowbridge asked what will be manufactured and if it would be just one tenant. Mr. Hampton stated Pride is a corrugating manufacturer and this facility will be corrugating and converting facility for cardboard and various packaging containers.

Commissioner McCutcheon asked if everything will be done internal, aside from the trucks backing up. Mr. Hampton stated it would all be internal.

Chairman asked what the total square footage of the building was and how many parking spots there were. Mr. Hampton stated it is 389,000 square feet.

Mr. Gonzales answered, and stated they are providing 132 spaces, 9x20 and what is required is 309 however they are providing additional parking spaces for the tractor trailers making the total 334, however those are not viewed as typical parking spaces and that is the purpose for the variance but is not an unusual request.

568 Chairman Renfro expressed concern for long term planning, for reuse of this property if the  
569 building were to become obsolete.

570  
571 Mr. Miller stated since it was a discussion item he would add that this type of variance has been  
572 approved in several other buildings when a shift plan is provided and what is being seen  
573 industry wide is a need for less employees and therefore the City's parking requirement may be  
574 a little high for manufacturing type business.

575  
576 Commissioner Trowbridge asked what percentage of office it would have. Mr. Hampton stated it  
577 would be about 4 or 5 percent of office space.

578  
579 There being no further questions Chairman Renfro indicated the case will return to the  
580 Commission for action at the next scheduled meeting.

581  
582  
583 14. SP2016-013

584 Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R.  
585 Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre  
586 tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal  
587 Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
588 District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV)  
589 District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and  
590 take any action necessary.

591  
592 Chairman Renfro asked the applicant to come forward.

593  
594 **Greg Stogner**  
595 **12720 Hillcrest suite 650**  
596 **Dallas, TX**

597  
598 Mr. Stogner came forward and gave brief summary of request stating it is for an Urgent Care  
599 facility Care Now would be the tenant, it is 6,235 square feet they do meet the landscape  
600 standards, it's owned by HCA Hospital Corporation of America. Mr. Stogner went on to say he  
601 has built about 25 of them and it is a good company with good people.

602  
603 Chairman Renfro asked concerning Architectural Review Boards comments. Mr. Stogner stated  
604 they went through the four sided architecture and looking at PD 32 as to what that is and the  
605 defined tem of the four sided architectural is not a defined term in there but it does say to have a  
606 dual entrance appearance, but in this case it causes confusion because looking at north, south,  
607 east and west and will be calling Horizon true east so Horizon would be the entrance that is east  
608 and that is where you would have stone as looking at elevation number 5 then you have accent  
609 brick and racing stripes on the side facing Trend HR that would be what would be called the  
610 west side and then the north side because that is at IH-30 that is where they would be putting the  
611 stone. The Architectural Review Board wanted to have the stone there changed to brick lift up  
612 the para pet as it is and on elevation two which would be towards Pinnacle Way to make that,  
613 what he would call turn the stone down the two windows and meet the architectural offset to the  
614 left that is seen by the front door which they do plan on adding.

615  
616 Staff showed pictures of elevations on screen to allow visual of what applicant was discussing.

617  
618 There being no further questions Chairman Renfro indicated the case will return to the  
619 Commission for action at the next scheduled meeting.

620  
621 15. SP2016-014

622 Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn  
623 Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on  
624 a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall,  
625 Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)  
626 District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend  
627 Drive and IH-30, and take any action necessary.

628  
629 Chairman Renfro asked the applicant to come forward.

630

631 Annalyse Olsen  
632 1834 S. FM551  
633 Fate, TX  
634

635 Ms. Olson came forward and came forward and stated they are requesting to build an office  
636 warehouse park on a property that is connecting to a storage facility that they are currently  
637 finishing construction on. The two buildings combined will be 20,800 square feet, the eastern  
638 property is 8,800 square feet and the back building is 12,000 square feet.  
639

640 Planner, Corey Brooks, added that on the south elevation of both of the buildings they are  
641 currently not meeting the vertical or horizontal articulation requirements and will be requesting a  
642 variance but they will not be visible from public view and additionally the trees off Townsend will  
643 help screen that as well. The Architectural Review Board suggested turning the northern  
644 building the other direction and have both buildings face each other and possibly have a court  
645 yard in the middle so as to not have one building doesn't front the back of the other building.  
646 The applicant is going to look into the request and find out if that will be feasible for them to do.  
647

648 Mr. Brooks went on to state that additionally the Architectural Review Board wanted more  
649 vertical articulation on the north elevation of the building and the applicant is proposing raising  
650 the middle piece two to three feet to break up the monotony of the two buildings.  
651

652 Mr. Brooks also explained each suite will have a separate tenant and will have office space and  
653 warehouse space.  
654

655 Chairman Renfro asked if each entrance would be for each individual tenant. Mr. Brooks stated  
656 they would be separate suits for each individual tenant.  
657

658 Commissioner Trowbridge asked if they own and operate storage facilities and has the zoning  
659 been changed recently on this particular property. Ms. Olson stated they primarily do own  
660 storage facilities. Mr. Miller added that recently the property was subdivided and the applicant  
661 had to get a variance to do that due to Platinum Storage who is currently under construction  
662 doesn't have frontage on a public street and had to get approval thru Planning and Zoning as  
663 well as City Council.  
664

665 Commissioner Trowbridge asked what kind of business they foresee will be renting the offices.  
666 Ms. Olson stated she believes it will be possibly landscapers, contractors and such.  
667 Commissioner Trowbridge also asked how many suites there would be. Ms. Olson stated there  
668 would be four in the front and five in the back and Platinum Storages offices will take up half of  
669 the front of the building.  
670

671 Commissioner Lyons asked how much square footage was each suite. Ms. Olson stated she did  
672 not have that information but will provide it at the next meeting.  
673

674 There being no further questions Chairman Renfro indicated the case will return to the  
675 Commission for action at the next scheduled meeting.  
676

677 16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.  
678

- 679 ✓ P2016-016: Final Plat for Wanda Ridge Estates Addition [Approved]
- 680 ✓ Z2016-012: SUP for a Retail Store w/ Fuel Sales at 2901 Ridge Road (1<sup>st</sup> Reading) [Approved]
- 681 ✓ Z2016-013: Zoning Change from AG to PD for Terracina Estates [Postponed June 6, 2016 Meeting]
- 682 ✓ Z2016-014: Zoning Change from AG to PD for the Ridgecrest Subdivision (1<sup>st</sup> Reading) [Approved]
- 683 ✓ Z2016-015: Amendment to PD-79 (1<sup>st</sup> Reading) [Approved]
- 684 ✓ Z2016-016: Text Amendment to the SRO District (1<sup>st</sup> Reading) [Approved]
- 685 ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales [Postponed to the June 6, 2016  
686 Meeting]
- 687 ✓ SP2016-008: Variances for Carmel Car Wash [Approved]
- 688 ✓ SP2016-009: Variances for Panera Bread [Approved]
- 689 ✓ SP2016-010: Parking Agreement for 805, 815 & 821 T. L. Townsend Drive [Approved]
- 690 ✓ SP2014-011: Alternate Landscape Plan for Channell Commercial Corporation [Approved]
- 691
- 692

693 Planning Director, Ryan Miller, provided a brief update about the outcome of the above  
694 referenced case at the City Council meeting. General discussion over Case No. Z2016-017 and  
695 procedural requirements for cases took place between the Planning Director and the  
696 Commission.  
697

698  
699 VII. ADJOURNMENT  
700

701  
702 The meeting adjourned at 7:48 p.m.  
703

704  
705 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,  
706 Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
707

708  
709 \_\_\_\_\_  
710 Craig Renfro, Chairman  
711

712 Attest:

713 \_\_\_\_\_  
714 Laura Morales, Planning Coordinator  
715

# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 06/14/2016

**APPLICANT:** Cameron Slown of FC Cuny Corporation

**AGENDA ITEM:** **P2016-020** Final Plat for *Fontanna Ranch Phase II*

---

### **SUMMARY:**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary.

### **PLAT INFORMATION:**

- ✓ The objective of this request is to establish 49 single-family residential lots for the Fontanna Ranch, Phase II Subdivision. The property is zoned Planned Development District No. 64 (PD-64) which has an underlying zoning of Single Family 10 (SF-10) District for residential land uses and is generally located generally located east of FM-549 and south of SH-276.
- ✓ the Preliminary Plat for Fontanna Ranch was reinstated in January of this year for the purpose of constructing Phase II. The proposed development complies with the Master Thoroughfare Plan showing the extension of Guadalupe Drive in an eastward fashion, eventually connecting with the currently proposed Terracina Estates *Street H* [see case Z2016-013] that extends to Rochell Road.
- ✓ On June 7, 2016, the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:
  - a) Payment of cash in lieu of land fees is due at final plat approval in the amount of \$318.00 per lot (or \$15,582.00).
  - b) Payment of pro-rata equipment fees is due at final plat approval in the amount of \$446.00 per lot (or \$21,854.00).

*NOTE: This condition has been added to the conditions of approval below.*

- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.
- ✓ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

## **RECOMMENDATIONS:**

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

- 1) All staff comments (*Project Plan Review*) provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.
- 2) Adherence to Parks Board and Parks Department requirements for Park District No. 22 and 49 single family residential lots for Fontanna Ranch, Phase II.
- 3) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History



<b>Project Number</b> P2016-020	<b>Owner</b> FONTANNA, RANCH LTD	<b>Applied</b> 5/16/2016 LM
<b>Project Name</b> Fontanna Ranch Phase II	<b>Applicant</b> FC CUNY CORPORATION	<b>Approved</b>
<b>Type</b> PLAT		<b>Closed</b>
<b>Subtype</b> FINAL		<b>Expired</b>
<b>Status</b> STAFF REVIEW		<b>Status</b> 5/16/2016 LM

<b>Site Address</b> FM549	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> FONTANNA RANCH PH 1	<b>Tract</b> 5	<b>Block</b> NULL	<b>Lot No</b> 5	<b>Parcel No</b> 0186-0000-0005-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<b>BUILDING</b>	<b>John Shannon</b>	<b>5/16/2016</b>	<b>5/23/2016</b>	<b>5/17/2016</b>	<b>1</b>	<b>APPROVED</b>	
ENGINEERING (5/19/2016 2:37 PM AW) Engineering Comments on plat. Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Need to add minimum finished floor for all lots touching the detention/drainage easement (minimum 2' above 100 year water surface) Label the detention easement as detention/drainage easement Add note on plat: The property owner(s) are responsible for maintance, repair, and replacement of all the detention/drainage systems. 4% engineering fees Impact fees at building permit	Amy Williams	5/16/2016	5/23/2016	5/24/2016	8	COMMENTS	See Comments
ENGINEERING (6/2/2016 11:09 AM AW) Page 2 #7 add the word "owner's/HOA" after "Property"	Amy Williams	6/2/2016	6/9/2016	6/2/2016		COMMENTS	See Comment
<b>ENGINEERING</b>	<b>Amy Williams</b>	<b>6/9/2016</b>	<b>6/16/2016</b>	<b>6/9/2016</b>		<b>APPROVED</b>	
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
<b>FIRE</b>	<b>Ariana Hargrove</b>	<b>6/3/2016</b>	<b>6/10/2016</b>	<b>6/3/2016</b>		<b>APPROVED</b>	
GIS (6/1/2016 1:28 PM LS) 1. Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates) Tx State Plane NAD83 (4202) & closure report. 2. Submit CAD .dwg of lots and street centerlines to the Planning or GIS dept so addressing can begin.	Lance Singleton	5/16/2016	5/23/2016	6/1/2016	16	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	5/16/2016	5/23/2016	5/19/2016	3 COMMENTS	See comments

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east of FM-549 and south of SH-276, and take any action necessary

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-020" on the lower right corner on all pages of the revised plat.
3. Tie at least 2 corners to city monumentation and label as such.
4. Minimum 80-ft frontage required per PD-64 standards. The following lots are identified as not meeting the minimum 80-ft frontage. Indicate and label where the front building line will meet the 80-ft frontage requirement for each of the following lots or adjust lot lines accordingly to meet the 80-ft frontage: Lot 11 of Blk F, & Lot 6 of Blk H.
5. Provide a label for visibility clips. Provide detail.
6. Relabel Lot 24, Block F Open Space as "Drainage & Detention Easement."
7. Surveyor's Certificate - Notary not necessary when stamped by surveyor.
8. Fontanna Ranch Ph II located within Park District No. 22 - Parks Board meeting to be held on June 7th at 6:00 p.m. in the City's Council Chambers. Adherence to Parks Board recommendations.

\*\* As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. \*\*

Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, Parks Board or City Council. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Planning - Work Session: May 31st, 2016 (6:00 p.m.)

Parks Board - Action: June 7, 2016 (6:00 p.m.)

Planning - Action: June 14, 2016 (6:00 p.m.)

City Council - Action: June 20, 2016 (6:00 p.m.)

PLANNING	David Gonzales	6/1/2016	6/8/2016	6/1/2016	COMMENTS	See comments
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The following staff comments for the revised plans are to be addressed and resubmitted no later than Tuesday, June 14, 2016. Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a Final/subsequent review by staff:

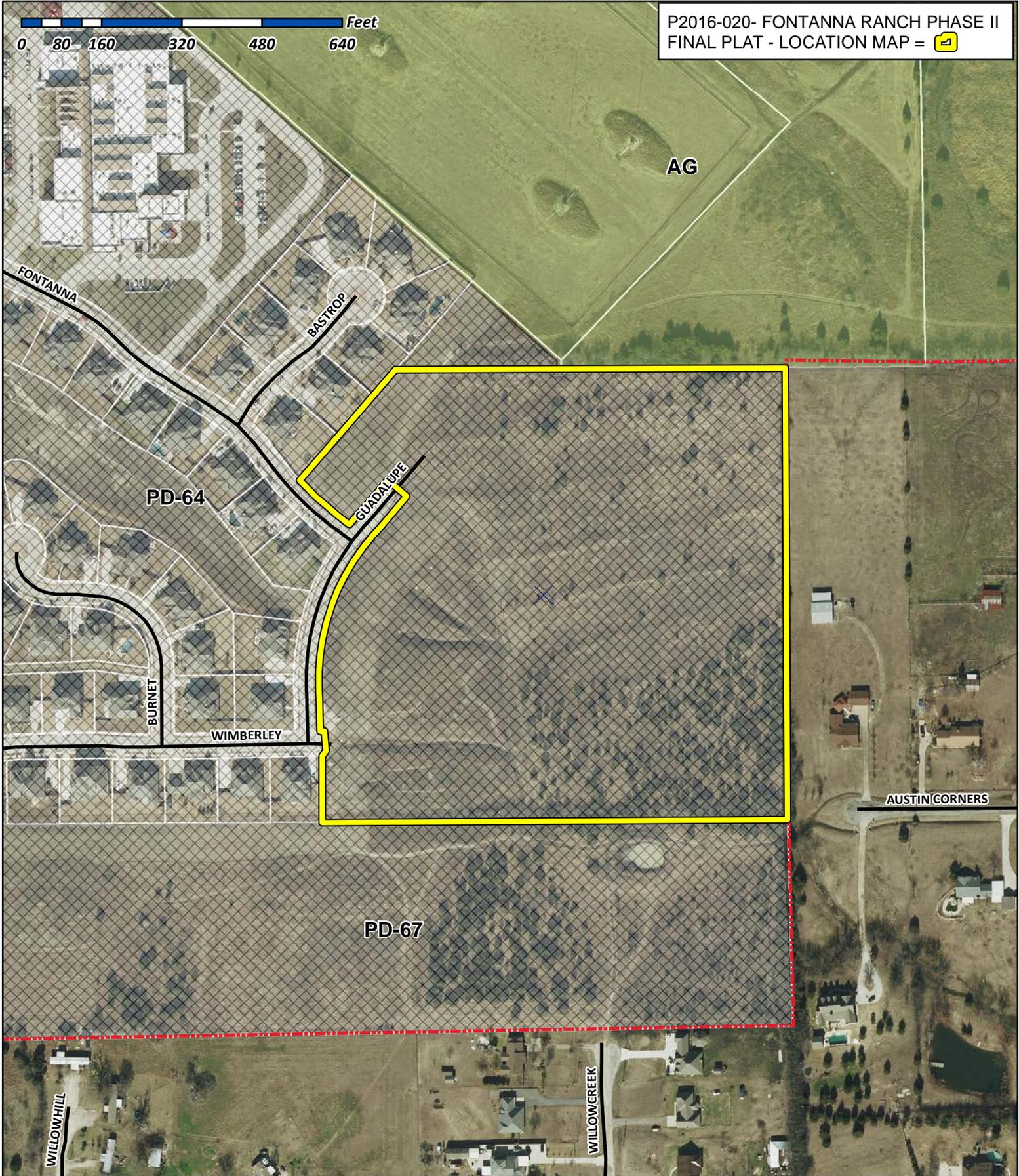
1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide the Surveyor's Certificate on page 2 - Notary not necessary when stamped by surveyor.

\*\* As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **						
Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, Parks Board or City Council. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Parks Board - Action: June 7, 2016 (6:00 p.m.)						
Planning - Action: June 14, 2016 (6:00 p.m.)						
City Council - Action: June 20, 2016 (6:00 p.m.)						
PLANNING	David Gonzales	6/9/2016	6/16/2016	6/9/2016	APPROVED	See Conditions
1. Adherence to all Engineering and Fire Department standards shall be required.						
** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **						
Meeting Dates to Attend: Although it is not mandatory, staff would recommend that someone be present for all meetings scheduled below in the event there are questions from either P&Z, or City Council. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Planning - Action: June 14, 2016 (6:00 p.m.)						
City Council - Action: June 20, 2016 (6:00 p.m.)						

0 80 160 320 480 640 Feet

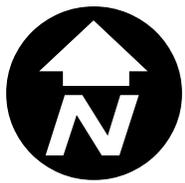
P2016-020- FONTANNA RANCH PHASE II  
FINAL PLAT - LOCATION MAP = 



# City of Rockwall

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

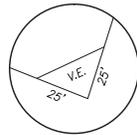
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**LEGEND**

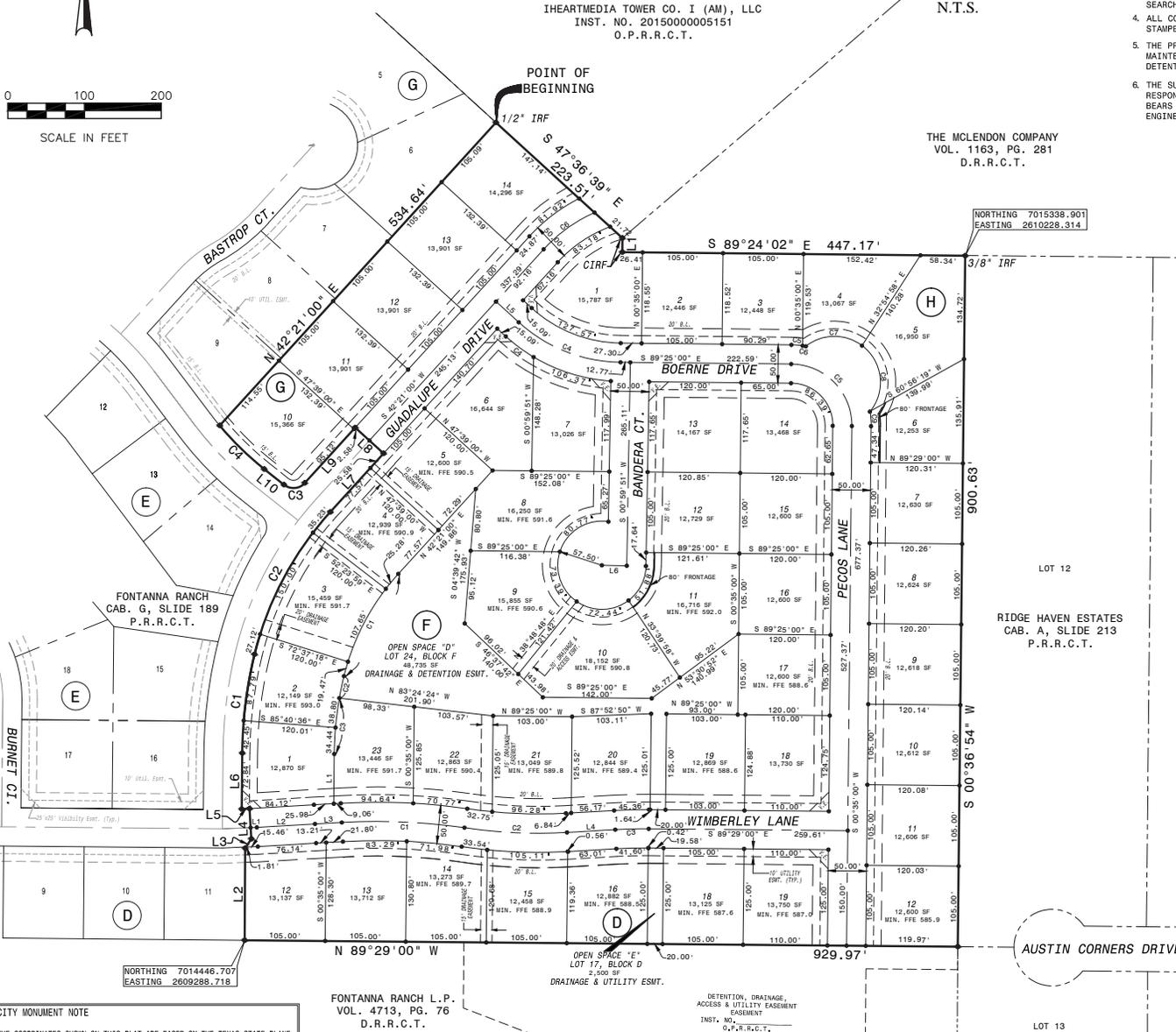
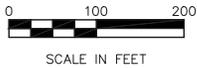
- IRF-IRON ROD FOUND
- CIRF-1/2" CAPPED IRON ROD WITH CAP STAMPED "POWELL" FOUND (TYP.)-TYPICAL
- VOL.-VOLUME
- PG.-PAGE
- CAB.-CABINET
- SF-SQUARE FEET
- V.E.-VISIBILITY EASEMENT
- ESMT.-EASEMENT
- D.R.R.C.T.-DEED RECORDS ROCKWALL COUNTY, TEXAS
- P.R.R.C.T.-PLAT RECORDS ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T.-OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS



**VISIBILITY EASEMENT  
DETAIL  
N.T.S.**

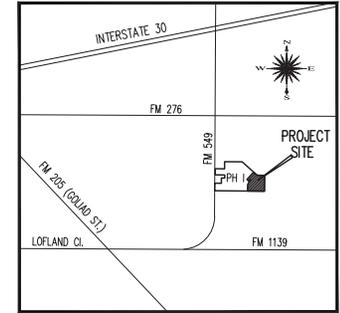
IHEARTMEDIA TOWER CO. I (AM), LLC  
INST. NO. 2015000005151  
O.P.R.R.C.T.

THE MCLENDON COMPANY  
VOL. 1163, PG. 281  
D.R.R.C.T.



**NOTES:**

- FLOOD STATEMENT: ACCORDING TO MAP NO. 48397C0045 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X1" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.
- BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS THE FINAL PLAT OF FONTANNA RANCH AS RECORDED IN CABINET G, SLIDE 189 P.R.R.C.T.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
- THE PROPERTY/LOT OWNER(S) ARE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL THE DETENTION/DRAINAGE SYSTEMS.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.



**VICINITY MAP  
N.T.S.**

LINE	BEARING	DISTANCE
L1	S 00°30'04" W	64.83'

LINE	BEARING	DISTANCE
L1	S 00°40'34" W	18.39'
L2	N 00°19'18" E	120.00'
L3	N 32°55'03" E	14.49'
L4	N 03°17'13" W	39.51'
L5	S 86°38'40" W	10.17'
L6	N 00°30'04" E	72.84'
L7	N 42°21'00" E	103.15'
L8	N 47°39'00" W	50.00'
L9	S 42°21'00" W	97.70'
L10	N 51°32'21" W	32.70'

LINE	BEARING	DISTANCE
L1	N 87°38'17" E	8.15'
L2	N 86°38'40" E	75.96'
L3	N 86°48'43" E	35.02'
L4	N 86°41'42" E	63.01'
L5	S 47°39'00" E	40.09'
L6	S 89°00'09" E	32.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	564.08'	13°13'44"	130.24'	N 07°06'56" E	129.95'
C2	425.00'	28°37'42"	212.35'	N 28°02'09" E	210.15'
C3	20.00'	86°06'39"	30.06'	S 85°24'20" W	27.31'
C4	400.00'	11°38'47"	81.31'	N 45°42'57" W	81.17'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	305.00'	28°37'42"	152.40'	S 28°02'09" W	150.82'
C2	444.08'	3°46'51"	29.30'	S 11°50'30" W	29.30'
C3	444.08'	9°27'01"	73.24'	S 05°13'34" W	73.16'
C4	225.00'	11°31'11"	45.24'	S 53°24'35" E	45.16'
C5	105.00'	8°03'05"	14.76'	N 85°23'27" W	14.74'
C6	105.00'	2°19'35"	4.26'	N 80°12'07" W	4.26'
C7	60.00'	75°11'04"	78.73'	S 89°18'17" W	73.20'
C8	60.00'	92°33'26"	96.93'	N 06°49'28" W	86.73'
C9	105.00'	10°22'40"	19.02'	N 04°36'20" W	18.99'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	800.00'	11°29'01"	160.34'	S 87°34'20" E	160.07'
C2	646.70'	11°52'59"	134.12'	S 87°21'21" E	133.88'
C3	655.00'	3°49'18"	43.69'	N 88°36'21" E	43.68'
C4	200.00'	41°46'00"	145.79'	S 68°32'00" E	142.59'
C5	80.00'	90°00'00"	125.66'	S 44°25'00" E	113.14'
C6	200.00'	23°36'34"	82.41'	S 54°09'17" W	81.83'

**FINAL PLAT  
FONTANNA RANCH PHASE II  
BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24,  
BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12**

BEING A 19.167 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**SURVEYOR:**  
MADDOX SURVEYING & MAPPING INC.  
P.O. BOX 2109  
FORNEY, TEXAS 75126  
(972) 564-4416  
CONTACT: JAY MADDOX  
Firm Registration No. 10013200

**OWNER:**  
FONTANNA RANCH PHASE II L.P.  
6750 Hillcrest Plaza Dr., Suite 325  
Dallas, Texas 75230  
(972) 386-3333

**ENGINEER:**  
F.C. CUNY CORP.  
#2 Horizon Court, Suite 100  
Heath, Texas 75032  
(469) 402-7700

May 31, 2016

1"=100'

CASE NO. (P2016-020)  
Sheet 1 of 2

**CITY MONUMENT NOTE**

THE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202); GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

FONTANNA RANCH L.P.  
VOL. 4713, PG. 76  
D.R.R.C.T.

OPEN SPACE "E"  
LOT 17, BLOCK D  
2,900 SF  
DRAINAGE & UTILITY ESMT.

DETENTION, DRAINAGE,  
ACCESS & UTILITY EASEMENT  
ESMT.  
INST. NO. O.P.R.R.C.T.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS)
COUNTY OF ROCKWALL)

I the undersigned owner of the land shown on this plat, and designated herein as the FONTANNA RANCH PHASE II to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the FONTANNA RANCH PHASE II addition have been notified and signed this plat.

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

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

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

Owner

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 upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS Fontanna Ranch Phase II, L.P. is the owner of a tract of land located in the John A. Ramsey Survey, Abstract No. 186, situated in Rockwall County, Texas, and embracing all of a tract of land to Fontanna Ranch Phase II, L.P. as recorded in Instrument Number 20150000018857 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the north corner of said Fontanna Ranch Phase II, L.P. tract and for the east corner of Lot 6, Block G, of Fontanna Ranch, an addition to The City of Rockwall as recorded in Cabinet G, Slide 189 of the Plat Records of Rockwall County, Texas, said point also lying on the southwest line of a tract of land to IHEARTMEDIA TOWER CO. I(AM), LLC as recorded in Instrument Number 20150000005151 Official Public Records Rockwall County, Texas;

THENCE South 47 degrees 36 minutes 39 seconds East along the common line of said Fontanna Ranch Phase II, L.P. tract and said IHEARTMEDIA tract a distance of 223.51 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for the south corner of said IHEARTMEDIA tract and a west corner of a tract of land to McLendon Company as recorded in Volume 1163, Page 281 of the Deed Records of Rockwall County, Texas;

THENCE South 00 degrees 40 minutes 34 seconds West along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 18.39 feet to a 1/2 inch iron rod with cap stamped "POWELL" found for corner;

THENCE South 89 degrees 24 minutes 02 seconds East continuing along the common line of said McLendon Company tract and said Fontanna Ranch Phase II, L.P. tract a distance of 447.17 feet to a 3/8 inch iron rod found for the northeast corner of said Fontanna Ranch Phase II, L.P. tract;

THENCE South 00 degrees 36 minutes 54 seconds West along the east line of said Fontanna Ranch Phase II, L.P. tract a distance of 900.63 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Fontanna Ranch Phase II, L.P. tract same being the northeast corner of a tract of land to Fontanna Ranch L.P. as recorded in Volume 4713, Page 76 of the Deed Records of Rockwall County, Texas;

THENCE North 89 degrees 29 minutes 00 seconds West along the common line of said Fontanna Ranch Phase II, L.P. tract and said Fontanna Ranch L.P. tract a distance of 929.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of Lot 11, Block D of said Fontanna Ranch Addition;

THENCE along the common line of said Fontanna Ranch Addition and said Fontanna Ranch Phase II, L.P. tract the following courses and distances;

North 00 degrees 19 minutes 18 seconds East a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 32 degrees 55 minutes 03 seconds East a distance of 14.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 03 degrees 17 minutes 13 seconds West a distance of 39.51 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 86 degrees 38 minutes 40 seconds West a distance of 10.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 00 degrees 30 minutes 04 seconds East a distance of 72.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 564.08 feet, a central angle of 13 degrees 13 minutes 44 seconds, an arc length of 130.24 feet, a chord bearing of North 07 degrees 06 minutes 56 seconds East a distance of 129.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of compound curve to the right;

With said compound curve continuing to the right having a radius of 425.00 feet, a central angle of 28 degrees 37 minutes 42 seconds, an arc length of 212.35 feet, a chord bearing of North 28 degrees 02 minutes 09 seconds East a distance of 210.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 103.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 47 degrees 39 minutes 00 seconds West a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 42 degrees 21 minutes 00 seconds West a distance of 97.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 20.00 feet, a central angle of 86 degrees 06 minutes 39 seconds, an arc length of 30.06 feet, a chord bearing of South 85 degrees 24 minutes 20 seconds West a distance of 27.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 51 degrees 32 minutes 21 seconds West a distance of 32.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 400.00 feet, a central angle of 11 degrees 38 minutes 47 seconds, an arc length of 81.31 feet, a chord bearing of North 45 degrees 42 minutes 57 seconds West a distance of 81.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 42 degrees 21 minutes 00 seconds East a distance of 534.64 feet to the POINT OF BEGINNING containing 834,907 square Feet, or 19.167 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FONTANNA RANCH PHASE II, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer



FINAL PLAT BY FONTANNA RANCH PHASE II

BLOCK D, LOTS 12-19, BLOCK F, LOTS 1-24, BLOCK G, LOTS 10-14, BLOCK H, LOTS 1-12 BEING A 19.167 ACRE TRACT OF LAND SITUATED IN THE JOHN A. RAMSEY SURVEY, ABST. NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SURVEYOR: MADDOX SURVEYING & MAPPING INC. FOUNTANNA RANCH PHASE II, L.P. ENGINEER: F.C. CUNY CORP.
P.O. BOX 2109 6750 Hillcrest Plaza Dr., Suite 325 #2 Horizon Court, Suite
FORNEY, TEXAS 75126 (972) 564-4416 Dallas, Texas 75220 100 Heath, Texas 75032
CONTACT: JAY MADDOX (972) 386-3333 (469) 402-7700
Firm Registration No. 10013200
May 31, 2016 2016 020 1"=100' Sheet 2 of 2

**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 06/14/2016

**APPLICANT:** Noah Flabiano, *Skorburg Co.*

**AGENDA ITEM:** **P2016-028**; *Master Plat for the Ridgecrest Subdivision*

---

**SUMMARY:**

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a master plan/ open space plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

**MASTER PLAT INFORMATION:**

- The Ridgecrest Subdivision will consist of 45 single-family lots on 28.941-acres of land for an overall density of 1.55-units/acre. The development will incorporate a rural street cross section and larger front yard, building setback (*i.e. 40-foot*) to give the appearance of a bucolic or rural neighborhood setting. The development will also incorporate ~24.68% open space or 7.144-acres. A summary of the proposed density and dimensional requirements is as follows:

*Table 2: Lot Dimensional Requirements*

<i>Minimum Lot Width/Frontage</i>	<i>80'</i>
<i>Minimum Lot Depth</i>	<i>100'</i>
<i>Minimum Lot Area</i>	<i>15,000 SF</i>
<i>Minimum Front Yard Setback</i>	<i>40'</i>
<i>Minimum Side Yard Setback</i>	<i>5'</i>
<i>Minimum Side Yard Setback (Adjacent to a Street)</i>	<i>10'</i>
<i>Minimum Length of Driveway Pavement</i>	<i>20'</i>
<i>Maximum Height</i>	<i>36'</i>
<i>Minimum Rear Yard Setback</i>	<i>10'</i>
<i>Minimum Area/Dwelling Unit (SF)</i>	<i>1,800 SF</i>
<i>Maximum Lot Coverage</i>	<i>65%</i>

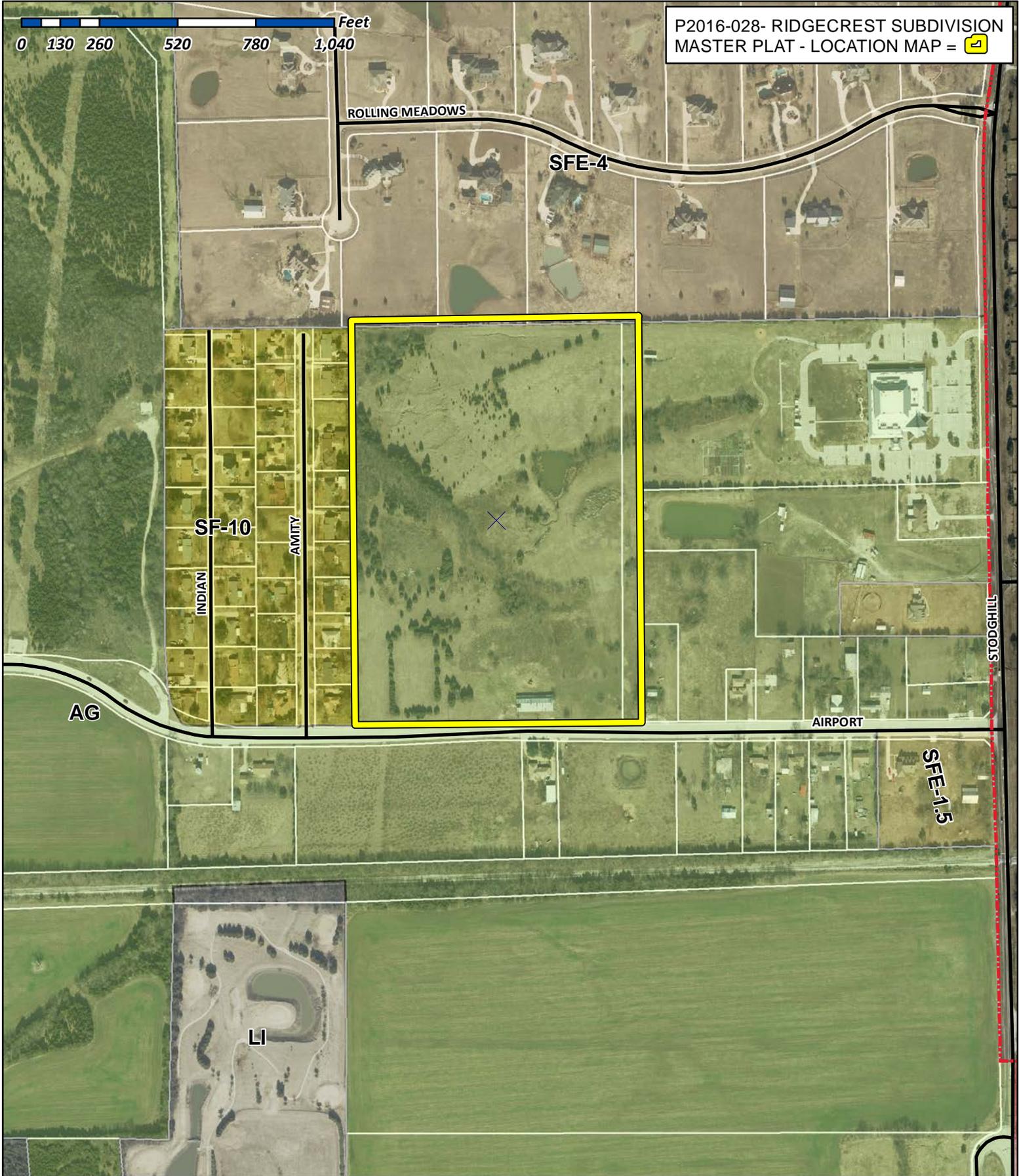
- On June 8, 2016, the Parks Board reviewed the proposed master plat and open space plan and recommended the following:
- 1) The City will accept dedication of Lot 14, Block A (*Open Space/Drainage Easement*) as a public parkland; and,
  - 2) The pro-rata equipment fees of \$54,225.00 (*i.e. 45 lots @ \$1,205.00*) maybe used to provide amenity in the proposed public parkland; and,
  - 3) The Parks Board will review a final amenity package at the time of final plat.

- ☑ The submitted master plat and open space plan conform to the concept plan and development standards contained in Planned Development District 81 (PD-81) [*Ordinance No. 16-42*], which was approved by the City Council on June 6, 2016 under *Case No. Z2016-014*. *In conjunction with the submittal of this master plat and open space plan, the applicant has submitted a preliminary plat (Case No. P2016-029).*
- ☑ The applicant has completed the majority of the technical revisions requested by staff, and this master plat, conforming to the requirements for *master plats* as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

### **RECOMMENDATIONS:**

If the Planning & Zoning Commission and City Council choose to approve the master plat for the *Ridgecrest Subdivision* staff would recommend the following conditions:

- 1) The master plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);
- 3) Any construction resulting from the approval of this *master plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# City of Rockwall

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

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



Skorburg Company  
8214 Westchester Dr., Ste. 710  
Dallas, TX 75225  
Phone: 214/522-4945  
Fax: 214/522-7244

1



June 9, 2016

**Mr. Ryan Miller**  
Director of Planning & Zoning  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

Re: Ridgecrest – Preliminary Plat (Phase Statement)

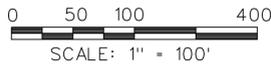
Mr. Miller,

Ridgecrest development located on Airport Rd will be developed in one single phase consisting of 45 single family units.

Best Regards,

A handwritten signature in blue ink, appearing to read "Noah Flabiano", with a long horizontal flourish extending to the right.

Noah Flabiano



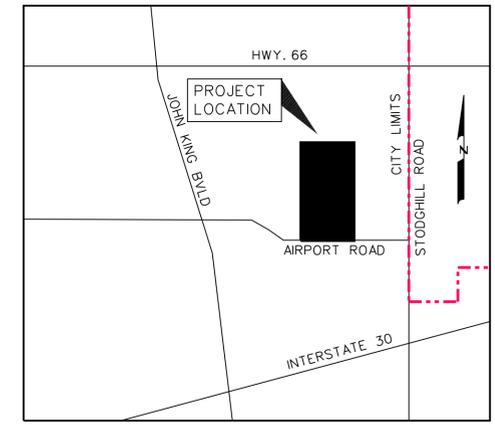
ROLLING MEADOWS ESTATES  
CAB. D, SLIDE 59

NOTE:  
EASTERN RED CEDARS TO  
BE PLANTED EVERY 20' O.C.

**LEGEND**

TYPICAL LOT SIZES

- 90' X 180' - 45 LOTS
- OPEN SPACE/  
LANDSCAPE BUFFER

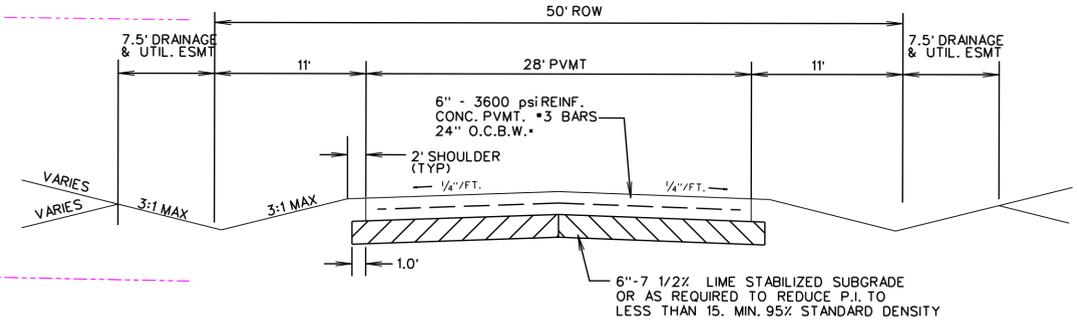


LOCATION MAP  
N.T.S.

**Infrastructure Statement**

- Drainage Facilities:**  
There are natural drainage ways within the project.
- Sanitary Sewer Facilities:**  
There is an existing sanitary sewer line located on the north of the property.
- Water Facilities:**  
There is an existing water main in Airport Road.
- Roadway Facilities:**  
The south side is served by Airport Road.

LOT A BLOCK A  
ROCKWALL LAKESIDE  
CHURCH OF CHRIST ADDITION  
CAB. F, PG. 72

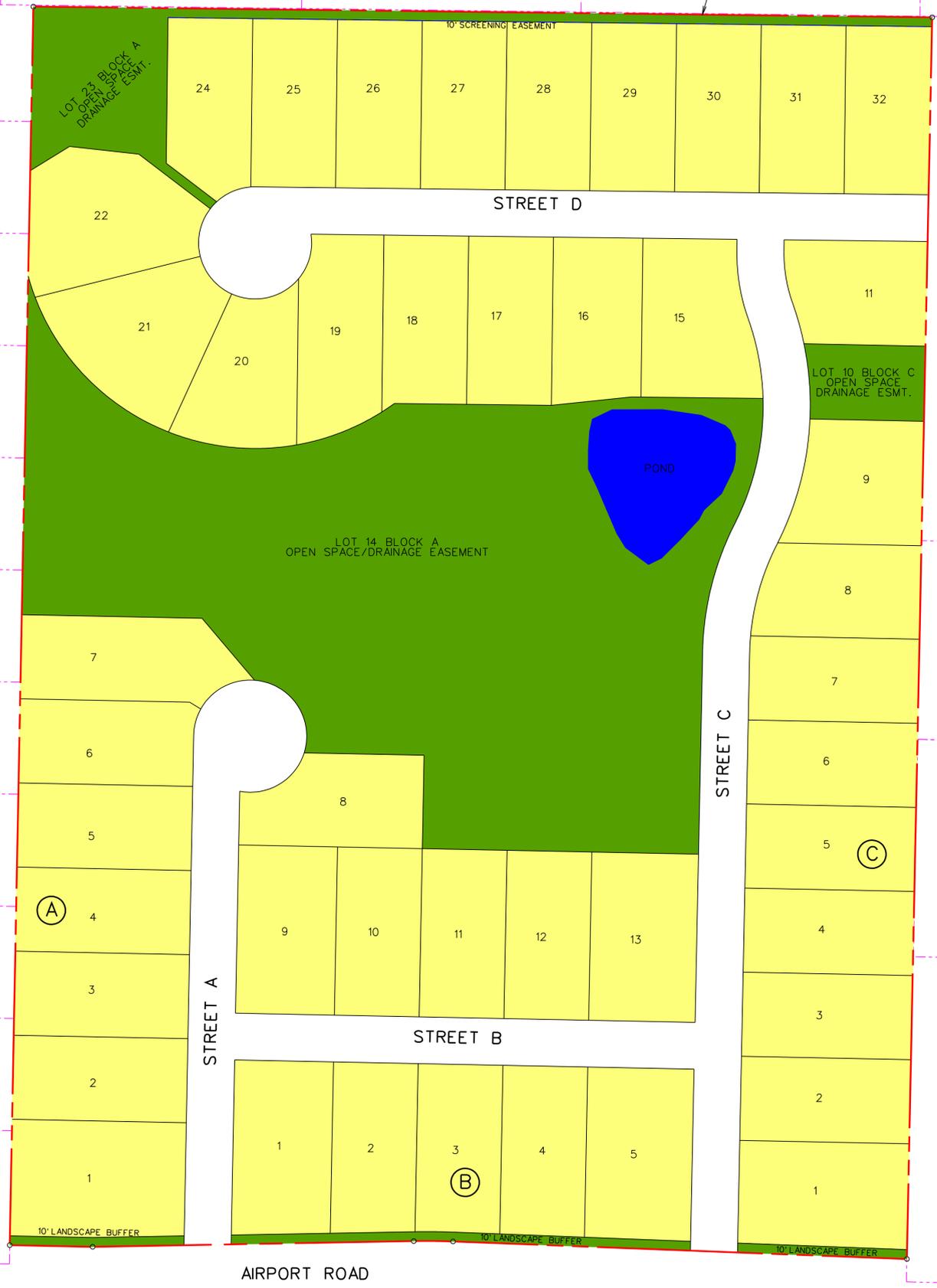


TYPICAL PAVEMENT SECTION  
N.T.S.  
\*MIN. 6.5 SACK MIX IF HAND PLACED  
6.0 SACK IF MACHINE PLACED

MARK E. PARKER  
PROBATE CAUSE PR09-18

AMITY LANE  
(60' R.O.W.)

GREENLEE ADDITION  
CAB. A, SLIDE 151



TOTAL ACRES	<u>28.941</u>
TOTAL RESIDENTIAL LOTS	<u>45</u>
RESIDENTIAL DENSITY	<u>1.55</u>
ZONING: PD-81	

MASTER PLAT  
OF  
**RIDGECREST**  
SITUATED IN THE  
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

APPLICANT  
**SKORBURG COMPANY**  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

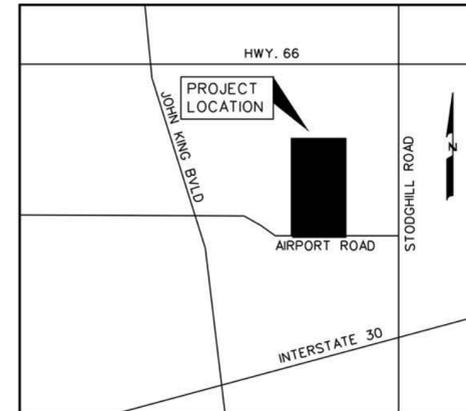
CASE #P2016-028

ROLLING MEADOWS ESTATES  
CAB. D, SLIDE 59

NOTE:  
EASTERN RED CEDARS TO  
BE PLANTED EVERY 20' O.C.

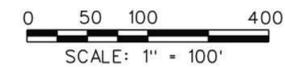
### Key

-  Trail
-  Park Bench
-  Waste Basket



LOCATION MAP  
N.T.S.

LOT A BLOCK A  
ROCKWALL LAKESIDE  
CHURCH OF CHRIST ADDITION  
CAB. F, PG. 72



TOTAL OPEN SPACE ACRES 7.144

MARK E. PARKER  
PROBATE CAUSE PRO9-18

OPEN SPACE PLAN  
OF  
**RIDGECREST**  
SITUATED IN THE  
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

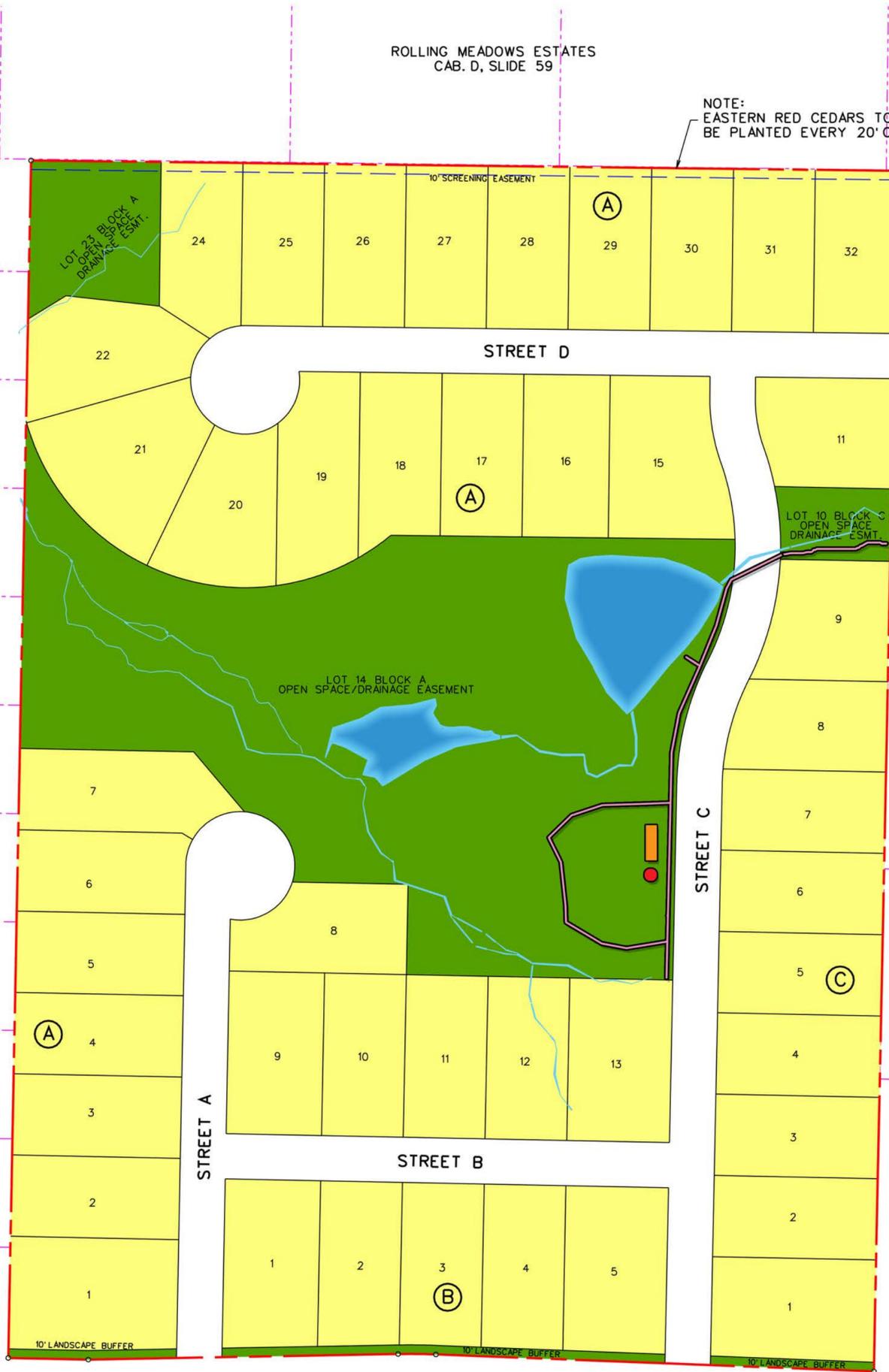
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
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972-396-1200

APPLICANT  
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8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

AMITY LANE  
(60' R.O.W.)

GREENLEE ADDITION  
CAB. A, SLIDE 151



AIRPORT ROAD

# CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 06/14/2016

**APPLICANT:** Noah Flabiano, *Skorburg Co.*

**AGENDA ITEM:** **P2016-029**; *Preliminary Plat for the Ridgecrest Subdivision*

---

## **SUMMARY:**

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a preliminary plat for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

## **PRELIMINARY PLAT INFORMATION:**

- The Ridgecrest Subdivision will consist of 45 single-family lots on 28.941-acres of land for an overall density of 1.55-units/acre. The development will incorporate a rural street cross section and larger front yard, building setback (*i.e. 40-foot*) to give the appearance of a bucolic or rural neighborhood setting. The development will also incorporate ~24.68% open space or 7.144-acres. A summary of the proposed density and dimensional requirements is as follows:

*Table 2: Lot Dimensional Requirements*

<i>Minimum Lot Width/Frontage</i>	<i>80'</i>
<i>Minimum Lot Depth</i>	<i>100'</i>
<i>Minimum Lot Area</i>	<i>15,000 SF</i>
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<i>Minimum Side Yard Setback (Adjacent to a Street)</i>	<i>10'</i>
<i>Minimum Length of Driveway Pavement</i>	<i>20'</i>
<i>Maximum Height</i>	<i>36'</i>
<i>Minimum Rear Yard Setback</i>	<i>10'</i>
<i>Minimum Area/Dwelling Unit (SF)</i>	<i>1,800 SF</i>
<i>Maximum Lot Coverage</i>	<i>65%</i>

- The purpose of the applicant's submittal is to preliminary plat all 45 single-family, residential lots and the 7.144-acres of private parkland and open space. In addition to the preliminary plat the applicant has also submitted a preliminary water, sanitary sewer and storm water plan establishing that the developer can provide adequate utilities to service the proposed development. *In conjunction with the submittal of this preliminary plat, the applicant has submitted a master plat and open space plan (Case No. P2016-028).*
- The submitted preliminary plat conforms to the concept plan and development standards contained in Planned Development District 81 (PD-81) [*Ordinance No. 16-42*], which was approved by the City Council on June 6, 2016 under *Case No. Z2016-014*.

- ☑ On June 8, 2016, the Parks Board reviewed the proposed preliminary plat and recommended the following:
  - 1) The City will accept dedication of Lot 14, Block A (*Open Space/Drainage Easement*) as a public parkland; and,
  - 2) The pro-rata equipment fees of \$54,225.00 (*i.e. 45 lots @ \$1,205.00*) maybe used to provide amenity in the proposed public parkland; and,
  - 3) The Parks Board will review a final amenity package at the time of final plat.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Preliminary Plats* as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

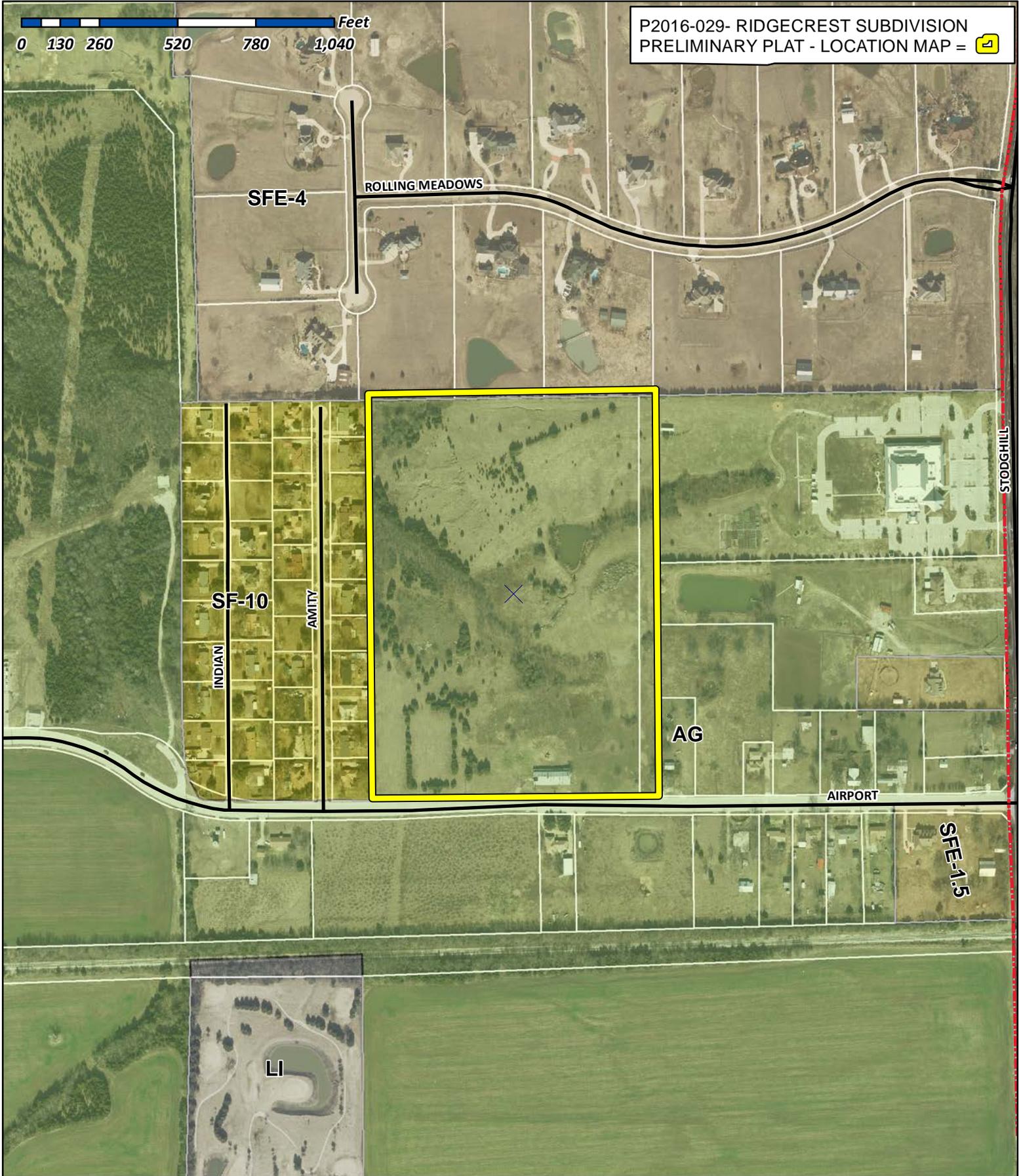
### **RECOMMENDATIONS:**

If the Planning & Zoning Commission and City Council choose to approve the preliminary plat for the *Ridgecrest Subdivision* staff would recommend the following conditions of approval:

- 1) The preliminary plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) In conformance with Planned Development District 81 (PD-81) [*Ordinance No. 16-42*] a site plan shall be submitted and approved prior to the approval of a final plat;
- 3) A treescape plan for the entire development shall be submitted and approved prior to the issuance of any grading permits;
- 4) The preliminary plat shall conform to the recommendations made by the Parks Board; and,
- 5) Any construction resulting from the approval of this preliminary plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

0 130 260 520 780 1,040 Feet

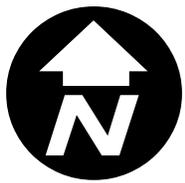
P2016-029- RIDGECREST SUBDIVISION  
PRELIMINARY PLAT - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
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Skorburg Company  
8214 Westchester Dr., Ste. 710  
Dallas, TX 75225  
Phone: 214/522-4945  
Fax: 214/522-7244

1



June 9, 2016

**Mr. Ryan Miller**  
Director of Planning & Zoning  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

Re: Ridgecrest – Preliminary Plat (Subdivider's Statement)

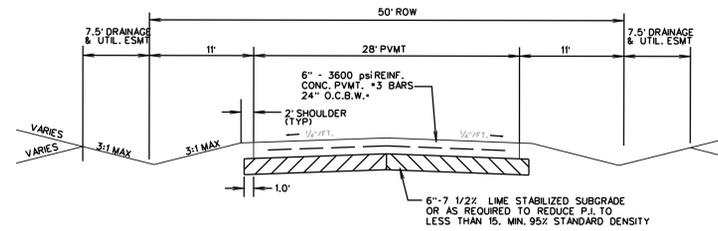
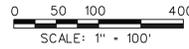
Mr. Miller,

In accordance with Section 38-8 (Preliminary Plat) of the City of Rockwall Code of Ordinances, the Breezy Hill Phase III development will comply with all the City ordinance requirements and conform to or exceed the standards for such improvements prescribed by the City.

Best Regards,

A handwritten signature in blue ink, appearing to read "Noah Flabiano", with a long horizontal flourish extending to the right.

Noah Flabiano



**TYPICAL PAVEMENT SECTION**  
N.T.S.

\*MIN. 6.5 SACK MIX IF HAND PLACED  
6.0 SACK IF MACHINE PLACED

Reviewed for preliminary Approval:

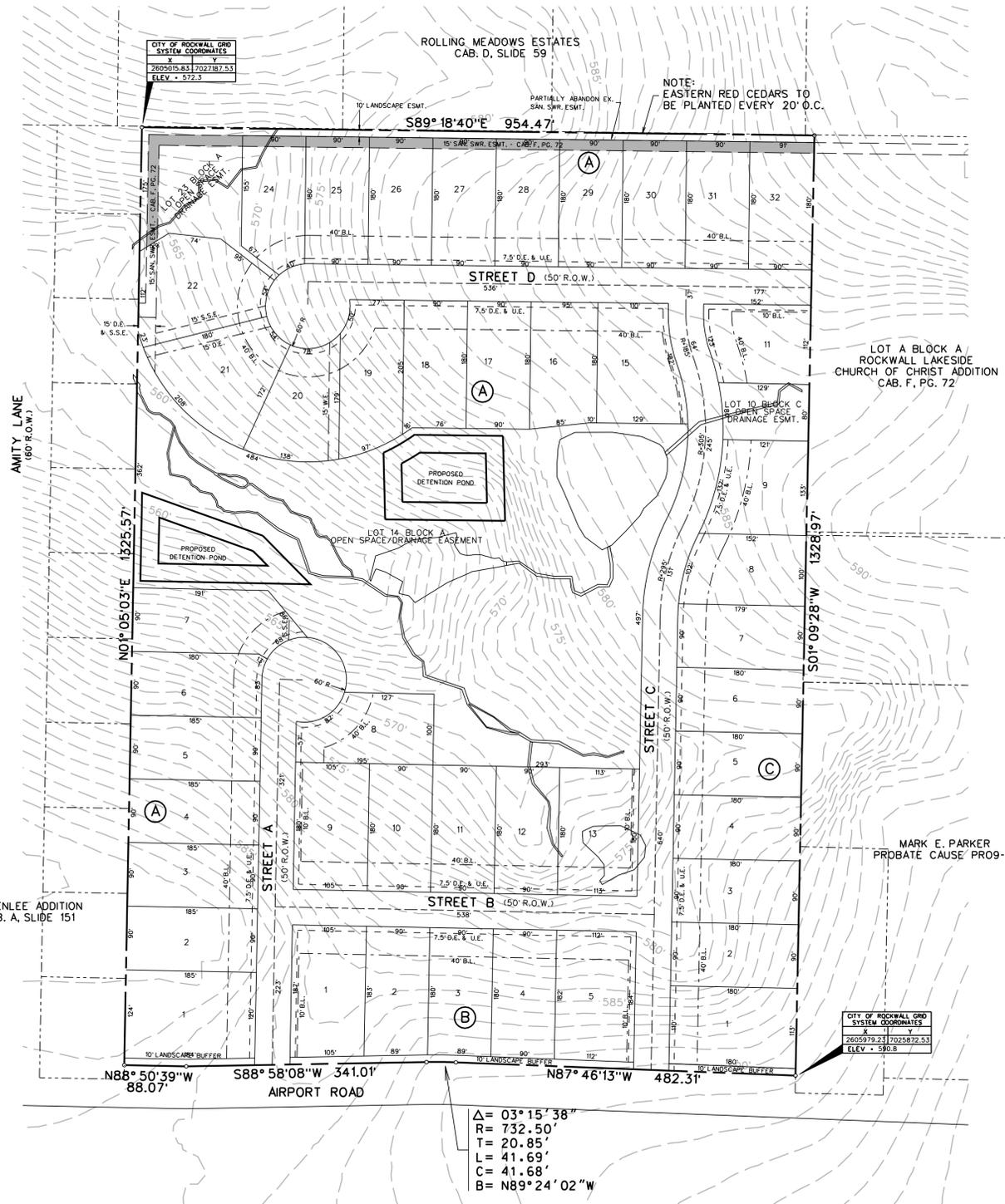
Planning & Zoning Commission Chairman \_\_\_\_\_

Date \_\_\_\_\_

Approved for Preparation of Final Plat:

Mayor, City of Rockwall \_\_\_\_\_

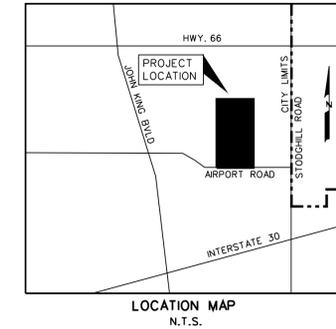
Date \_\_\_\_\_



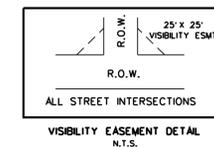
**RIDGECREST**

Block A		Block A		Block B		Block C	
Lot	SF	Lot	SF	Lot	SF	Lot	SF
1	22888	23*	22502	1	19464	1	20105
2	16650	24	16224	2	16348	2	162020
3	16650	25	16200	3	16184	3	16202
4	16650	26	16200	4	16321	4	16202
5	16650	27	16200	5	20680	5	16202
6	16720	28	16200			6	16202
7	19622	29	16200			7	16198
8	17233	30	16200			8	16948
9	18900	31	16200			9	17580
10	16200	32	16307			10*	9913
11	16200					11	17553
12	16200						
13	20366						
14*	270057						
15	22111						
16	17100						
17	16200						
18	16685						
19	19216						
20	18594						
21	24428						
22	19245						

\*Indicates Common Area



**LOCATION MAP**  
N.T.S.



NOTE:  
ALL OPEN SPACE AREAS WILL  
BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT  
OF  
**RIDGECREST**  
SITUATED IN THE  
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

TOTAL ACRES 28.941  
TOTAL RESIDENTIAL LOTS 45  
RESIDENTIAL DENSITY 1.55

APPLICANT  
**SKORBURG COMPANY**  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225

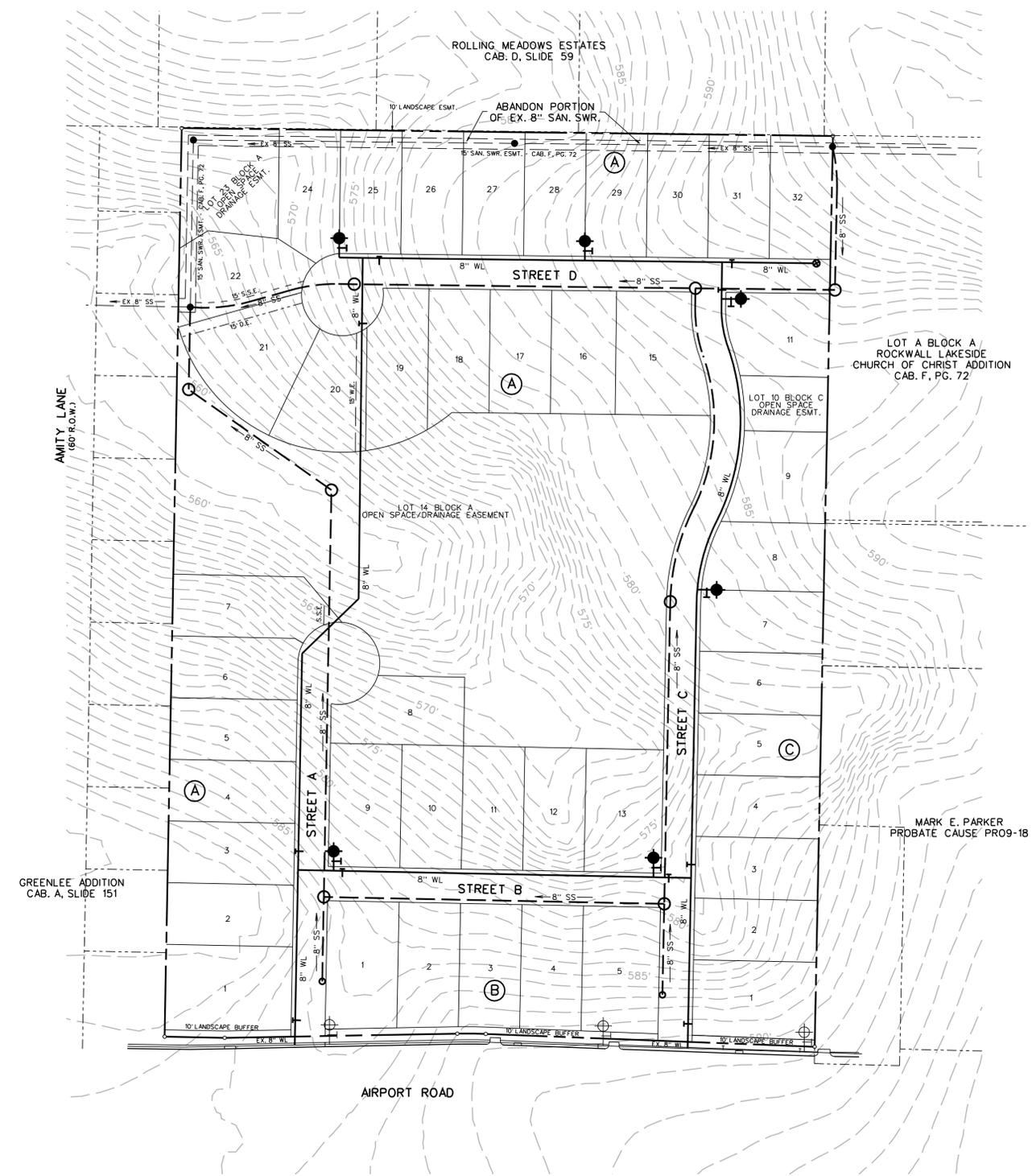
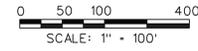
MAY 2015 SCALE 1" = 100'

**LEGEND**  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
D.E. - DRAINAGE EASEMENT  
R.O.W. - RIGHT OF WAY  
H.O.A. - HOMEOWNERS ASSOCIATION

ZONED: PD-81

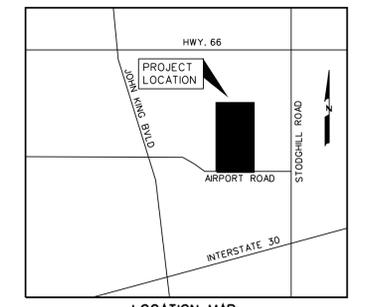
CASE #2016-029

$\Delta = 03^\circ 15' 38''$   
 $R = 732.50'$   
 $T = 20.85'$   
 $L = 41.69'$   
 $C = 41.68'$   
 $B = N89^\circ 24' 02'' W$



**LEGEND**

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL



PRELIMINARY  
WATER & SANITARY SEWER PLAN  
OF  
**RIDGECREST**  
SITUATED IN THE  
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
APPLICANT  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
MAY 2015 SCALE 1" = 100'



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Planning and Zoning Commission

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

**DATE:** June 14, 2016

**SUBJECT:** *Used Automotive Dealerships*

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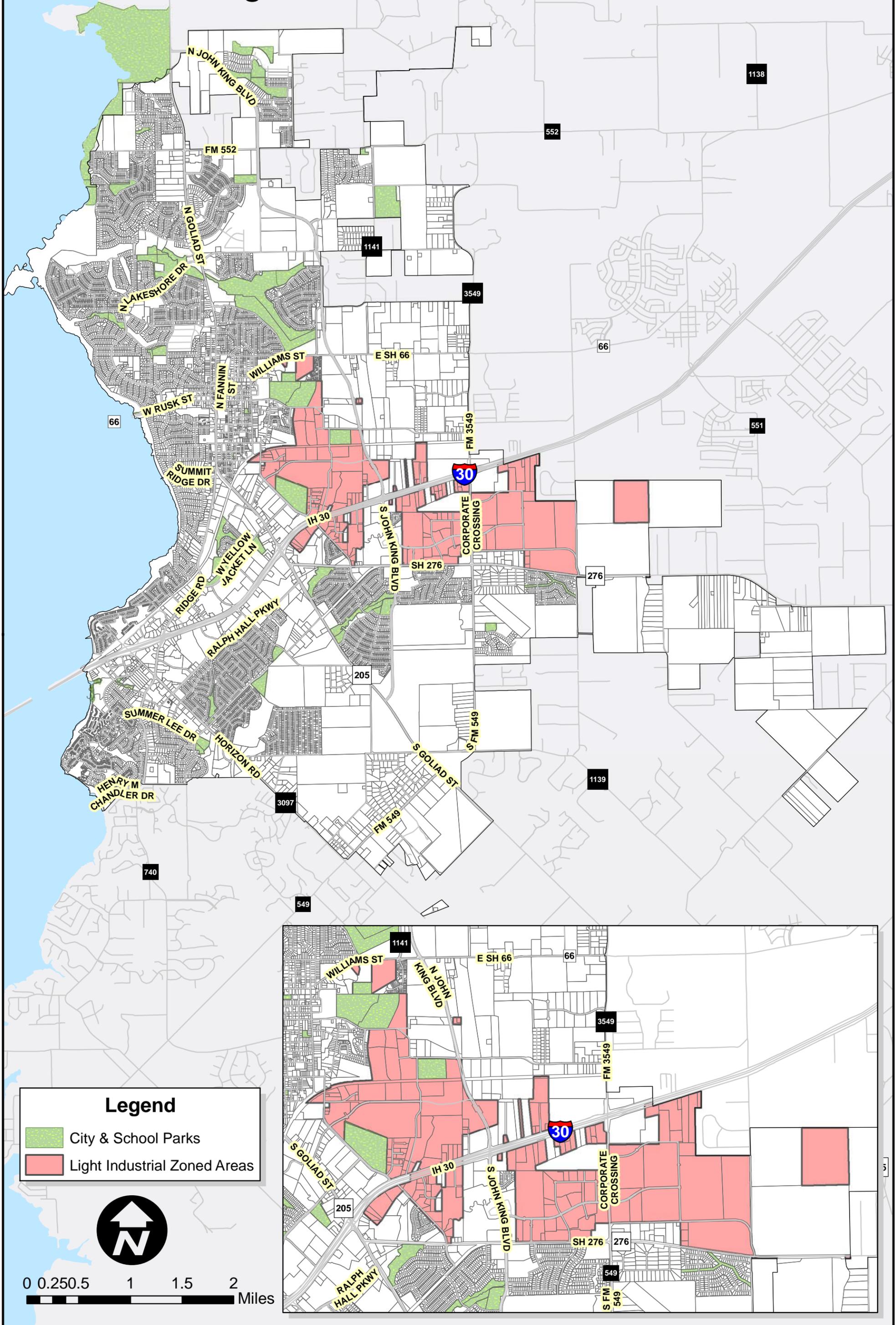
On May 16, 2016, staff brought forward an ordinance to the City Council proposing to allow the *Motor Vehicle Dealership, Used (Cars and Light Trucks)* use by SUP in the Light Industrial (LI) District and *by-right* in the Heavy Industrial (HI) District; however, the ordinance also restricted the use in certain overlay districts within the City. This ordinance was denied by the City Council by a vote of 6-1, with Mayor Pruitt dissenting. As part of this motion staff was directed to draft an ordinance that conformed to the motion made by the City Council on March 21, 2016. This motion was to allow a *Motor Vehicle Dealership, Used (Cars and Light Trucks)* in a Light Industrial (LI) District by a Specific Use Permit (SUP). Attached to this memorandum is an ordinance that if approved would make this change to the Unified Development Code (UDC). At the behest of the Planning and Zoning Commission, staff has also attached a map depicting all property zoned Light Industrial (LI) District within the City of Rockwall.

In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) staff is bringing the proposed amendments 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 Work Session: May 31, 2016~~  
Planning and Zoning Public Hearing: June 14, 2016  
City Council Public Hearing [*1<sup>st</sup> Reading*]: June 20, 2016  
City Council [*2<sup>nd</sup> Reading*]: July 7, 2016

Staff has sent out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC.

# Light Industrial Zoned Parcels



CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTIONS 1.1 & 2.1.8 OF ARTICLE IV, *PERMISSIBLE USES*; 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. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of establishing *Motor Vehicle Dealership, Used (Cars and Light Trucks)* as a standalone use permitted within the Light Industrial (LI) District by Specific Use Permit; 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. 04-38*] should be amended as follows:

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

**Section 1.** That Section 1.1, *Use of Land and Buildings*, and Section 2.1.8, *Auto and Marine-Related Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] 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, 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 and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF JUNE, 2016.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 20, 2016

2<sup>nd</sup> Reading: July 5, 2016

**Exhibit 'A'**  
Article IV, Permissible Uses,  
of the Unified Development Code

Article IV, Permissible Uses, of the Unified Development Code  
Section 1. Land Use Schedule  
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses	Mixed Use			Commercial			Industrial			
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14	Auto and Marine	DT	R-O	N-S	GR	C	HC	RT	LI	HI	
										Auto repair garage, major +						P			P	P
										Auto repair garage, minor +	S				S	S	P		P	P
										Automobile rental						S	P		S	P
										Boat and trailer dealership (new and used) +						S	P		S	P
										Car wash/auto detail +				S	S	P	P		P	P
										Car wash, self-service					S	P	P		P	P
										Indoor motor vehicle dealership/showroom, new and/or used +						S	S		S	S
										Motor vehicle dealership, new (cars and light trucks) +						S	P		S	P
										Motor vehicle dealership, used (cars and light trucks) +						A	A		<b>AS</b>	A
										Parking, commercial	S					P	P		P	P
										Parking lot, noncommercial	A			S	P	P	P	P	P	P
										Recreational vehicle (RV) sales and service						S	P		S	P
										Service station +				S	P	P	P		P	P
										Towing and impound yard +							S		S	P
										Towing service, no storage +							P		P	P
										Truck rental							P		S	P
										Truck stop with fuel and accessory services +							S		S	P

**Exhibit 'A'**  
*Article IV, Permissible Uses,  
of the Unified Development Code*

*Article IV, Permissible Uses, of the Unified Development Code*  
**Section 2. Use Standards**  
**Section 2.1.8 Auto and Marine-Related Use Conditions**

*Indoor Motor Vehicle Dealership/Showroom, (New and/or Used).* The indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage.

1. The sales/storage facility must be a completely enclosed building.
2. Outside display or storage of vehicles shall be prohibited. This includes storing vehicles under canopies/awnings or similar covered structures.
3. All activities shall remain inside the building (*i.e. no detailing, sales activities, et cetera shall be performed outside the building*).
4. Accessory uses may be allowed in compliance with the "Permissible Use Charts" located within *Section 1.1* of this article.

*Motor Vehicle Dealerships (New and Used).*

1. Used vehicles may only be sold as an ancillary use to new vehicle sales **in the Commercial (C), Heavy Industrial (HI) and Heavy Commercial (HC) Districts.**
2. All outside display of vehicles must be on an approved concrete, or enhanced concrete surface.
3. All vehicle display areas must meet the landscape standards for parking areas.

# CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 6/14/2016

**APPLICANT:** Jeff Parker, *Skorburg Company*

**AGENDA ITEM:** **Z2016-018**; *Breezy Hill Amendments (PD-74)*

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**SUMMARY:**

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

**BACKGROUND:**

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres (see *Figure 1* for the adjusted lot mix).

*Figure 1: Current Lot Mix*

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
<i>Typical Lot Frontage (Feet)</i>	60	70	80	100
<i>Typical Lot Depth (Feet)</i>	120	120	125	200
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200	8,400	10,000	20,000
<i>Number of Units</i>	206	112	326	98
<i>Dwelling Unit %</i>	27.80%	15.10%	43.90%	13.20%

On March 13, 2015, the applicant submitted an alternate concept plan depicting a reduction in the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose of amending Planned Development District 74 (PD-74) to include an additional residential phase of 50' x 120' lots (*i.e. minimum of 6,000 SF*). In addition, this case proposed

raising the number of lots from 742 to 762, but maintain a density of 2.0-units/acre. This case [Case No. Z2015-013] was denied by the City Council on May 4, 2015.

**PURPOSE:**

In accordance with Section 8.3 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) -- *which restricts a similar application for the period of one (1) year from the denial date* -- the applicant has submitted an application requesting to amend Planned Development District 74 (PD-74) [Ordinance No. 14-26] to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose incorporating an additional residential phase that will be composed of 50' x 120' lots (*i.e. minimum of 6,000 SF*).

**CHARACTERISTICS OF THE REQUEST:**

The 14.21-acres of land that the applicant is proposing to remove from the retail acreage will establish a new phase of the Breezy Hill Subdivision that will contain 47 single-family homes. The new phase will be located north of the remaining retail acreage, adjacent to Phase IIA. These new homes will be constructed on 50' x 120' lots that will be a minimum of 6,000 square feet in size. The development standards for this new lot type (identified below in *Figure 2* as *Lot Type 'E'*) are taken directly from the zoning ordinance that regulates the Stone Creek Subdivision (*i.e. Planned Development District 70 [PD-70]*) and are similar to the remaining lot types in Planned Development District 74 (PD-74) with respect to the development standards. The only major difference in this lot type will incorporate forward facing garages. This is primarily due to the difficulty of incorporating a '*J*' *Swing* or *Traditional Swing* driveway on a 50-foot lot.

*Figure 2: Proposed Lot Mix*

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
<i>Typical Lot Frontage (Feet)</i>	60	70	80	100	50
<i>Typical Lot Depth (Feet)</i>	120	120	125	200	120
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200	8,400	10,000	20,000	6,000
<i>Number of Units</i>	206	112	326	98	47
<i>Dwelling Unit %</i>	26.11%	14.20%	42.32%	12.42%	5.96%

Considering the proposed new lot type and the proposed changes to the lot mix, the total number of single-family lots will be increased from 742 to 789. This proposed change increases the density from ~2.0-units/acre to ~2.07-units/acre (*i.e. currently the subdivision has 742 lots on ~379-acres, and the applicant is proposing 789 lots on ~381-acres*). With the exception of the proposed changes to the concept plan and lot mix tables, and subsequent changes to accommodate the new lot type, the applicant is not requesting any additional changes to Planned Development District 74 (PD-74).

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. Should the City Council approve the applicant's request, the Future Land Use Map will be amended to reflect the proposed changes in land use from a *Commercial* designation to a *Low Density Residential* designation. *This has been added to the conditions of approval contained in the Recommendations section of this case memo.*

**NOTIFICATION:**

On May 27, 2016, staff mailed 364 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received five (5) responses in opposition to the zoning change.

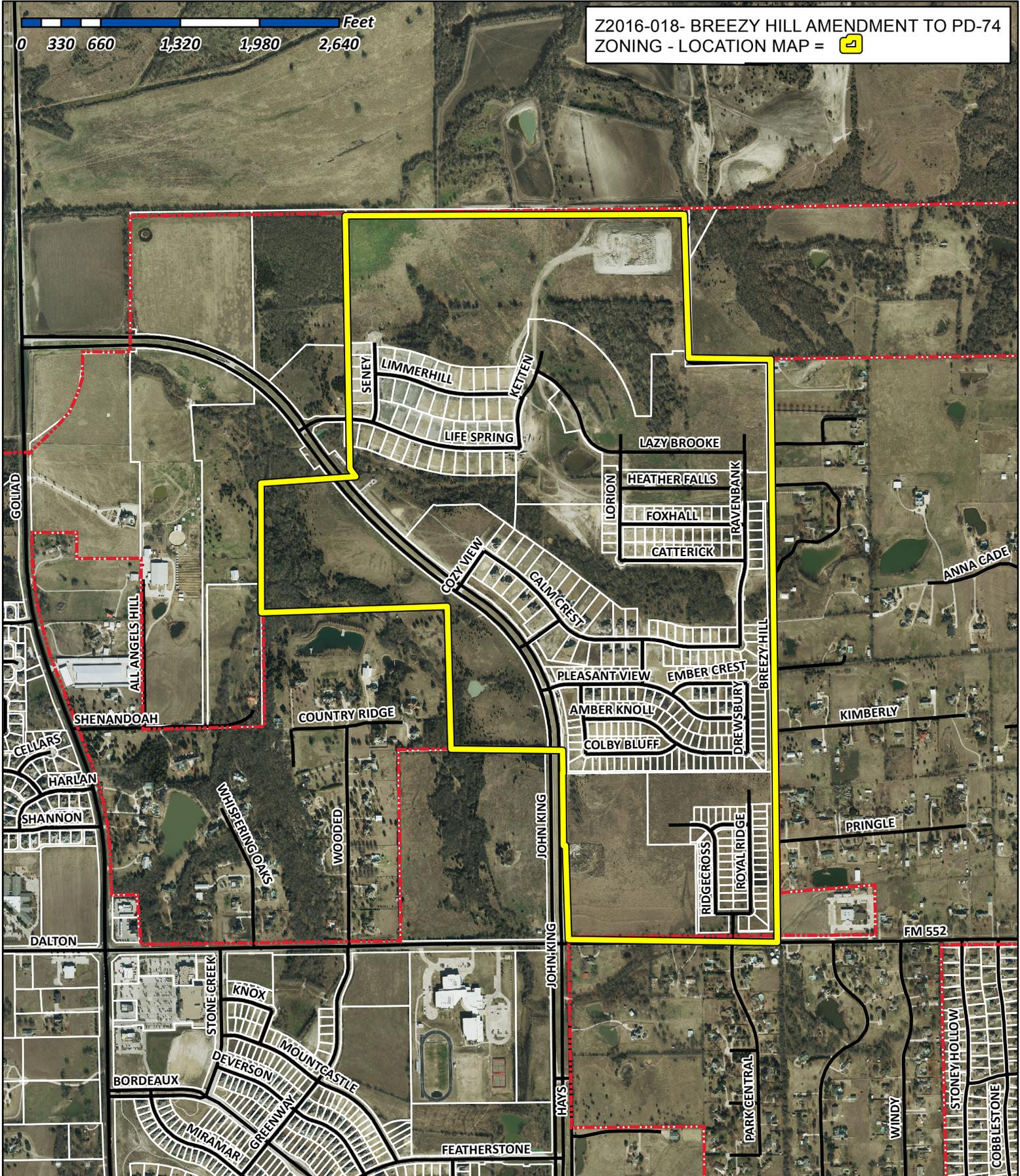
### **RECOMMENDATIONS:**

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial designation to a Low Density Residential designation;
- 3) Prior to accepting a final plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the PD site plan in order to show all necessary entry features/signage, landscaping and hardscaping proposed for the new phase;
- 4) Prior to accepting a preliminary plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the preliminary plat for Phases IXA & IXB to show the new street layout; and,
- 5) Any construction resulting from the approval of this *zoning amendment* 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.

0 330 660 1,320 1,980 2,640 Feet

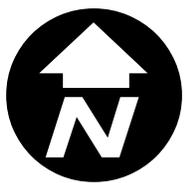
Z2016-018- BREEZY HILL AMENDMENT TO PD-74  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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

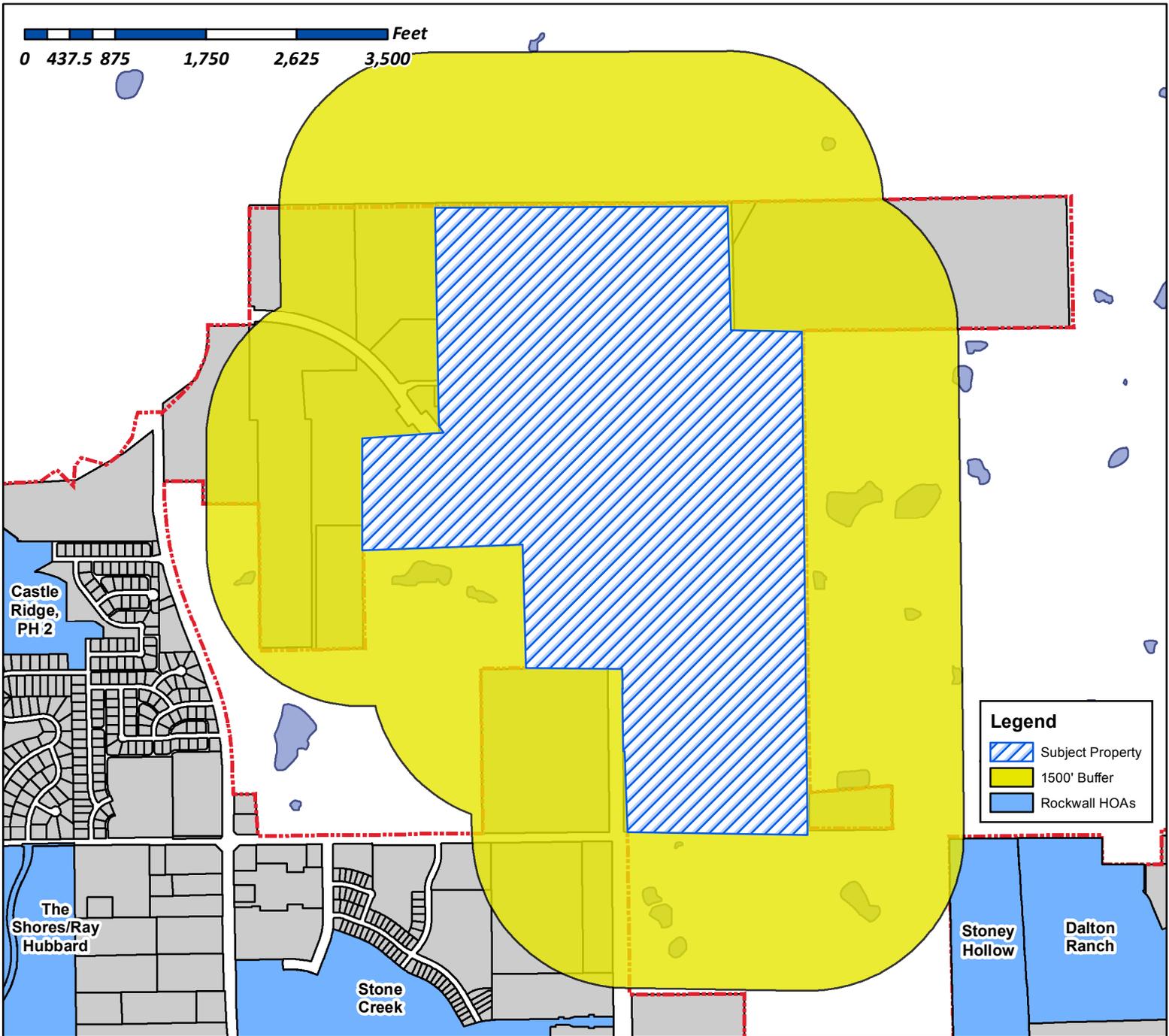




# City of Rockwall

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

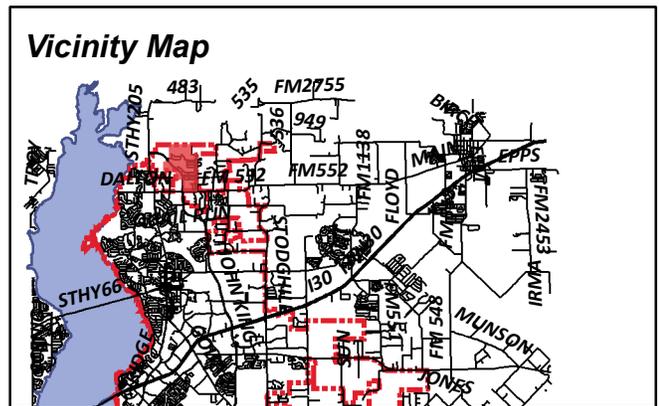
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2016-018  
**Case Name:** Breezy Hill Amendment to PD-74  
**Case Type:** Zoning  
**Zoning:** Planned Development District 74  
**Case Address:** North of FM-552 and west of Breezy Hill Road

**Date Created:** 05/17/2016

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



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Thursday, May 26, 2016 5:02:02 PM

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2016-018 Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.**

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

Sincerely,

*Laura Morales*

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





# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2016-018: Breezy Hill Amendment to PD-74**

*Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of Ordinance 14-26 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/14/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/20/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **6/20/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

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

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2016-018: Breezy Hill Amendment to PD-74**

**Please place a check mark on the appropriate line below:**

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

**Name:**

**Address:**

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

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

CURRENT RESIDENT  
1001 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1002 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1004 AMBER KNOLL DR  
ROCKWALL, TX 75087

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1005 AMBER KNOLL DR  
ROCKWALL, TX 75087

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1005 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1005 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1005 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1005 PLEASANT VIEW DR  
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE  
1005 EMBER CREST DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
1006 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1006 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1006 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1006 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1006 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1009 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1009 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1009 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1009 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1009 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1010 AMBER KNOLL DR  
ROCKWALL, TX 75087

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1010 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1010 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1013 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1013 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1013 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1013 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1013 PLEASANT VIEW DR  
ROCKWALL, TX 75087

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1014 AMBER KNOLL DR  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

CURRENT RESIDENT  
1014 CATTERICK DR  
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ROCKWALL, TX 75087

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1014 FOXHALL DR  
ROCKWALL, TX 75087

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1014 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1017 AMBER KNOLL DR  
ROCKWALL, TX 75087

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1017 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1017 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1017 FOXHALL DR  
ROCKWALL, TX 75087

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1017 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1018 AMBER KNOLL DR  
ROCKWALL, TX 75087

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1018 CALM CREST DR  
ROCKWALL, TX 75087

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1018 CATTERICK DR  
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1018 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1018 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1018 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1020 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1021 AMER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1021 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1021 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1021 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1021 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 PLEASANT VIEW DR  
ROCKWALL, TX 75087

BIANCO DIEGO L  
1022 PLEASANT VIEW DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
1024 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1026 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1026 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1026 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1026 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1028 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1029 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1029 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1030 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1030 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1032 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1033 AMER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1033 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1033 FAWN TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1036 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1037 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1037 FAWN TRL  
ROCKWALL, TX 75087

RIGGS WILLIAM AUDY SR ESTATE  
105 E KAUFMAN ST  
ROCKWALL, TX 0

CURRENT RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 0

PAUL TAYLOR HOMES LTD  
17950 PRESTON RD 0  
DALLAS, TX 0

CURRENT RESIDENT  
200 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 ROCKHOUSE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
313 SHENNENDOAH  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3303 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3306 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3307 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3307 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3310 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3310 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3311 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3311 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3314 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3314 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3315 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3315 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3318 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3318 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3319 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3319 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3322 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3322 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3323 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
339 ALL ANGELS HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3401 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3402 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3402 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3405 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3405 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3406 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3406 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3409 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3409 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3410 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3410 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3413 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3414 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3414 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3418 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3422 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3423 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3425 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3426 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3502 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3506 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3510 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3602 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3605 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3606 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3609 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3610 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3613 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3614 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3617 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3618 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3621 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3702 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3706 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3710 DREWSBURY DR  
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CURRENT RESIDENT  
3714 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3718 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3902 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3906 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3910 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4186 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4189 LORION DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4190 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4193 LORION DR  
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4194 RAVENBANK DR  
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4197 LORION DR  
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4198 RAVENBANK DR  
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4201 LORION DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4202 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4205 LORION DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4206 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4210 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4401 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4405 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4409 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4413 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4501 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4505 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
493 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
497 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
501 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 LIMMERHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 LIFE SPRING DR  
ROCKWALL, TX 75087

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505 LIMMERHILL DR  
ROCKWALL, TX 75087

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506 LIFE SPRING DR  
ROCKWALL, TX 75087

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517 LIFE SPRING DR  
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518 LIFE SPRING DR  
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521 LIFE SPRING DR  
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522 LIFE SPRING DR  
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522 LIMMERHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
525 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
526 LIFE SPRING DR  
ROCKWALL, TX 75087

MEGATEL HOMES INC  
5512 W PLANO PARKWAY 0  
PLANO, TX 0

SINKS CHARLES WILLIAM II & SANDRA LYNN  
555 SINKS ROAD  
ROCKWALL, TX 0

CURRENT RESIDENT  
601 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
601 LIMMERHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 LIMMERHILL DR  
ROCKWALL, TX 75087

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605 LIFE SPRING DR  
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614 LIMMERHILL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
617 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
617 LIMMERHILL DR  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N STATE HIGHWAY 161 0  
IRVING, TX

CURRENT RESIDENT  
625 FM552  
ROCKWALL, TX 75087

HANCE LARRY  
6306 GLENHOLLOW CT  
DALLAS, TX

GILBERT ADAM AND AMANDA  
700 CALM CREST DR  
ROCKWALL, TX0

CURRENT RESIDENT  
701 CALM CREST DR  
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN  
702 CALM CREST DR  
ROCKWALL, TX

JONES ELOISE AND  
705 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
706 CALM CREST DR  
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS  
709 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
710 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
713 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
714 CALM CREST DR  
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J  
717 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
718 CALM CREST DR  
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON  
721 CALM CREST DR  
ROCKWALL, TX

ROGERS DAMIAN W AND JESSICA L  
722 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
725 CALM CREST DR  
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L  
726 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
801 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 CALM CREST DR  
ROCKWALL, TX 75087

YAO CHAN-HWA AND ESTHER KUO-LIN  
805 CLAM CREST DR  
ROCKWALL, TX

COLLINS HOPE AND GUY JR  
806 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
809 CALM CREST DR  
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE  
812 CALM CREST DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
813 CALM CREST DR  
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL  
817 CALM CREST  
ROCKWALL, TX

CARIKER KEVIN L AND LESLIE J  
818 CALM CREST DR  
ROCKWALL, TX

CAMP JOSEPH RICHARD AND  
821 CALM CREST DR  
ROCKWALL, TX 0

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER  
DALLAS, TX

BH PHASE III SF, LTD. / BH AMC, LTD.  
8214 WESTCHESTER DR  
DALLAS, TX

BH PHASE V 80'S POD LTD  
8214 WESTCHESTER DR 0  
DALLAS, TX

BH 60'S POD LTD  
8214 WESTCHESTER DR  
DALLAS, TX

BH PHASE IV SF, LTD.  
8214 WESTCHESTER DR  
DALLAS, TX

BH BALANCE III LLC  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX

BH PHASE I SF LTD  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BH PHASE IIB SF LTD  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BH PHASE IIA SF LTD  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BH BALANCE I LLC  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX 0

BH PHASE III SF LTD  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX 0

BH BALANCE IV LLC  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX 0

BH BALANCE II LLC  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BRADLEY ERIK DOUGLAS  
822 CALM CREST DR  
ROCKWALL, TX

WEBB JOHN DAVID AND CAROLYN PARKER  
825 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
890 PLEASANT VIEW DR  
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE  
ELAINE  
893 COLBY BLUFF DR  
ROCKWALL, TX

CURRENT RESIDENT  
894 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
898 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
906 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
906 PLEASANT VIEW DR  
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND  
906 AMBER KNOLL DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
909 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
909 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
909 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
910 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
910 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
910 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
914 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
914 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
914 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
917 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
917 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
917 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
918 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
918 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
918 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
921 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
921 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
921 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
922 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
922 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
922 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
925 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
925 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
925 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
926 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
926 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
929 COLBY BLUFF DR  
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN  
TODD  
929 PLEASANT VIEW DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
930 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
930 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
933 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
933 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
933 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
934 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
934 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
937 COLBY BLUFF DR  
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE  
937 PLEASANT VIEW DR  
ROCKWALL, TX

CURRENT RESIDENT  
938 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
938 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
941 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
941 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
942 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
945 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
945 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
946 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
949 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
950 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
978 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
981 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
982 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
982 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
985 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
986 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
986 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
989 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
990 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
990 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
990 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
993 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
994 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
994 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
994 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
997 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
997 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 FOXHALL DR  
ROCKWALL, TX 75087

LIFE SPRING CHURCH  
P O BOX 886  
ROCKWALL, TX

CLARK BRUCE A  
PO BOX 1473  
ROCKWALL, TX 0

SHENNENDOAH REAL ESTATE PARTNERS  
PO BOX 941428  
PLANO, TX

Case No. Z2016-018: Breezy Hill Amendment to PD-74

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.

- Purchased home with the understanding that the smallest lots would be 60' per Email with Drees Builders.
- Have already invested significant dollars in property improvements and believe 50' lots would drive down property values across Breezy Hill.

Name: Darrin + Becky Massey

Address: 929 Pleasant View Drive, Rockwall, TX 75087

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

Case No. Z2016-018: Breezy Hill Amendment to PD-74

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.

I am opposed to increasing the number of 50' lots. The area needs to retain green spaces. I am not opposed to the standards or the original planned approval. I would just like to see more green space.

Name: Michael Agostini

Address: 1010 CPLM CREST Rockwall TX 75087

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

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Zoning Changes  
**Date:** Monday, June 06, 2016 8:36:21 AM

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Fyi, I double checked to make sure 522 Limmerhill Drive was sent a notice, and one was sent.

**From:** Chris Moore [REDACTED]  
**Sent:** Friday, June 03, 2016 8:55 AM  
**To:** Planning  
**Subject:** Zoning Changes

To Whom It May Concern:

This email is in regards to the proposed changes regarding the Breezy Hill plans to include a section of smaller homes on smaller lots. I understand this will be discussed with the city council on 6/20.

We just recently closed on a home in Breezy Hill and did not receive the form that was mailed to homeowners. We are writing our objections/concerns here in lieu of the form.

We have been residents of the north part of Rockwall since 2008 and my wife has been a teacher with RISD since 2002. When the plans for Breezy Hill were announced with larger lots and more space we sold our home in the Castle Ridge subdivision to jump on the opportunity. The driver to build in Breezy Hill was to have the opportunity to have more space.

The north part of Rockwall has plenty of subdivisions with smaller homes and smaller lots already including the new phase for Castle Ridge, Stone Creek, and Caruth Lakes. More smaller lots and smaller homes is not needed.

The demand is there for larger homes and larger lots. If you look at the phase of Breezy Hill that has the 100'X200' lots it is already almost completely sold out. The phases of Breezy Hill with larger lots have been moving well. Stone Creek slowed down when the larger lots of Breezy Hill opened up. These are factual observations not opinions.

I would argue that Rockwall would continue to benefit by having some balance and leaving the Breezy Hilly plan alone to exclude smaller lots and smaller homes like is now being proposed.

I am happy to discuss further and be involved in any way.

Regards,  
Chris Moore  
522 Limmerhill Dr  
214-695-0401

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Case Number 22016-018 BreezyHill  
**Date:** Thursday, June 09, 2016 8:13:55 AM

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**From:** [REDACTED]  
**Sent:** Wednesday, June 08, 2016 11:37 PM  
**To:** Planning  
**Cc:** nancyfontaine@yahoo.com  
**Subject:** Case Number 22016-018 BreezyHill

To all members of the planning department, city council and Mayor of Rockwall,

My husband and I purchased our home in Breezy Hill last October, relocating from the state of Michigan. One of the reasons we chose the area and sub division was due to the larger lot sizes in Breezy Hill in relation to the size of lots elsewhere.

Needless to say we are opposed to the request of the developer to decrease lot sizes in the upcoming phases of the sub division to 50 ' lots. We and others paid a premium price for our homes based on the planned density of homes. A reduction in lot size would alter the density and reduce property values.

We understand the developer requested smaller lots previously and was denied. We and the neighbors of Breezy Hill are requesting the same outcome this time- a denial of the request.

Thank you,

Nancy and Norman Fontaine  
805 Calm Crest Drive  
Rockwall  
TX

[REDACTED]

[Sent from Yahoo Mail on Android](#)

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Case # Z2016-018 Breezy Hill Amendment to PD-74  
**Date:** Wednesday, June 08, 2016 8:29:20 AM

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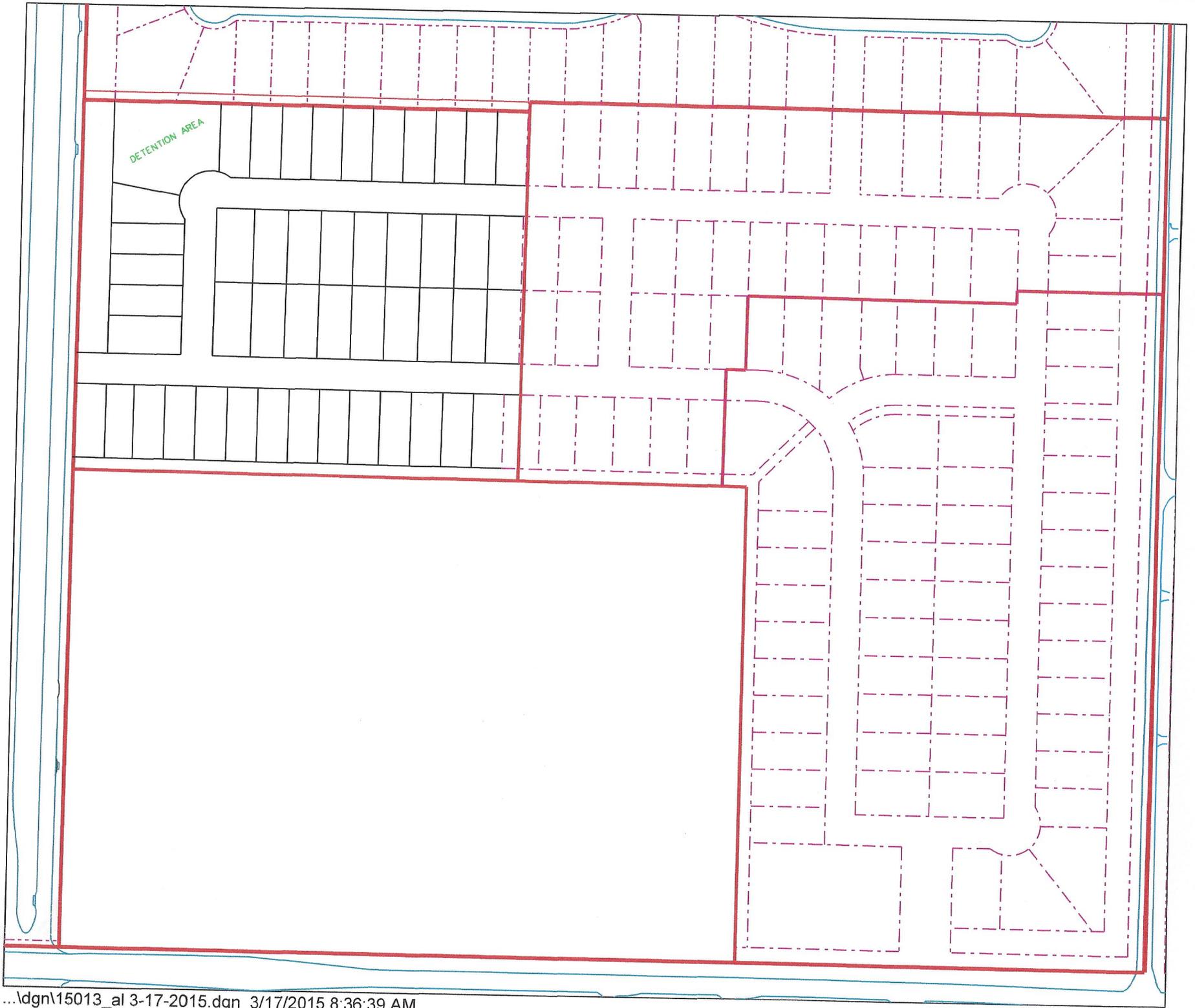
-----Original Message-----

**From:** Nancy Parkes [REDACTED]  
**Sent:** Tuesday, June 07, 2016 9:17 PM  
**To:** Planning  
**Subject:** Case # Z2016-018 Breezy Hill Amendment to PD-74

Please let this serve as my opposition to the above proposed zoning change.

Changing the zoning to allow smaller homes on smaller lots will decrease the value of neighborhood. This neighborhood was built to be higher level and we have all paid a premium to have larger lots and many of the homes have higher standard of fixtures and additions that were not given to homes on smaller lots. One cannot compare the homes starting at 1700 square foot to the majority of homes in this neighborhood. Please do to allow the zoning to change to include the smaller homes on the smaller lots. Allow this neighborhood to keep its premium quality as we have all paid for it.

Nancy Parkes  
214-945-4343  
[REDACTED]



DONG WON KANG  
VOL. 4703, PG. 1402

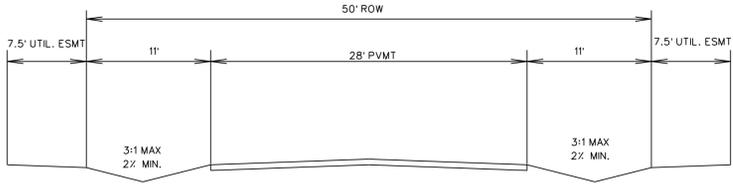
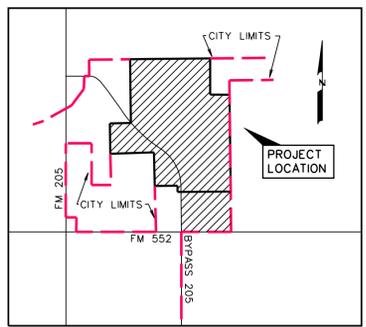
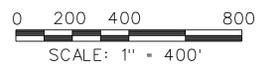
HELEN JOY RIGGS  
VOL. 54, PG. 456

BRUCE CLARK  
VOL. 102, PG. 1010

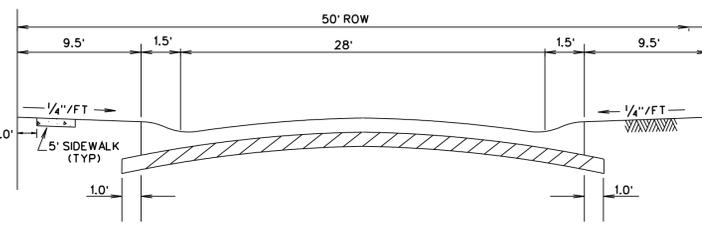
HIDDEN VALLEY ESTATES NO. 2  
VOL. A, PG. 379

LARRY HANCE  
VOL. 769, PG. 168

SKYVIEW COUNTRY ESTATES  
VOL. A, PG. 261



RURAL STREET SECTION  
N.T.S.  
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB  
N.T.S.

**LEGEND**

TYPICAL LOT SIZES

- TYPE A - 206 LOTS (60's)
- TYPE B - 112 LOTS (70's)
- TYPE C - 326 LOTS (80's)
- TYPE D - 98 LOTS (100's)
- TYPE E - 47 LOTS (50's)
- PUBLIC OPEN SPACE / LANDSCAPE BUFFER

RESIDENTIAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
<b>TOTAL</b>	<b>105.4 AC.</b>	<b>97.0 AC.</b>	

\* indicates 50% Credit for Flood Plain  
 TOTAL RESIDENTIAL ACRES - 381.20 AC.  
 JOHN KING R.O.W. - 8.1 AC.  
 NET ACRES - 373.10 AC.  
 20% required Open Space - 74.62 AC.  
 per PD

TOTAL RETAIL - 19.5 AC.  
 JOHN KING R.O.W. - 4.45 AC.  
 NET RETAIL ACRES - 16.2 AC.  
 20% required Open Space - 3.2 AC  
 per PD

NOTE:  
 BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.  
 FEMA FLOODPLAIN PANEL NO. 48397C0030L  
 THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

MASTER PLAT  
 OF  
**BREEZY HILL**  
 OUT OF THE  
 J. STRICKLAND SURVEY, ABSTRACT NO. 187  
 T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

OWNERS  
**BREEZY HILL 405, LTD.**  
 8214 WESTCHESTER, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

MARCH 2015 SCALE 1" = 400'

RETAIL TRACT	19.5 ac.
RESIDENTIAL TRACT	381.20 ac.
<b>TOTAL ACRES</b>	<b>405.15</b>
<b>TOTAL RESIDENTIAL LOTS</b>	<b>789</b>
<b>RESIDENTIAL DENSITY</b>	<b>2.07</b>

**Infrastructure Statement**

**Drainage Facilities:**  
 There are natural drainage ways within the project and detention will be required.

**Sanitary Sewer Facilities:**  
 This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

**Water Facilities:**  
 There is an existing water line located in FM 552. A new 16" water line will be constructed along John King Boulevard north of FM 552 to service this tract.

**Roadway Facilities:**  
 The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 14-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 14-26, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

**WHEREAS**, the City has received a request by the Jeff Parker of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**Section 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 09-19, 12-26 & 14-26*;

**Section 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**Section 3.** That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

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

**Section 4.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**Section 5.** That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**Section 6.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
  1. Open Space Master Plan
  2. Master plat
  3. PD development plans (*required for retail areas only*)
  4. PD site plans
  5. Preliminary plats
  6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

**Section 7.** 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 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**Section 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**Section 10.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF JULY, 2016.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 20, 2016

2<sup>nd</sup> Reading: July 5, 2016

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

**THENCE** NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE** SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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

FOUND FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.



**Exhibit 'C':**  
*PD Development Standards*

**TEXT TO BE ADDED TO THE ORDINANCE**  
**TEXT TO BE REMOVED FROM THE ORDINANCE**

**A. GENERAL REQUIREMENTS**

1. *Uses Allowed.* The following uses are permitted for the Property.
  - a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
  - b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service\*
- Service Station\*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

\* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and

**Exhibit 'C':**  
*PD Development Standards*

through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- d. *Density and lot composition.* If the retail develops in accordance with the attached Concept Plan, no more than **742 789** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

**Table 1: Lot Composition**

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	206	<del>27.80</del> <b>26.11%</b>
B	70' x 120'	8,400	Front	112	<del>15.10</del> <b>14.20%</b>
C	80' x 125'	10,000	Front	326	<del>43.90</del> <b>41.32%</b>
D	100' x 200'	20,000	Front	98	<del>13.20</del> <b>12.42%</b>
<b>E</b>	<b>50' x 120'</b>	<b>6,000</b>	<b>Front</b>	<b>47</b>	<b>5.96%</b>
<b>AVERAGE LOT SIZE:</b>		<b>10,000</b>			
<b>MAXIMUM ALLOWED TOTAL UNITS:</b>				<b>742 789</b>	<b>100%</b>

- e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed **742 789** units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

- (1) Lot types "A & B" may increase not more than 5% in aggregate number.
- (2) Lot type "C" shall not be decreased below **42% 41.32%** of the total **742 789** lots.
- (3) Lot Type "D" shall not be decreased below 98 of the total lots.
- (4) Lot Type "E" shall not increase above 47 of the total lots.**

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

**Exhibit 'C':**  
*PD Development Standards*

**B. SPECIAL DEVELOPMENT STANDARDS**

1. *Dimensional Standards for Residential Uses*

**Table 2: Lot Type Matrix**

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 <sup>2</sup>	3,000	1,800
Minimum Front Yard Building Setback	20' <sup>4</sup>	20'	20'	40' <sup>3</sup>	15' <sup>4</sup>
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'
Minimum Side Yard ( <i>Interior</i> )	5'	5'	6'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'
Minimum Distance of Driveway ( <i>from Property Line</i> )	20'	20'	20'	40'	20'
Minimum Lot Area ( <i>Square Feet</i> )	7,200	8,400	10,000	20,000	6,000
Minimum Lot Frontage <sup>1</sup>	60'	70'	80'	100'	50'

**Notes:**

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- <sup>2</sup>: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- <sup>3</sup>: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- <sup>4</sup>: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards

Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

**Exhibit 'C':**  
*PD Development Standards*

**b. Detached Single Family Lot Type B**

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

**c. Detached Single Family Lot Type C**

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF <sup>1</sup>
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

**Notes:**

<sup>1</sup>: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

**Exhibit 'C':**  
*PD Development Standards*

d. *Detached Single Family Lot Type D*

<b>Development Standards</b>	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' <sup>1</sup>
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

**Notes:**

<sup>1</sup>: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. **Detached Single Family Lot Type E**

<b>Development Standards</b>	
<b>Minimum Lot Size</b>	<b>6,000 SF</b>
<b>Minimum Lot Width (@ Front Building Line)</b>	<b>50'</b>
<b>Minimum Lot Depth</b>	<b>110'</b>
<b>Minimum Lot Width (Corner Lot)</b>	<b>55'</b>
<b>Minimum Side Yard Setback</b>	<b>5'</b>
<b>Minimum Front Yard Building Setback</b>	<b>15'</b>
<b>Minimum Rear Yard Building Setback</b>	<b>10'</b>
<b>Minimum Air Conditioned Square Footage</b>	<b>1,800 SF</b>
<b>Minimum Roof Pitch</b>	<b>8:12 Except for 4:12 on Porch Roofs</b>
<b>Minimum Masonry Requirement</b> <b>[Brick, Stone, Cultured Stone, 3-Part Stucco]</b>	<b>80%</b>
<b>Garage Orientation</b>	<b>Garages will be allowed to be accessed from the street; however a minimum driveway length of 20-ft must be provided</b>
<b>Maximum Lot Coverage</b>	<b>75%</b>

**Exhibit 'C':**  
*PD Development Standards*

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

**Table 3 : Anti-Monotony Matrix**

<b>Lot Type</b>	<b>Lot Size (Approx.)</b>	<b>Elevation Features</b>
A	60’ x 120’	i., ii., iii.
B	70’ x 120’	i., ii., iii.
C	80’ x 125’	i., ii., iii.
D	100’ x 200’	i., ii., iii.
<b>E</b>	<b>50’ 120’</b>	<b>i., ii.</b>

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
  - ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
  - iii. For front entry driveway access a traditional “swing” or “J” drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only.
5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
    - (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
    - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
    - (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

**Exhibit 'C':**  
*PD Development Standards*

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

**C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY**

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
  - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
  - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
  - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
  - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
  - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
  - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
  - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
  - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.
2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.

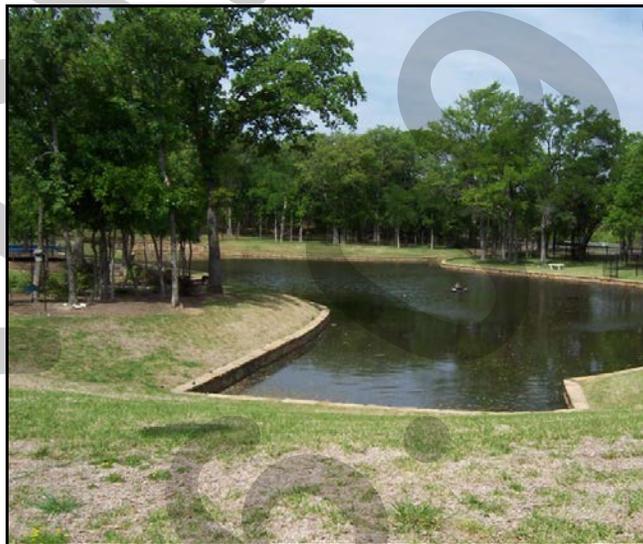
**Exhibit 'C':**  
*PD Development Standards*

3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
  - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
  - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
  - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
  - d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the

**Exhibit 'C':**  
*PD Development Standards*

City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



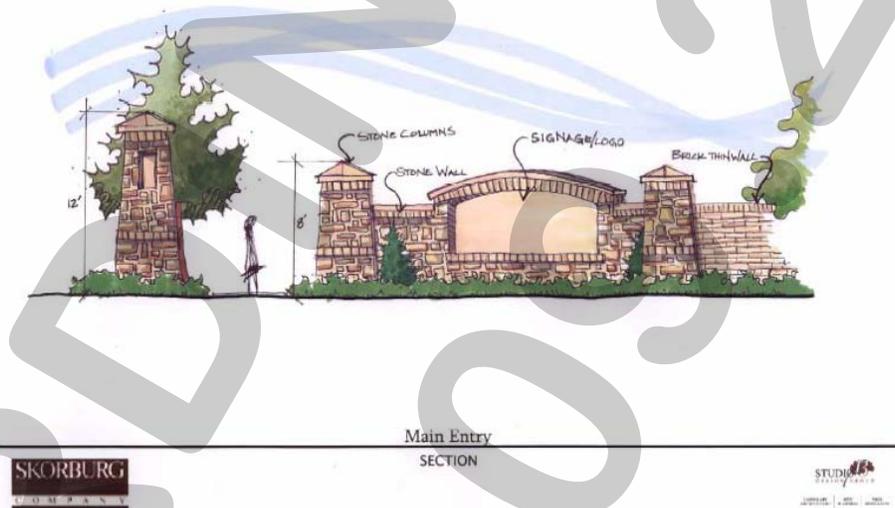
**Figure 1:** *Retention Pond with Hardedge.*

8. **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

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**Figure 2:** Example of Subdivision Signage Locations



**Figure 3:** Example of Subdivision Signage Design Standard

9. *Variations.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

**Exhibit 'D':**  
*Capital Facilities Agreement*

**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

**THIS CAPITAL FACILITIES AGREEMENT** (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

**I. RECITALS**

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

**NOW, THEREFORE**, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

**II. ADEQUATE PUBLIC FACILITIES**

1. *General Provisions.*
  - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
  - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
    - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
    - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
    - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
  - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

**III. GENERAL PROVISIONS**

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager  
Rockwall City Hall  
385 S. Goliad Street  
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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**Exhibit 'D':  
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**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

**PARTIES TO THE AGREEMENT**

**CITY OF ROCKWALL**



By: 

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS  
COUNTY OF ROCKWALL

§  
§  
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October, 2012, certify witness my hand and seal of office.

  
Notary Public in and for the State of Texas

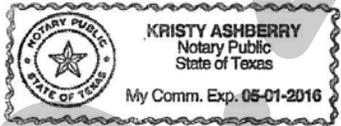


Exhibit 'D':  
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, <sup>TEXAS LIMITED PARTNERSHIP</sup>  
<sup>BREEZY HILL 405 GP CORPORATION, TEXAS CORPORATION,</sup>  
<sup>17 CENTRE ROAD</sup>

By: [Signature]

Name: RICHARD M. SKOBERG

Title: PRESIDENT

STATE OF TEXAS  
COUNTY OF ROCKWALL

§  
§  
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1<sup>st</sup> day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]  
Notary Public in and for the State of Texas



# CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 6/14/2016

**APPLICANT:** Jeff Parker, *Skorburg Company*

**AGENDA ITEM:** **Z2016-018**; *Breezy Hill Amendments (PD-74)*

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**SUMMARY:**

Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

**BACKGROUND:**

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres (see *Figure 1* for the adjusted lot mix).

*Figure 1: Current Lot Mix*

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>
<i>Typical Lot Frontage (Feet)</i>	60	70	80	100
<i>Typical Lot Depth (Feet)</i>	120	120	125	200
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200	8,400	10,000	20,000
<i>Number of Units</i>	206	112	326	98
<i>Dwelling Unit %</i>	27.80%	15.10%	43.90%	13.20%

On March 13, 2015, the applicant submitted an alternate concept plan depicting a reduction in the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose of amending Planned Development District 74 (PD-74) to include an additional residential phase of 50' x 120' lots (*i.e. minimum of 6,000 SF*). In addition, this case proposed

raising the number of lots from 742 to 762, but maintain a density of 2.0-units/acre. This case [Case No. Z2015-013] was denied by the City Council on May 4, 2015.

**PURPOSE:**

In accordance with Section 8.3 of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) -- *which restricts a similar application for the period of one (1) year from the denial date* -- the applicant has submitted an application requesting to amend Planned Development District 74 (PD-74) [Ordinance No. 14-26] to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to reduce the number of acres designated for retail land uses from 33.7-acres to 19.49-acres for the purpose incorporating an additional residential phase that will be composed of 50' x 120' lots (*i.e. minimum of 6,000 SF*).

**CHARACTERISTICS OF THE REQUEST:**

The 14.21-acres of land that the applicant is proposing to remove from the retail acreage will establish a new phase of the Breezy Hill Subdivision that will contain 47 single-family homes. The new phase will be located north of the remaining retail acreage, adjacent to Phase IIA. These new homes will be constructed on 50' x 120' lots that will be a minimum of 6,000 square feet in size. The development standards for this new lot type (identified below in *Figure 2* as *Lot Type 'E'*) are taken directly from the zoning ordinance that regulates the Stone Creek Subdivision (*i.e. Planned Development District 70 [PD-70]*) and are similar to the remaining lot types in Planned Development District 74 (PD-74) with respect to the development standards. The only major difference in this lot type will incorporate forward facing garages. This is primarily due to the difficulty of incorporating a '*J*' *Swing* or *Traditional Swing* driveway on a 50-foot lot.

*Figure 2: Proposed Lot Mix*

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>
<i>Typical Lot Frontage (Feet)</i>	60	70	80	100	50
<i>Typical Lot Depth (Feet)</i>	120	120	125	200	120
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200	8,400	10,000	20,000	6,000
<i>Number of Units</i>	206	112	326	98	47
<i>Dwelling Unit %</i>	26.11%	14.20%	42.32%	12.42%	5.96%

Considering the proposed new lot type and the proposed changes to the lot mix, the total number of single-family lots will be increased from 742 to 789. This proposed change increases the density from ~2.0-units/acre to ~2.07-units/acre (*i.e. currently the subdivision has 742 lots on ~379-acres, and the applicant is proposing 789 lots on ~381-acres*). With the exception of the proposed changes to the concept plan and lot mix tables, and subsequent changes to accommodate the new lot type, the applicant is not requesting any additional changes to Planned Development District 74 (PD-74).

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial* land uses. Should the City Council approve the applicant's request, the Future Land Use Map will be amended to reflect the proposed changes in land use from a *Commercial* designation to a *Low Density Residential* designation. *This has been added to the conditions of approval contained in the Recommendations section of this case memo.*

**NOTIFICATION:**

On May 27, 2016, staff mailed 364 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received five (5) responses in opposition to the zoning change.

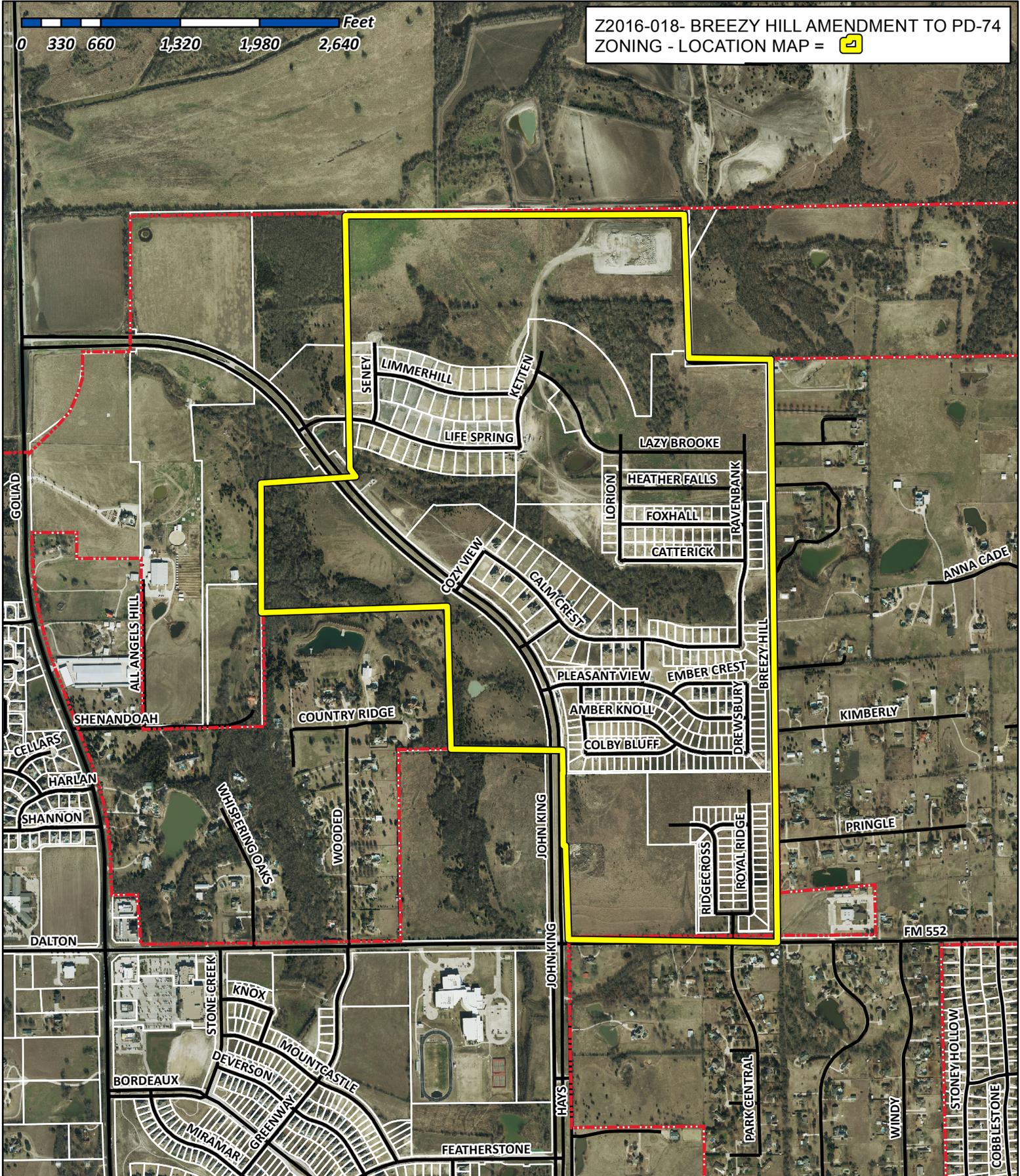
### **RECOMMENDATIONS:**

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial designation to a Low Density Residential designation;
- 3) Prior to accepting a final plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the PD site plan in order to show all necessary entry features/signage, landscaping and hardscaping proposed for the new phase;
- 4) Prior to accepting a preliminary plat for the proposed phase (*i.e. depicted in purple of the PD Concept Plan*) the applicant shall be required to administratively amend the preliminary plat for Phases IXA & IXB to show the new street layout; and,
- 5) Any construction resulting from the approval of this *zoning amendment* 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.

0 330 660 1,320 1,980 2,640 Feet

Z2016-018- BREEZY HILL AMENDMENT TO PD-74  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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

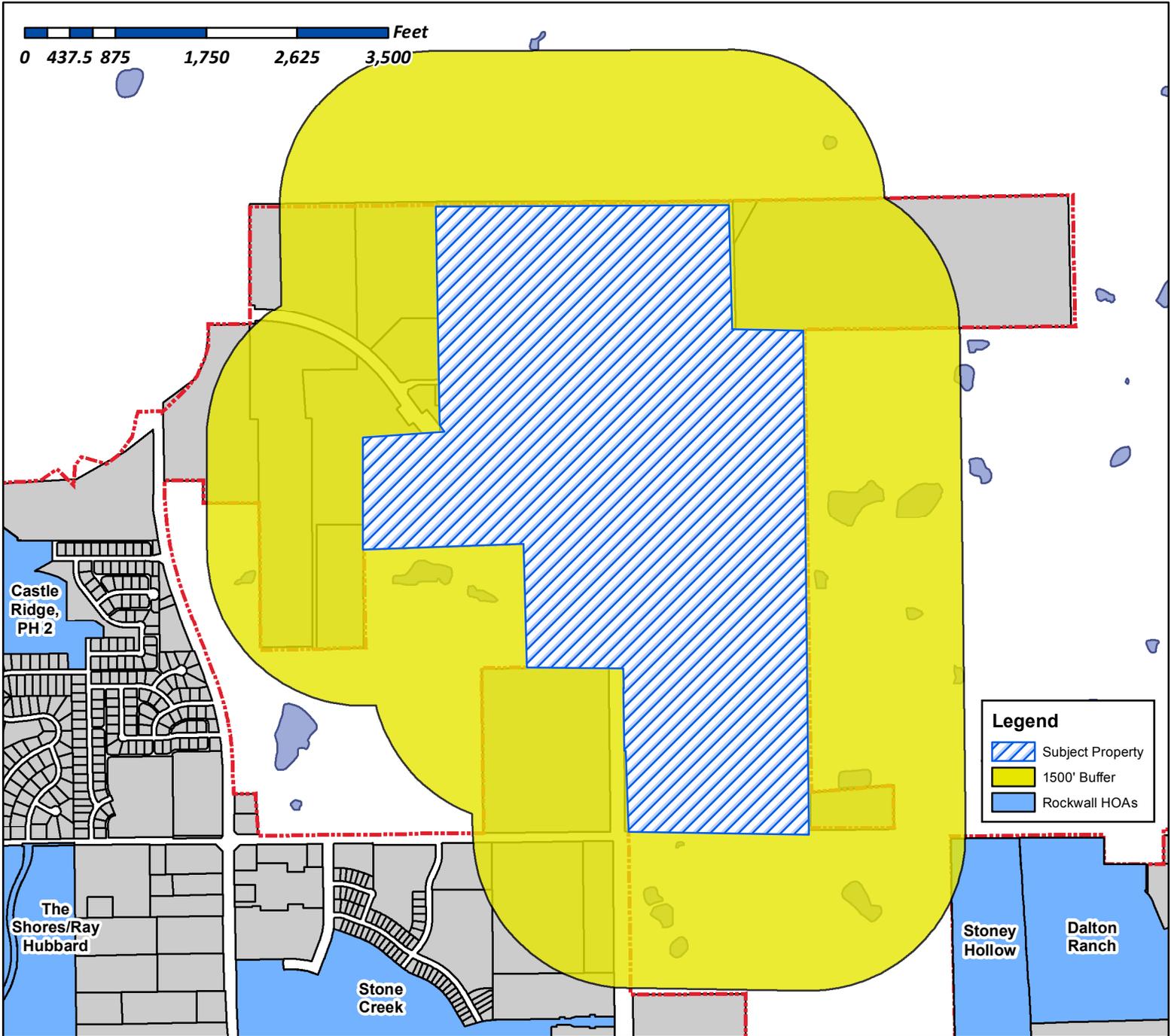




# City of Rockwall

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

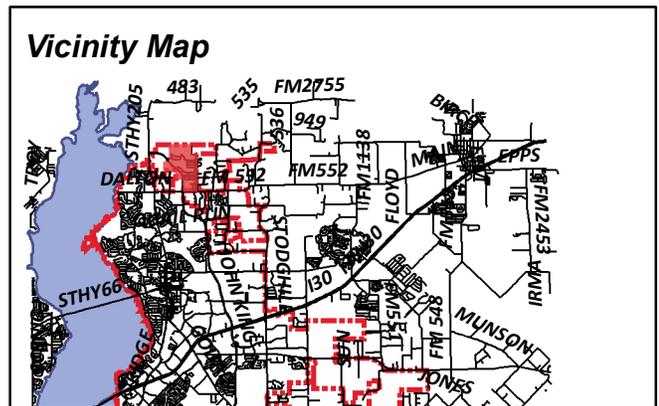
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**Case Number:** Z2016-018  
**Case Name:** Breezy Hill Amendment to PD-74  
**Case Type:** Zoning  
**Zoning:** Planned Development District 74  
**Case Address:** North of FM-552 and west of Breezy Hill Road

**Date Created:** 05/17/2016

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



**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Thursday, May 26, 2016 5:02:02 PM

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2016-018 Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.**

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

Sincerely,

*Laura Morales*

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





# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2016-018: Breezy Hill Amendment to PD-74**

*Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the purpose of incorporating changes to the development standards contained in Exhibit 'C' of Ordinance 14-26 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/14/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/20/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by **6/20/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

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

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

PLEASE RETURN THE BELOW FORM

**Case No. Z2016-018: Breezy Hill Amendment to PD-74**

**Please place a check mark on the appropriate line below:**

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

**Name:**

**Address:**

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

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

CURRENT RESIDENT  
1001 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1001 FOXHALL DR  
ROCKWALL, TX 75087

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1005 EMBER CREST DR  
ROCKWALL, TX 0

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1020 WINDY HILL LN  
ROCKWALL, TX 75087

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1021 AMER KNOLL DR  
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ROCKWALL, TX 75087

CURRENT RESIDENT  
1022 PLEASANT VIEW DR  
ROCKWALL, TX 75087

BIANCO DIEGO L  
1022 PLEASANT VIEW DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
1024 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1025 CALM CREST DR  
ROCKWALL, TX 75087

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1025 EMBER CREST DR  
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1030 AMBER KNOLL DR  
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1030 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1032 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1033 AMER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1033 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1033 FAWN TRL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1036 WINDY HILL LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1037 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1037 FAWN TRL  
ROCKWALL, TX 75087

RIGGS WILLIAM AUDY SR ESTATE  
105 E KAUFMAN ST  
ROCKWALL, TX 0

CURRENT RESIDENT  
1313 FM552  
ROCKWALL, TX 75087

RIDGEVIEW CHURCH  
1362 E FM 522  
ROCKWALL, TX 0

PAUL TAYLOR HOMES LTD  
17950 PRESTON RD 0  
DALLAS, TX 0

CURRENT RESIDENT  
200 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
205 ROCKHOUSE LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
313 SHENNENDOAH  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3302 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3303 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3306 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3306 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3307 RIDGECROSS DR  
ROCKWALL, TX 75087

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3307 ROYAL RIDGE DR  
ROCKWALL, TX 75087

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3310 RIDGECROSS DR  
ROCKWALL, TX 75087

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3323 RIDGECROSS DR  
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CURRENT RESIDENT  
3323 ROYAL RIDGE DR  
ROCKWALL, TX 75087

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3326 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
339 ALL ANGELS HILL  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3401 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3401 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3402 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3402 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3405 RIDGECROSS DR  
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CURRENT RESIDENT  
3405 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3406 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3406 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3409 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3409 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3410 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3410 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3413 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3413 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3414 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3414 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3418 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3418 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3422 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3423 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3425 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3426 RIDGECROSS DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3502 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3506 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3510 ROYAL RIDGE DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3602 DREWSBURY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3605 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3606 DREWSBURY DR  
ROCKWALL, TX 75087

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3609 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3610 DREWSBURY DR  
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3613 NOAH CREST DR  
ROCKWALL, TX 75087

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3614 DREWSBURY DR  
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3617 NOAH CREST DR  
ROCKWALL, TX 75087

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3618 DREWSBURY DR  
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CURRENT RESIDENT  
3621 NOAH CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3702 DREWSBURY DR  
ROCKWALL, TX 75087

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3706 DREWSBURY DR  
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CURRENT RESIDENT  
3902 RAVENBANK DR  
ROCKWALL, TX 75087

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3906 RAVENBANK DR  
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CURRENT RESIDENT  
4186 RAVENBANK DR  
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CURRENT RESIDENT  
4189 LORION DR  
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4206 RAVENBANK DR  
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4210 RAVENBANK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4401 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
4405 SENEY DR  
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4409 SENEY DR  
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4413 SENEY DR  
ROCKWALL, TX 75087

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4501 SENEY DR  
ROCKWALL, TX 75087

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4505 SENEY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
493 LIFE SPRING DR  
ROCKWALL, TX 75087

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497 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
501 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 LIFE SPRING DR  
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502 LIMMERHILL DR  
ROCKWALL, TX 75087

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522 LIMMERHILL DR  
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CURRENT RESIDENT  
525 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
526 LIFE SPRING DR  
ROCKWALL, TX 75087

MEGATEL HOMES INC  
5512 W PLANO PARKWAY 0  
PLANO, TX 0

SINKS CHARLES WILLIAM II & SANDRA LYNN  
555 SINKS ROAD  
ROCKWALL, TX 0

CURRENT RESIDENT  
601 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
601 LIMMERHILL DR  
ROCKWALL, TX 75087

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602 LIFE SPRING DR  
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CURRENT RESIDENT  
617 LIFE SPRING DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
617 LIMMERHILL DR  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N STATE HIGHWAY 161 0  
IRVING, TX

CURRENT RESIDENT  
625 FM552  
ROCKWALL, TX 75087

HANCE LARRY  
6306 GLENHOLLOW CT  
DALLAS, TX

GILBERT ADAM AND AMANDA  
700 CALM CREST DR  
ROCKWALL, TX0

CURRENT RESIDENT  
701 CALM CREST DR  
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN  
702 CALM CREST DR  
ROCKWALL, TX

JONES ELOISE AND  
705 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
706 CALM CREST DR  
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS  
709 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
710 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
713 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
714 CALM CREST DR  
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J  
717 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
718 CALM CREST DR  
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON  
721 CALM CREST DR  
ROCKWALL, TX

ROGERS DAMIAN W AND JESSICA L  
722 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
725 CALM CREST DR  
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L  
726 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
801 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 CALM CREST DR  
ROCKWALL, TX 75087

YAO CHAN-HWA AND ESTHER KUO-LIN  
805 CLAM CREST DR  
ROCKWALL, TX

COLLINS HOPE AND GUY JR  
806 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
809 CALM CREST DR  
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE  
812 CALM CREST DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
813 CALM CREST DR  
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL  
817 CALM CREST  
ROCKWALL, TX

CARIKER KEVIN L AND LESLIE J  
818 CALM CREST DR  
ROCKWALL, TX

CAMP JOSEPH RICHARD AND  
821 CALM CREST DR  
ROCKWALL, TX 0

WINDSOR HOMES CUMBERLAND LLC  
8214 WESTCHESTER  
DALLAS, TX

BH PHASE III SF, LTD. / BH AMC, LTD.  
8214 WESTCHESTER DR  
DALLAS, TX

BH PHASE V 80'S POD LTD  
8214 WESTCHESTER DR 0  
DALLAS, TX

BH 60'S POD LTD  
8214 WESTCHESTER DR  
DALLAS, TX

BH PHASE IV SF, LTD.  
8214 WESTCHESTER DR  
DALLAS, TX

BH BALANCE III LLC  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX

BH PHASE I SF LTD  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BH PHASE IIB SF LTD  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BH PHASE IIA SF LTD  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BH BALANCE I LLC  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX 0

BH PHASE III SF LTD  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX 0

BH BALANCE IV LLC  
8214 WESTCHESTER DRIVE 0  
DALLAS, TX 0

BH BALANCE II LLC  
8214 WESTCHESTER DRIVE  
DALLAS, TX

BRADLEY ERIK DOUGLAS  
822 CALM CREST DR  
ROCKWALL, TX

WEBB JOHN DAVID AND CAROLYN PARKER  
825 CALM CREST DR  
ROCKWALL, TX

CURRENT RESIDENT  
890 PLEASANT VIEW DR  
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE  
ELAINE  
893 COLBY BLUFF DR  
ROCKWALL, TX

CURRENT RESIDENT  
894 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
898 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
906 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
906 PLEASANT VIEW DR  
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND  
906 AMBER KNOLL DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
909 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
909 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
909 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
910 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
910 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
910 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
913 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
914 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
914 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
914 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
917 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
917 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
917 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
918 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
918 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
918 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
921 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
921 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
921 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
922 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
922 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
922 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
925 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
925 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
925 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
926 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
926 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
929 COLBY BLUFF DR  
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN  
TODD  
929 PLEASANT VIEW DR  
ROCKWALL, TX 0

CURRENT RESIDENT  
930 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
930 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
933 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
933 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
933 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
934 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
934 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
937 COLBY BLUFF DR  
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE  
937 PLEASANT VIEW DR  
ROCKWALL, TX

CURRENT RESIDENT  
938 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
938 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
941 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
941 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
942 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
945 COLBY BLUFF DR  
ROCKWALL, TX 75087

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945 PLEASANT VIEW DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
946 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
949 COLBY BLUFF DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
950 AMBER KNOLL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
978 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
981 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
982 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
982 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
985 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
986 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
986 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
989 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
990 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
990 CATTERICK DR  
ROCKWALL, TX 75087

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990 FOXHALL DR  
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CURRENT RESIDENT  
993 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
994 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
994 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
994 FOXHALL DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
997 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
997 FOXHALL DR  
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CURRENT RESIDENT  
998 CALM CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 CATTERICK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 EMBER CREST DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
998 FOXHALL DR  
ROCKWALL, TX 75087

LIFE SPRING CHURCH  
P O BOX 886  
ROCKWALL, TX

CLARK BRUCE A  
PO BOX 1473  
ROCKWALL, TX 0

SHENNENDOAH REAL ESTATE PARTNERS  
PO BOX 941428  
PLANO, TX

Case No. Z2016-018: Breezy Hill Amendment to PD-74

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.

- Purchased home with the understanding that the smallest lots would be 60' per Email with Drees Builder.
- Have already invested significant dollars in property improvements and believe 50' lots would drive down property values across Breezy Hill.

Name: Darrin + Becky Massey

Address: 929 Pleasant View Drive, Rockwall, TX 75087

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

Case No. Z2016-018: Breezy Hill Amendment to PD-74

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.

I am opposed to increasing the number of 50' lots. The area needs to retain green spaces. I am not opposed to the standards or the original planned approval. I would just like to see more green space.

Name: Michael Agostini

Address: 1010 CPLM CREST Rockwall TX 75087

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

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Zoning Changes  
**Date:** Monday, June 06, 2016 8:36:21 AM

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Fyi, I double checked to make sure 522 Limmerhill Drive was sent a notice, and one was sent.

**From:** Chris Moore [REDACTED]  
**Sent:** Friday, June 03, 2016 8:55 AM  
**To:** Planning  
**Subject:** Zoning Changes

To Whom It May Concern:

This email is in regards to the proposed changes regarding the Breezy Hill plans to include a section of smaller homes on smaller lots. I understand this will be discussed with the city council on 6/20.

We just recently closed on a home in Breezy Hill and did not receive the form that was mailed to homeowners. We are writing our objections/concerns here in lieu of the form.

We have been residents of the north part of Rockwall since 2008 and my wife has been a teacher with RISD since 2002. When the plans for Breezy Hill were announced with larger lots and more space we sold our home in the Castle Ridge subdivision to jump on the opportunity. The driver to build in Breezy Hill was to have the opportunity to have more space.

The north part of Rockwall has plenty of subdivisions with smaller homes and smaller lots already including the new phase for Castle Ridge, Stone Creek, and Caruth Lakes. More smaller lots and smaller homes is not needed.

The demand is there for larger homes and larger lots. If you look at the phase of Breezy Hill that has the 100'X200' lots it is already almost completely sold out. The phases of Breezy Hill with larger lots have been moving well. Stone Creek slowed down when the larger lots of Breezy Hill opened up. These are factual observations not opinions.

I would argue that Rockwall would continue to benefit by having some balance and leaving the Breezy Hilly plan alone to exclude smaller lots and smaller homes like is now being proposed.

I am happy to discuss further and be involved in any way.

Regards,  
Chris Moore  
522 Limmerhill Dr  
214-695-0401

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Case Number 22016-018 BreezyHill  
**Date:** Thursday, June 09, 2016 8:13:55 AM

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**From:** [REDACTED]  
**Sent:** Wednesday, June 08, 2016 11:37 PM  
**To:** Planning  
**Cc:** nancyfontaine@yahoo.com  
**Subject:** Case Number 22016-018 BreezyHill

To all members of the planning department, city council and Mayor of Rockwall,

My husband and I purchased our home in Breezy Hill last October, relocating from the state of Michigan. One of the reasons we chose the area and sub division was due to the larger lot sizes in Breezy Hill in relation to the size of lots elsewhere.

Needless to say we are opposed to the request of the developer to decrease lot sizes in the upcoming phases of the sub division to 50 ' lots. We and others paid a premium price for our homes based on the planned density of homes. A reduction in lot size would alter the density and reduce property values.

We understand the developer requested smaller lots previously and was denied. We and the neighbors of Breezy Hill are requesting the same outcome this time- a denial of the request.

Thank you,

Nancy and Norman Fontaine  
805 Calm Crest Drive  
Rockwall  
TX

[REDACTED]

[Sent from Yahoo Mail on Android](#)

**From:** [Planning](#)  
**To:** [Miller, Ryan](#)  
**Subject:** FW: Case # Z2016-018 Breezy Hill Amendment to PD-74  
**Date:** Wednesday, June 08, 2016 8:29:20 AM

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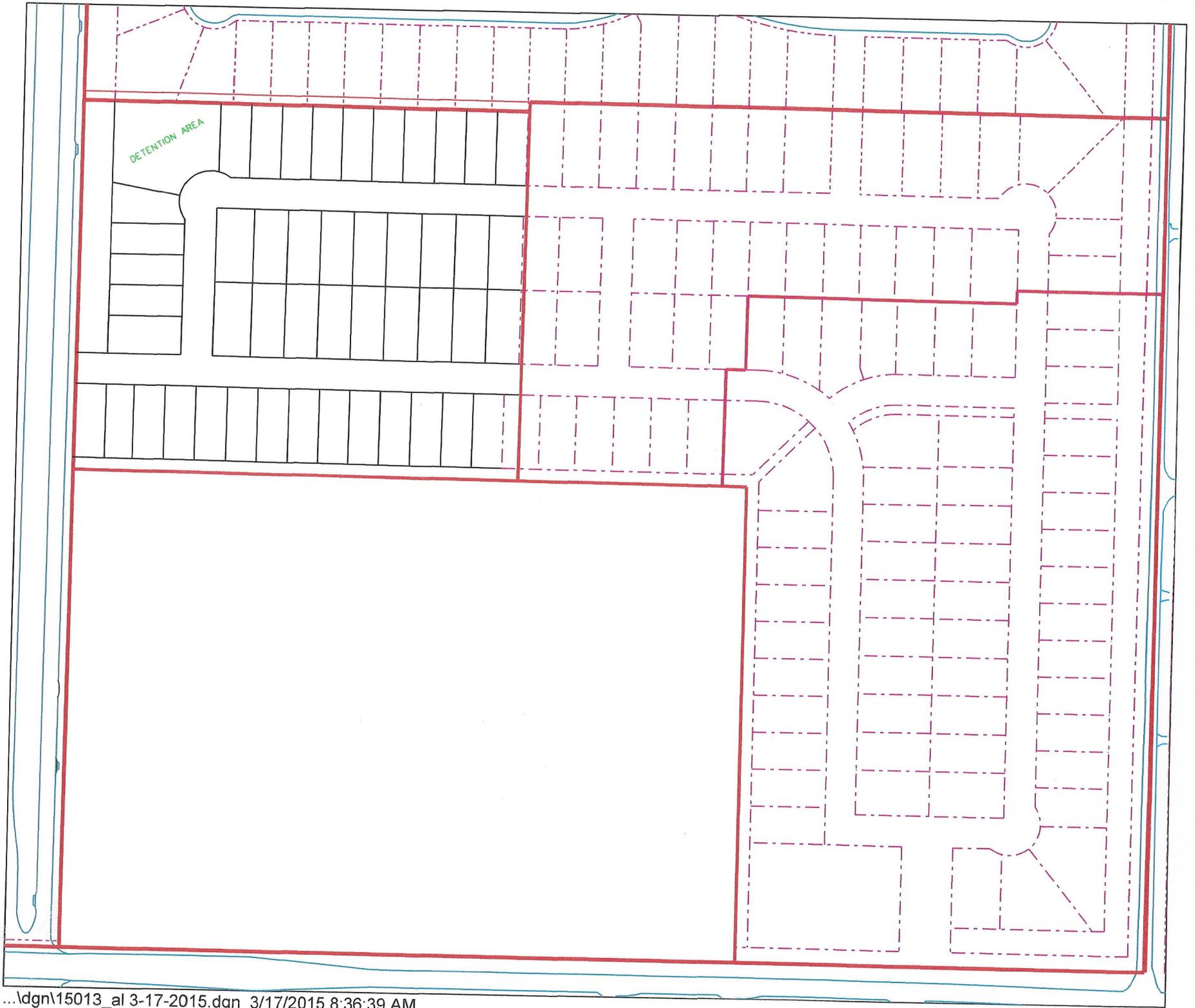
-----Original Message-----

**From:** Nancy Parkes [REDACTED]  
**Sent:** Tuesday, June 07, 2016 9:17 PM  
**To:** Planning  
**Subject:** Case # Z2016-018 Breezy Hill Amendment to PD-74

Please let this serve as my opposition to the above proposed zoning change.

Changing the zoning to allow smaller homes on smaller lots will decrease the value of neighborhood. This neighborhood was built to be higher level and we have all paid a premium to have larger lots and many of the homes have higher standard of fixtures and additions that were not given to homes on smaller lots. One cannot compare the homes starting at 1700 square foot to the majority of homes in this neighborhood. Please do to allow the zoning to change to include the smaller homes on the smaller lots. Allow this neighborhood to keep its premium quality as we have all paid for it.

Nancy Parkes  
214-945-4343  
[REDACTED]



DONG WON KANG  
VOL. 4703, PG. 1402

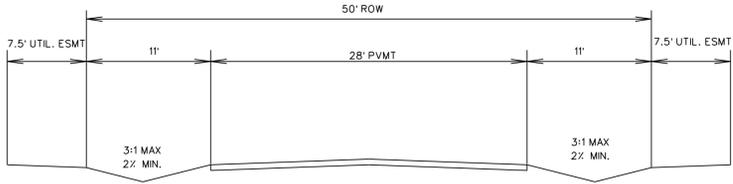
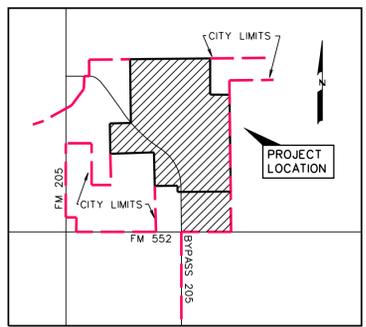
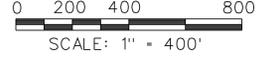
HELEN JOY RIGGS  
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BRUCE CLARK  
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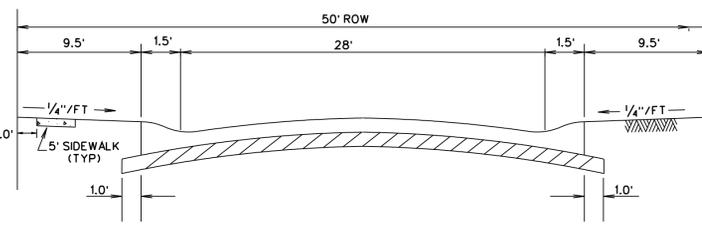
HIDDEN VALLEY ESTATES NO. 2  
VOL. A, PG. 379

LARRY HANCE  
VOL. 769, PG. 168

SKYVIEW COUNTRY ESTATES  
VOL. A, PG. 261



RURAL STREET SECTION  
N.T.S.  
100'x200' LOTS



TYPICAL PAVEMENT SECTION - LAYDOWN CURB  
N.T.S.

**LEGEND**

TYPICAL LOT SIZES

- TYPE A - [Orange] - 206 LOTS (60's)
- TYPE B - [Yellow] - 112 LOTS (70's)
- TYPE C - [Purple] - 326 LOTS (80's)
- TYPE D - [Blue] - 98 LOTS (100's)
- TYPE E - [Dark Blue] - 47 LOTS (50's)
- [Green] - PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

RESIDENTIAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	1.6	1.6	Open Space
6	5.4	5.4	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.7	9.7	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
19	3.56	1.78*	Floodplain
<b>TOTAL</b>	<b>105.4 AC.</b>	<b>97.0 AC.</b>	

\* indicates 50% Credit for Flood Plain  
 TOTAL RESIDENTIAL ACRES - 381.20 AC.  
 JOHN KING R.O.W. - 8.1 AC.  
 NET ACRES - 373.10 AC.  
 20% required Open Space - 74.62 AC.  
 per PD

TOTAL RETAIL - 19.5 AC.  
 JOHN KING R.O.W. - 4.45 AC.  
 NET RETAIL ACRES - 16.2 AC.  
 20% required Open Space - 3.2 AC  
 per PD

NOTE:  
 BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.  
 FEMA FLOODPLAIN PANEL NO. 48397C0030L  
 THE 19.5 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT	19.5 ac.
RESIDENTIAL TRACT	381.20 ac.

TOTAL ACRES	405.15
TOTAL RESIDENTIAL LOTS	789
RESIDENTIAL DENSITY	2.07

MASTER PLAT  
OF  
**BREEZY HILL**  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
T.R. BAILEY SURVEY, ABSTRACT NO. 30  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS  
**BREEZY HILL 405, LTD.**  
8214 WESTCHESTER, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
MARCH 2015 SCALE 1" = 400'

**Infrastructure Statement**

**Drainage Facilities:**  
There are natural drainage ways within the project and detention will be required.

**Sanitary Sewer Facilities:**  
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

**Water Facilities:**  
There is an existing water line located in FM 552. A new 16" water line will be constructed along John King Boulevard north of FM 552 to service this tract.

**Roadway Facilities:**  
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 14-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 14-26, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

**WHEREAS**, the City has received a request by the Jeff Parker of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 14-26*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

**Section 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 09-19, 12-26 & 14-26*;

**Section 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**Section 3.** That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of

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

**Section 4.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**Section 5.** That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**Section 6.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
  1. Open Space Master Plan
  2. Master plat
  3. PD development plans (*required for retail areas only*)
  4. PD site plans
  5. Preliminary plats
  6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

**Section 7.** 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 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**Section 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**Section 10.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF JULY, 2016.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 20, 2016

2<sup>nd</sup> Reading: July 5, 2016

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

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

**THENCE** NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE** SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

**THENCE** SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

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

FOUND FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

**THENCE** NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.



**Exhibit 'C':**  
*PD Development Standards*

**TEXT TO BE ADDED TO THE ORDINANCE**  
**TEXT TO BE REMOVED FROM THE ORDINANCE**

**A. GENERAL REQUIREMENTS**

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service\*
- Service Station\*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

\* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and

**Exhibit 'C':**  
*PD Development Standards*

through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- d. *Density and lot composition.* If the retail develops in accordance with the attached Concept Plan, no more than **742 789** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

**Table 1: Lot Composition**

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	206	<del>27.80</del> <b>26.11%</b>
B	70' x 120'	8,400	Front	112	<del>15.10</del> <b>14.20%</b>
C	80' x 125'	10,000	Front	326	<del>43.90</del> <b>41.32%</b>
D	100' x 200'	20,000	Front	98	<del>13.20</del> <b>12.42%</b>
<b>E</b>	<b>50' x 120'</b>	<b>6,000</b>	<b>Front</b>	<b>47</b>	<b>5.96%</b>
<b>AVERAGE LOT SIZE:</b>		<b>10,000</b>			
<b>MAXIMUM ALLOWED TOTAL UNITS:</b>				<b>742 789</b>	<b>100%</b>

- e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed **742 789** units, the average lot size for the development is not less than 10,000 sq. ft., and the following rules are met:

- (1) Lot types "A & B" may increase not more than 5% in aggregate number.
- (2) Lot type "C" shall not be decreased below **42% 41.32%** of the total **742 789** lots.
- (3) Lot Type "D" shall not be decreased below 98 of the total lots.
- (4) Lot Type "E" shall not increase above 47 of the total lots.**

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

**Exhibit 'C':**  
*PD Development Standards*

**B. SPECIAL DEVELOPMENT STANDARDS**

1. *Dimensional Standards for Residential Uses*

**Table 2: Lot Type Matrix**

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 <sup>2</sup>	3,000	1,800
Minimum Front Yard Building Setback	20' <sup>4</sup>	20'	20'	40' <sup>3</sup>	15' <sup>4</sup>
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'
Minimum Side Yard ( <i>Interior</i> )	5'	5'	6'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'
Minimum Distance of Driveway ( <i>from Property Line</i> )	20'	20'	20'	40'	20'
Minimum Lot Area ( <i>Square Feet</i> )	7,200	8,400	10,000	20,000	6,000
Minimum Lot Frontage <sup>1</sup>	60'	70'	80'	100'	50'

**Notes:**

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- <sup>2</sup>: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- <sup>3</sup>: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- <sup>4</sup>: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards

Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

**Exhibit 'C':**  
*PD Development Standards*

**b. Detached Single Family Lot Type B**

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

**c. Detached Single Family Lot Type C**

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF <sup>1</sup>
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

**Notes:**

<sup>1</sup>: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

**Exhibit 'C':**  
*PD Development Standards*

d. *Detached Single Family Lot Type D*

<b>Development Standards</b>	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' <sup>1</sup>
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

**Notes:**

<sup>1</sup>: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. **Detached Single Family Lot Type E**

<b>Development Standards</b>	
<b>Minimum Lot Size</b>	<b>6,000 SF</b>
<b>Minimum Lot Width (@ Front Building Line)</b>	<b>50'</b>
<b>Minimum Lot Depth</b>	<b>110'</b>
<b>Minimum Lot Width (Corner Lot)</b>	<b>55'</b>
<b>Minimum Side Yard Setback</b>	<b>5'</b>
<b>Minimum Front Yard Building Setback</b>	<b>15'</b>
<b>Minimum Rear Yard Building Setback</b>	<b>10'</b>
<b>Minimum Air Conditioned Square Footage</b>	<b>1,800 SF</b>
<b>Minimum Roof Pitch</b>	<b>8:12 Except for 4:12 on Porch Roofs</b>
<b>Minimum Masonry Requirement</b> <b>[Brick, Stone, Cultured Stone, 3-Part Stucco]</b>	<b>80%</b>
<b>Garage Orientation</b>	<b>Garages will be allowed to be accessed from the street; however a minimum driveway length of 20-ft must be provided</b>
<b>Maximum Lot Coverage</b>	<b>75%</b>

**Exhibit 'C':**  
*PD Development Standards*

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

**Table 3 : Anti-Monotony Matrix**

<b>Lot Type</b>	<b>Lot Size (Approx.)</b>	<b>Elevation Features</b>
A	60’ x 120’	i., ii., iii.
B	70’ x 120’	i., ii., iii.
C	80’ x 125’	i., ii., iii.
D	100’ x 200’	i., ii., iii.
<b>E</b>	<b>50’ 120’</b>	<b>i., ii.</b>

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
  - ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
  - iii. For front entry driveway access a traditional “swing” or “J” drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only.
5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
    - (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
    - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
    - (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

**Exhibit 'C':**  
*PD Development Standards*

6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

**C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY**

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
  - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
  - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
  - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
  - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
  - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
  - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
  - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
  - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.
2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.

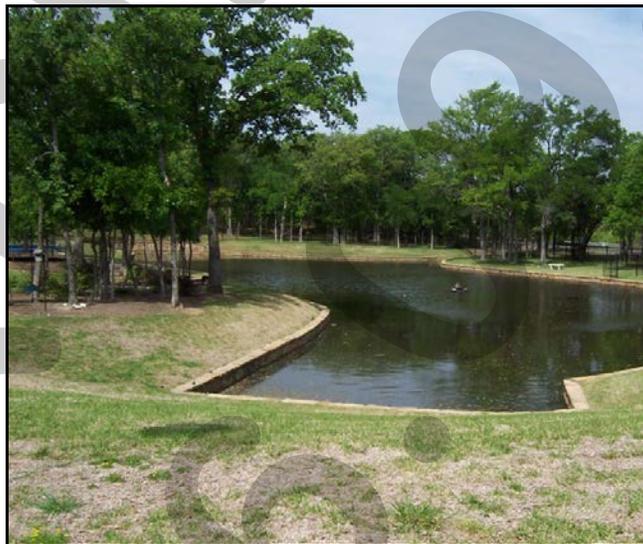
**Exhibit 'C':**  
*PD Development Standards*

3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
  - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
  - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
  - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
  - d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the

**Exhibit 'C':**  
*PD Development Standards*

City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



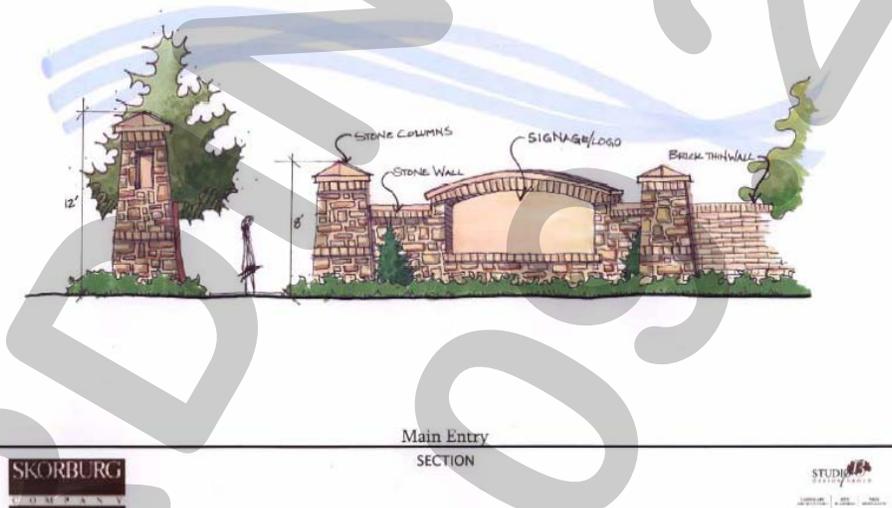
**Figure 1:** *Retention Pond with Hardedge.*

8. **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

**Exhibit 'C':**  
*PD Development Standards*



**Figure 2:** Example of Subdivision Signage Locations



**Figure 3:** Example of Subdivision Signage Design Standard

9. *Variations.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

**Exhibit 'D':**  
*Capital Facilities Agreement*

**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

**THIS CAPITAL FACILITIES AGREEMENT** (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

**I. RECITALS**

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

**NOW, THEREFORE**, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

**II. ADEQUATE PUBLIC FACILITIES**

1. *General Provisions.*
  - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
  - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
    - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
    - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
    - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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**Exhibit 'D':  
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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
  - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

**III. GENERAL PROVISIONS**

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager  
Rockwall City Hall  
385 S. Goliad Street  
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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**Exhibit 'D':**  
*Capital Facilities Agreement*

**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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**Exhibit 'D':**  
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**EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL**

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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Exhibit 'D':  
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL



By: 

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS

COUNTY OF ROCKWALL

§  
§  
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October, 2012, certify witness my hand and seal of office.

  
Notary Public in and for the State of Texas

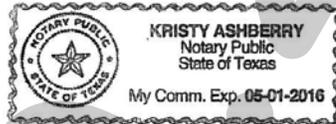


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Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, <sup>TEXAS LIMITED PARTNERSHIP</sup>  
<sup>BREEZY HILL 405 GP CORPORATION, TEXAS CORPORATION,</sup>  
<sup>17 CENTRE ROAD</sup>

By: [Signature]

Name: RICHARD M. SKOEBERG

Title: PRESIDENT

STATE OF TEXAS  
COUNTY OF ROCKWALL

§  
§  
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOEBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1<sup>st</sup> day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]  
Notary Public in and for the State of Texas



**CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 06/14/2016

**APPLICANT:** Theresa and Ronald Briones

**AGENDA ITEM:** **MIS2016-008**; *Masonry Exception (905 N. Alamo Street)*

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**SUMMARY:**

Discuss and consider a request by Theresa and Ronald Briones for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 0.248-acre parcel of land identified as part of Lot 7, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 905 N. Alamo Street/906 N. West Street, and take any action necessary.

**CHARACTERISTICS OF REQUEST:**

The applicant is requesting to construct a new home on the vacant lot at 905 N. Alamo Street utilizing 100% Hardy Plank® or a similar siding material. The subject property is located just north of the intersection of Heath Street and N. Alamo Street and is zoned Single Family 10 (SF-10) District. According to Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code the minimum masonry (*i.e. brick, stone -- natural, cast or cultured -- glass block, tile and/or CMU*) requirement for exterior walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank®, stucco or a similar cementaceous material. Additionally, the code states that, “(e)xceptions to these requirements ... may be permitted on a case-by-case basis by the City Council upon submission and approval of elevation drawings of the subject structure, and materials samples.” The applicant has submitted building elevations and photos of other homes in the neighborhood that have Hardy Board or similar siding. Additionally, the applicant has stated in a letter submitted to staff that the purpose of requesting the masonry exception is to match the materials and architectural style of the adjacent properties. Staff should note that the majority of the structures on the adjacent properties utilize 100% vinyl/wood siding or a similar cementaceous lap siding material.

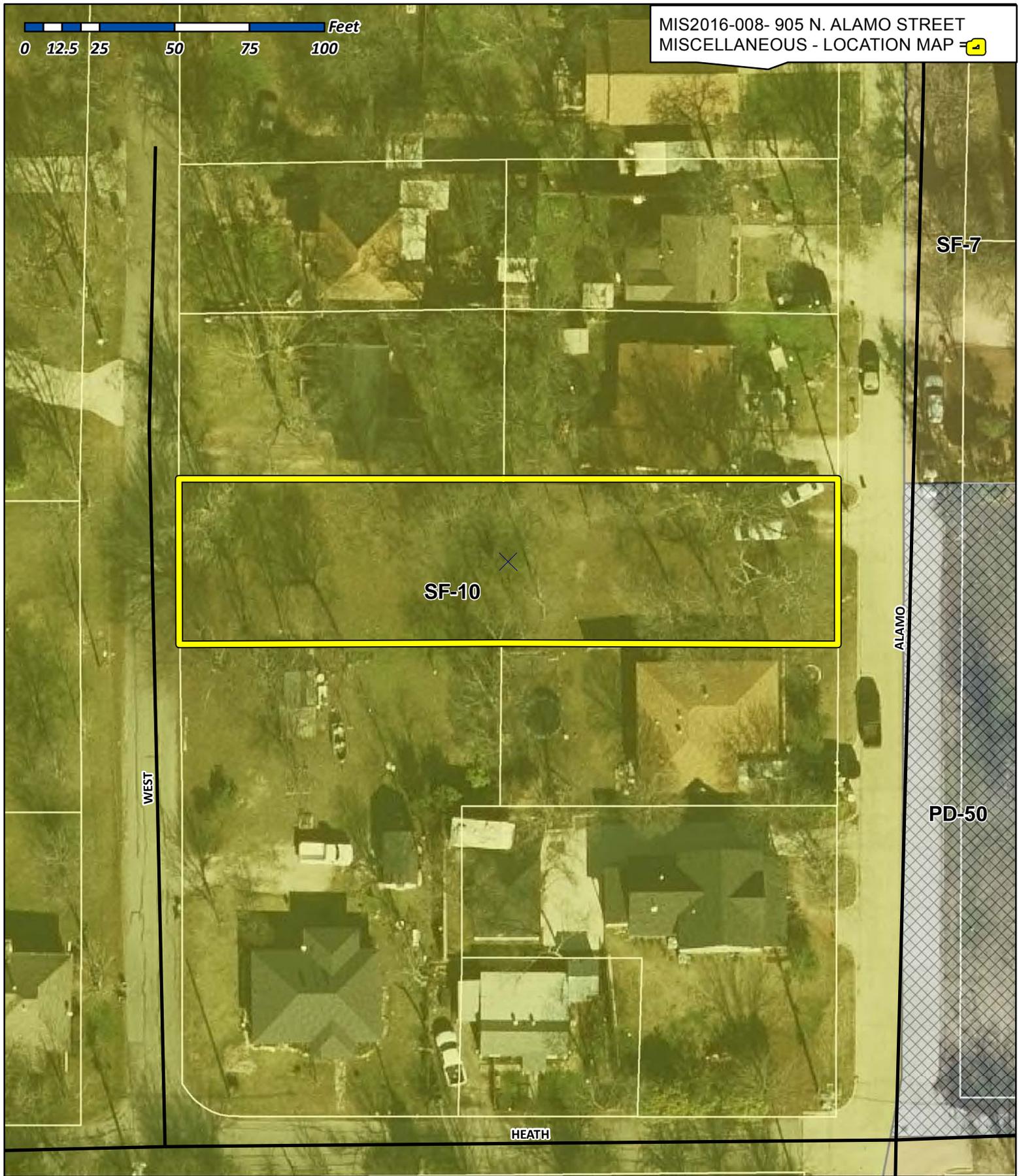
**RECOMMENDATIONS:**

If the City Council chooses to approve the applicant's request staff would recommend the following conditions:

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

0 12.5 25 50 75 100 Feet

MIS2016-008- 905 N. ALAMO STREET  
MISCELLANEOUS - LOCATION MAP



# City of Rockwall

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

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



June 1, 2016

Planning Division  
City of Rockwall  
Rockwall, TX

To Whom It May Concern:

We are planning to build on an empty lot with the following address: 905 N. Alamo, Rockwall, TX 75087. Our builder, Mr. Greg Dean, has informed us that in that block new construction are required to have at least 60% brick for the exterior walls/facade.

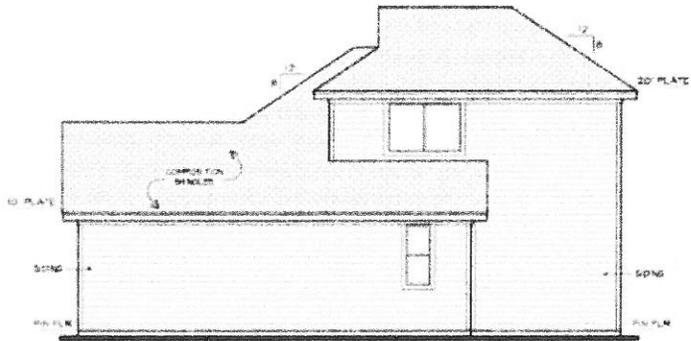
We respectfully request if we can be given a variance on that requirement considering that houses in that neighborhood has siding and we really would like to blend in with the neighborhood.

Attached is a copy of the house plan (elevations) and also photos of houses in the said neighborhood for your perusal.

Hoping for a favorable action on this matter.

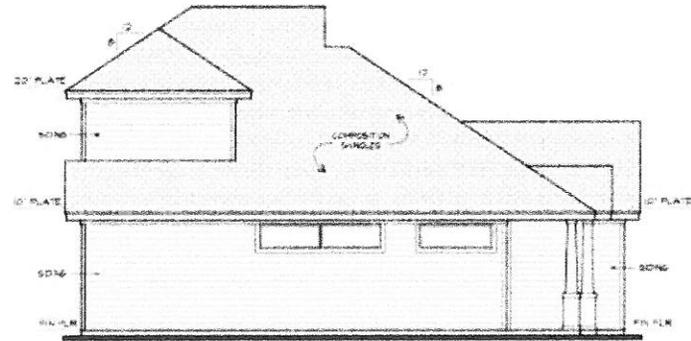
Sincerely,

Theresa and Ronald Briones  
tabriones@gmail.com  
214 862 2131



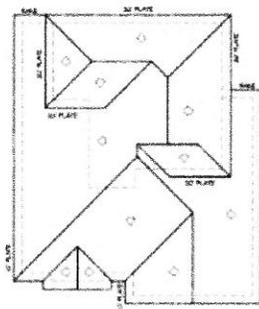
**RIGHT ELEVATION**

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



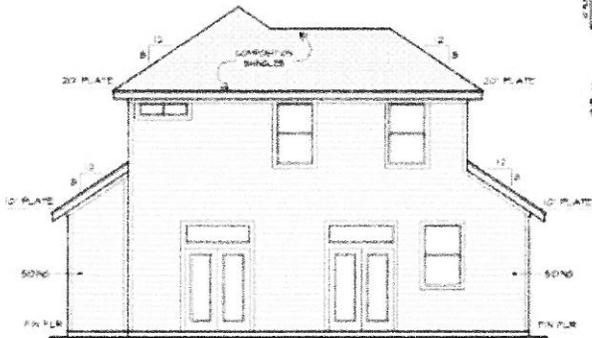
**LEFT ELEVATION**

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



**ROOF PLAN**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

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



**FRONT ELEVATION**

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

MOORE ARCHITECTURE  
 1000 N. GARDNER  
 FORT WORTH, TX 76102  
 (817) 335-1111  
 www.moorearchitect.com

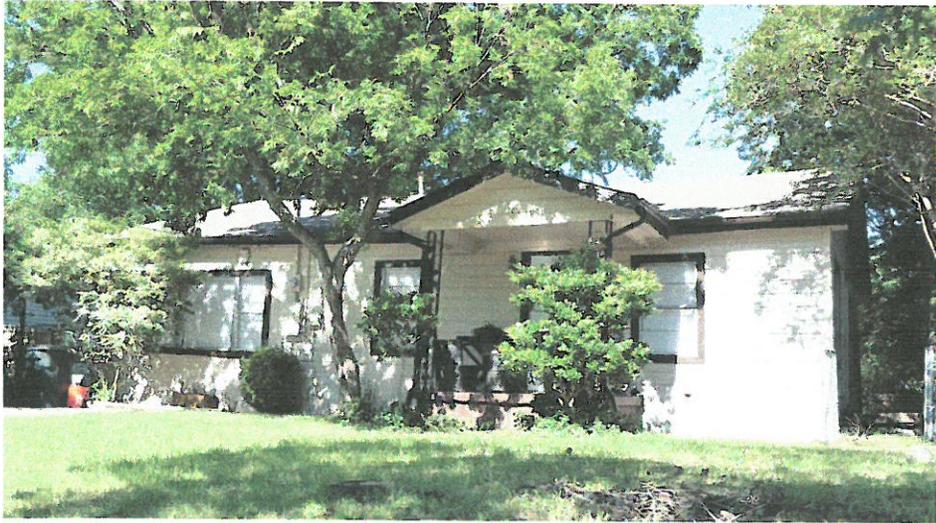
UNIONDORSENBUILDING  
 1000 N. GARDNER  
 FORT WORTH, TX 76102  
 (817) 335-1111  
 www.moorearchitect.com

MOORE  
 ARCHITECTURE  
 1000 N. GARDNER  
 FORT WORTH, TX 76102  
 (817) 335-1111  
 www.moorearchitect.com

DATE:	10/10/10
BY:	MOORE
PROJECT:	1000 N. GARDNER
SCALE:	1/4" = 1'-0"
TYPE:	ELEVATION









# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

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**TO:** Planning and Zoning Commission

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

**CC:** David Gonzales, *Senior Planner*

**DATE:** June 14, 2016

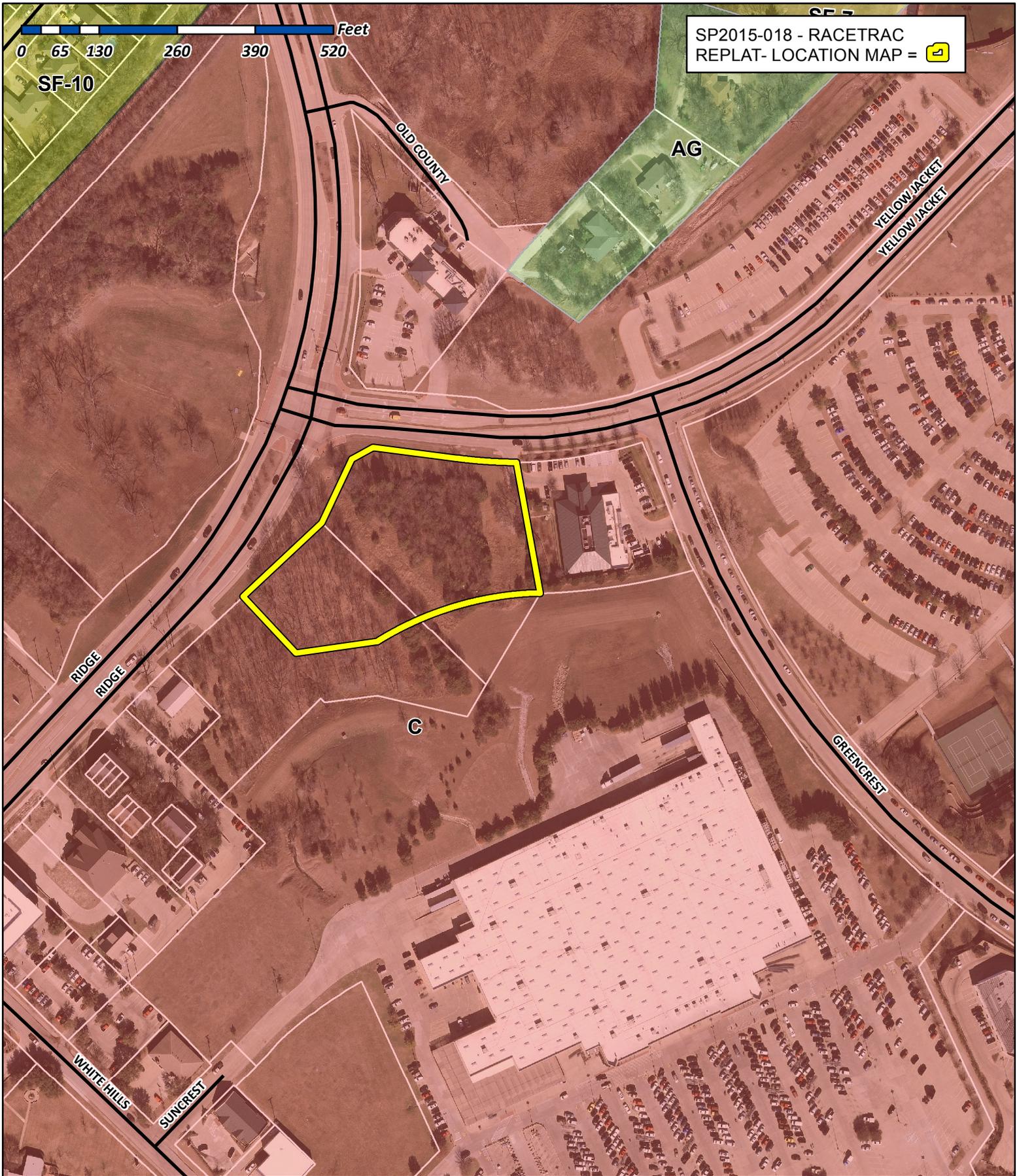
**SUBJECT:** **SP2015-018;** *RaceTrac Site Plan Amendment*

---

On December 10, 2013, the Planning and Zoning Commission approved a site plan (Case No. SP2013-002) for a *RaceTrac Gas Station* on the subject property at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane. This site plan was amended on December 21, 2015 by the City Council after the then applicant -- *Dimension Group* -- requested that a variance to the secondary materials be approved allowing the building to exceed the 10% secondary material requirement for the purpose of allowing EFIS and TrexBoard®. At the time of approval, the applicant submitted elevations showing approximately 14% secondary materials (18% as calculated by the ordinance -- *i.e.* excluding doors and windows).

Since this approval, RaceTrac has amended their use of TrexBoard® in favor of a composite/compressed board (*i.e. compact wood*) and altered their prototypical building elevations to incorporate an enclosed dining area. Typically, these changes can be handled administratively; however, in making the changes the applicant, Brad Williams of Winstead PC, is requesting permission to increase the amount of secondary materials for the purpose of accommodating the enclosed dining space (*i.e. adding five [5] additional pillars -- indicated on the attached elevations*). These changes increase the amount of secondary materials from 18% to 21%, thus increasing the non-conformity of the variance. Due to this change and since the applicant is proposing a new material (*i.e. compact board*) staff is taking the changes back to the Architectural Review Board (ARB), Planning and Zoning Commission and City Council. It should be noted that for council to approve this variance it will require a  $\frac{3}{4}$ -majority vote as it is a requirement of the Scenic Overlay (SOV) District.

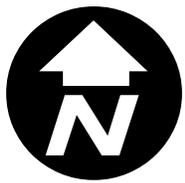
Included in the attached packet is a copy of the approved elevations, the revised/proposed elevations and a color rendering. In addition, staff has placed a spec sheet on the compact wood product. Staff will also bring a material sample of both products for the ARB, Planning and Zoning Commission and City Council's review.



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
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Proposed Color Rendering  
with Compact Wood



= Proposed Changes

Proposed Elevations with Compact Wood

**RaceTrac**  
© 2018 RACE TRAC  
 THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RACE TRAC PETROLEUM, INC. IS PROHIBITED. 2018 RACE TRAC PETROLEUM, INC.  
**DESIGN PROFESSIONALS**

**ISSUE/REVISION RECORD**  
 DATE DESCRIPTION  
 3/22/18 UPDATED

**RaceTrac**  
 RACE TRAC PETROLEUM, INC.  
 3225 CUMBERLAND BOULEVARD  
 SUITE 100  
 ATLANTA, GEORGIA 30329  
 (770) 421-1300

**PROJECT NAME**  
 ANYTOWN, CITY

**STATE 0000**  
 ADDRESS

**RACE TRAC STORE NUMBER**

**#000**

**PROTOTYPE SERIES S-5K**

**2016 BR-LH-MQ(-) 0301**

**PLAN MODIFICATION NOTICE**

SPB NO. XXXX DATE (3.01.18)

STANDARD PLAN BELIEVERS (SPB) MODIFY THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROJECT'S DESIGN. THE ISSUE REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS TO SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACE TRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT HOLDINGS NOT INCORPORATED HEREIN.

**PROFESSIONAL SEAL**

**PROJECT NUMBER**

2015127\_XX

**SHEET TITLE**

**EXTERIOR ELEVATIONS**

**SHEET NUMBER**

**A300B**



**LEFT ELEVATION** 1,320 TOTAL SF

MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	148	11%
BRICK	306	23%
EIFS	104	8%
GLAZING	388	29%
METAL	334	25%
WOOD	110	8%

**RIGHT ELEVATION** 1,228 TOTAL SF

MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	266	21%
BRICK	711	57%
EIFS	86	7%
GLAZING	0	0%
METAL	32	3%
WOOD	143	12%

**REAR ELEVATION** 2,272 TOTAL SF

MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	404	18%
BRICK	1396	61%
EIFS	182	8%
GLAZING	60	3%
METAL	294	13%
WOOD	16	1%

**FRONT ELEVATION** 2,418 TOTAL SF

MATERIAL	SQ. FOOT	% OF ELEVATION
STONE	209	9%
BRICK	667	28%
EIFS	147	6%
GLAZING	650	27%
METAL	222	9%
WOOD	220	9%

**ELEVATION KEY NOTES**

ELEVATION	SIGNAGE	DIMENSIONS	AREA
FRONT	RT PARALLELOGRAM	13'-5 1/2" X 3'-0"	40 SF
	BANNER	7'-6" X 6'-6"	42 SF
RIGHT	BANNER	7'-6" X 6'-6"	42 SF
LEFT	RT PARALLELOGRAM	13'-5 1/2" X 3'-0"	40 SF

**EXTERIOR MATERIAL SCHEDULE**

AWNING	ALUMINUM AWNING	SELECTED BY RACE TRAC
AW-1	ALUMINUM AWNING	SELECTED BY RACE TRAC
BRICK	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
BR-1	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
CAST STONE	MATCH BORAL TUSCAN LITTEL CHAMPAGNE	COLOR 1102 NATURAL STONE, MORTAR COLOR "LIGHT BUFF"
CS-1	CONTINENTAL CAST STONE OR APPROVED OTHER	MATCH BORAL TUSCAN LITTEL CHAMPAGNE
EIFS	STO THERM GJ	"FINE FINISH" APPLICATION, COLOR TO MATCH SW #6013 "INTERACTIVE CREAM"
EIF-1	STO THERM GJ	"FINE FINISH" APPLICATION, COLOR TO MATCH SW #6013 "INTERACTIVE CREAM"
EIF-2	STO THERM GJ	"FINE FINISH" APPLICATION, COLOR TO MATCH SW #6094 "SENSATIONAL SAND"
GLAZING	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3: IGL AT ST DRE-FRONT 0.27 U-FACTOR, SHGC PFG 2540 27 1/4" PFG SOLARBAN 70-XL LOW-E #2 + 1/2" AIR + 1/4" CLEAR
GL-1	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3: IGL AT ST DRE-FRONT 0.27 U-FACTOR, SHGC PFG 2540 27 1/4" PFG SOLARBAN 70-XL LOW-E #2 + 1/2" AIR + 1/4" CLEAR
GL-2	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONES 2 OR 3: IGL AT ST DRE-FRONT 0.27 U-FACTOR, SHGC PFG 2540 27 1/4" PFG SOLARBAN 70-XL LOW-E #2 + 1/2" AIR + 1/4" CLEAR SATIN ETCH #3
METAL	PREFINISHED 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-1	PREFINISHED 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VSTAWALL FG-3000 STOREFRONT SYSTEM	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-M220244
M-4	REYNOLBOND	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-5	REYNOLBOND	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-7	VERSATEX WVR TONGUE AND GROOVE	PAINT INTERACTIVE CREAM
PAINT	EXTERIOR PAINT TO MATCH DARK BRONZE	PAINT INTERACTIVE CREAM
EP1	SHERWIN WILLIAMS	EXTERIOR PAINT TO MATCH DARK BRONZE
EP2	SHERWIN WILLIAMS	EXTERIOR PAINT AS SELECTED BY RACE TRAC
ROOFING	50 ML MEMBRANE ROOFING SYSTEM	WHITE; MECHANICALLY FASTENED
EPD	DUROLAST	50 ML MEMBRANE ROOFING SYSTEM
ST	STACED STONE	WHITE; MECHANICALLY FASTENED
SS-1	BORAL ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
SB-1	BORAL TUSCAN LITTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"
WOOD SLATS	COMPACTWOOD 1/2" THICKNESS	WALNUT GC "CW-GC-WAL-S-0410-12"



# Compact Wood

INTERIOR & EXTERIOR SURFACES

## Technical Data Sheet

### Compact Wood 101

#### WHAT IS IT?

Compact Wood LLC has combined the strength and durability of solid compact/phenolic with the warmth and beauty of natural wood to create Compact Wood.

#### SPECIES

Available in over 100 species with 20 Quick Ship species in 4'3" x 10' x 1/2" sheets.

#### CUSTOM

Custom width, thicknesses, species and stain available for a 20 sheet minimum.

#### FIRE RATING

All thicknesses 1/2" and greater are Class A (ASTM-84) as standard. Thinner boards available as Class A.

## Compact Wood

Compact Wood is a solid, decorative, self-supporting wood panel available for interior and exterior surfaces.

#### USES FOR COMPACT WOOD

Typical applications include horizontal and vertical solutions such as wall panels, toilet and dressing room partitions, lockers, table tops and counters, shelving, desktops, window sills, signage and wayfinding and wall protection components.

Compact Wood exhibits the following properties:

- Excellent resistance to fire - Class A
- Very high surface and edge impact resistance
- High resistance to chemicals and organic solvents
- Excellent moisture and water resistance
- Excellent hygiene characteristics
- Outstanding self-supporting properties
- Good dimensional stability and flatness
- Simple and quick fabrication
- No need for edging and adhesives
- High resistance to stress cracking
- Excellent resistance to termites

Outstanding strength and high machinability combine to make Compact Wood the real wood building board solution for all wood applications.

The outstanding surface and strength characteristics of Compact Wood makes it ideal to use in clean rooms, damp areas where moisture is a concern and rooms where sanitary issues are a concern. The surface is not adversely affected by moisture and is easy to clean with mild disinfectants. Compact Wood is not susceptible to mold, corrosion, rust or rot.

#### THICKNESSES

Full sheets are supplied in 1/2" thickness. Other thicknesses are available as a custom.

#### SHEET SIZES

Available in 4'3" x 10' sheets as standard. Larger sizes available to order.

#### EDGE DETAILS

Full sheets are supplied with clean cut edges. Cut to size and finished components are available direct from Compact Wood LLC with a variety of edge profiles either polished or clean cut.

#### CORE COLOR

The standard core color is brown. Black and solid color cores are available.

#### FABRICATION

Fabricators and millworkers can cut and machine CompactWood with traditional woodworking tools and best practices.

Compact Wood LLC also offers a full fabrication service including simple and complex custom CNC machined components with holes, grooves, custom edge profiles and metal inserts and connectors.

# Compact Wood Technical Data Sheet

Compact Wood's limited warranty is for one full year from the date of purchase. In the case of fabricated components manufactured by CompactWood LLC, the warranty is extended to three full years.

Compact Wood warranties Compact Wood sheets against swelling, delamination or warpage caused by humidity or proper maintenance.

Swelling must be more than 10 % of nominal panel thickness. Warpage must be more than 5 mm per every linear meter, and not due to an installation that has limited the panel's expansion. Delamination must not be caused by damage or chipping to the panel's edge.

Compact Wood LLC's warranty is limited to the replacement only of defective sheets or fabricated components manufactured by Compact Wood LLC. This Limited Warranty does NOT cover the cost of any labor or freight costs associated with any replacement

## COMPOSITION

Compact Wood is manufactured by pressing melamine impregnated natural wood veneer over phenolic impregnated kraft sheets at pressures over 1000 psi pressure and temperatures of approximately 300 degrees F (149 degrees C). The decorative surface is the same on both surfaces to provide a flat and dimensionally stable board.



## Fabrication

### Conditioning, Cutting, and Drilling

Compact Wood should be allowed to acclimate for 72 hours before fabrication and assembly. Best conditions are approximately 23 degrees C (73 degrees F) and a relative humidity of 45 % to 55 %. When cutting, the rate of feed will depend on the thickness of the panel and the required quality of the cut. Chipping of the lower surface may be avoided by altering the angle at which the blade emerges. The use of a scoring blade avoids this problem altogether. The saw blade marks may be eliminated on the edge by using a router with a 2-flute straight bit or a solid carbide spiral bit.

Carbide-tipped saw and router blades should be used for cutting. Cutting blades should be kept very sharp and a hold-down used to prevent vibration. The edges may be polished with a lemon oil furniture polish to obtain a semi-gloss finish.

Drill oversize holes for screws or bolts. The drill diameter should be at least 0.05 mm (0.002") larger than the specified diameter of the hole. Secure objects to the surface of the laminate with self-tapping screws in predrilled holes. With self-tapping screws, the hole must always be predrilled with the diameter of the hole being smaller than the external diameter of the screw. The depth of the hole must be at least 1 mm greater than the depth of penetration of the screw. The finer the thread, the firmer the screw holding.

Compact Wood can be fabricated with traditional woodworking tools and techniques.

## Inspection

Compact Wood must be inspected prior to fabrication or installation to ensure sheets are clean and free of surface defects. Protective peel coat should be removed prior to inspection.

## Joinery Techniques and Hardware - Request copies of Ambienta product brochures for information on wall panel, toilet partition and locker systems using Compact Wood.

Fabricators of phenolic toilet partitions, lockers, wall panels and other phenolic based systems can machine Compact Wood sheets in the same way as they machine their existing phenolic stocks.

Hardware such as self drilling screws and threaded inserts and fasteners work extremely well in Compact Wood and the hardware can be furnished with the sheets.

## Cutouts

To avoid stress cracking, do not use square-cut inside corners. All cutouts should be routed or filed to ensure smooth edges. A radius of 1/4" or larger in the corners is recommended to minimize stress cracking for an inner side of 10" or less. This radius must gradually be increased for openings with a longer inner side.

## Industry Practices

Material, equipment, and workmanship should conform to industry standard practices, conditions, procedures and recommendations as specified by ANSI/NEMA LD-3-2000, Standard for High-Pressure Decorative Laminates, Annex A, Application, Fabrication, and Installation or Architectural Woodworking Institute (AWI) "Architectural Woodwork Quality Standards, Guide Specifications and Quality Certification Program".

# Compact Wood Technical Data Sheet

## Transportation and Storage

Compact Wood should always be transported on flat, stable pallets. Secure the panels so that they do not slip. Make sure panels do not slide over each other during loading and unloading operations. Lift them by hand or with means of a suction cup hoisting device. Dirt, foreign bodies and sharp edges rubbing against the surface can cause damage. Store the panels in a closed place where normal climatic conditions are guaranteed. Stack the panels on top of each other on a flat base. Never stand the panels on edge. The protective film, if applied, must be removed simultaneously from both surfaces.

## Care and Maintenance

Compact Wood sheets have a hard, durable melamine surface and will maintain their attractive appearance longer than most other decorative surfacing materials and requires minimal maintenance. The decorative surface may be cleaned with warm water and a mild soap or detergent using a damp cloth or sponge. Difficult stains such as coffee and tea can be removed using a mild household and a soft bristle brush with a household cleaning detergent. Do not use abrasive pads, scouring powders or cleaners as they may permanently dull or scratch the laminate surface making it susceptible to staining. Harsh chemicals such as oven cleaners, drain cleaner and acids and strong alkalis can etch and discolor the decorative surface. Follow our "Care and Cleaning of Laminates Guide"

## NEMA Testing (National Electrical Manufacturer Association)

NEMA TEST	TEST RESULTS	NEMA REQUIREMENTS
Light Resistance	No Effect	Slight Effect
Cleanability	9	20 max
Stain Resistance		
Reagents 1-10	No Effect	No Effect
Reagents 11-	No Effect	Moderate Effect
Boiling Water	No Effect	Slight Effect
High Temperature	No Effect	Slight Effect
Linear Glass	<50 grams	No Requirement
Ball Impact	>3000mm	1900mm minimum
Resistance	>120"	
Dart Impact	>1000mm	No Requirement
Resistance	>40"	
Radiant Heat	>200	200 Seconds
Wear Resistance	400 cycles	400 cycles

## Other Properties of Compact Wood

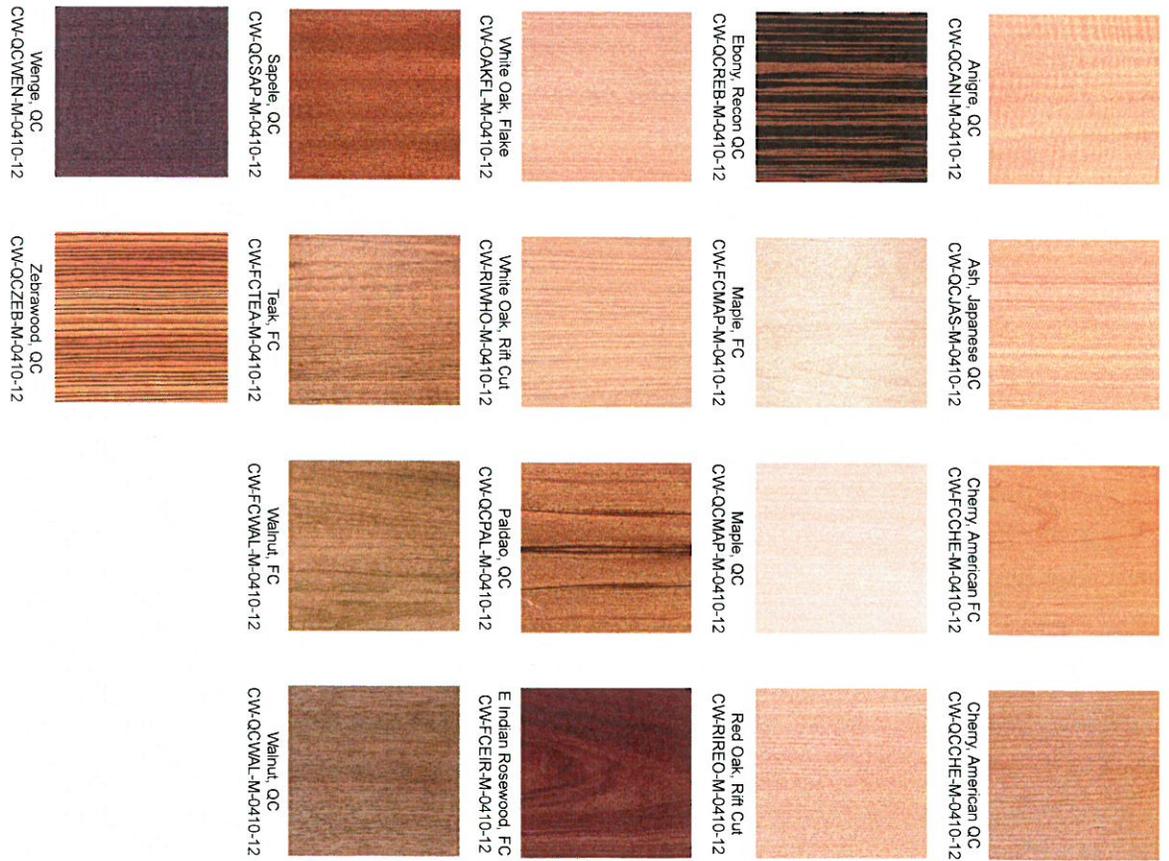
TEST METHOD	TEST RESULTS	NEMA REQUIREMENTS
EN 438.2.4	Thickness Tolerance	± 5%
DIN 53479	Density (Kg/m <sup>3</sup> )	1.420 ± 0.030
ASTM D-1037	Density (lb/cu. ft.)	88
EN 438.26	Abrasion Resistance	IP=>150 A=>350
EN 438-2.24	Steam Resistance	Grade=>4
EN 438-2.15	Stain Resistance Group 1-2	Min. Grade 5
	Stain Resistance Group 3-4	Min. Grade 4
EN 438-2.16	Color Fastness	Scale=>6
	Xenon Arc Lamp (Grey)	Tones=>4
EN 438-2.10	Dimensional Stability (%)	L<=0.2 T<=0.3
ISO 527	Tensile Strength (N/mm <sup>2</sup> )	L=>100 T=>70
ISO 178	Flexural Strength (N/mm <sup>2</sup> )	L=>100 T=>90
ISO 178	Modulus of Elasticity (N/mm <sup>2</sup> )	L=>1000 T=>8000
DIN 53454	Resistance to Compression	>200
ASTM-D-785	Rockwell Hardness (HRE)	>78
ASTM D-696	Coefficient of Expansion (/C)	0.0005

## Meet Nature's Newest Force

Compact Wood is the most impact-resistant, architectural grade wood solution available for both interior and exterior applications. Born from science and nature, the solid panels are manufactured from thermally **used materials that create a compound that is impact, chemical and water resistant** **the end result is a visually stunning material that will stand the test of time in infinite design possibilities.**

COMPOSITION	SPECIES	SHEET SIZES
Compact Wood is made by pressing melamine coated wood veneer over phenolic coated kraft sheets at over 300° F and 1000 psi.	Compact Wood is available in 20 Quick Ship species. For a minimum order of 20 sheets, over 100 species are available in 8-10 weeks.	Compact Wood is available in 5'1"x120" standard sheets. The product may be cut down to smaller sizes with traditional woodworking tools.
<b>THICKNESS</b> Compact Wood is available in 1/2" Quick Ship sheets. For a minimum order of 20 sheets, 1/4", 1/2" and 3/4" thick sheets are available in 8-10 weeks.	<b>EDGE DETAILS</b> Full sheets are supplied with clean cut edges. Finished edges on cut to size sheets are available in a variety of polished or clean edge details.	<b>CORE COLOR</b> Compact Wood is available in brown core sheets. For a minimum order of 20 sheets, Black and solid color cores are available in 8-10 weeks.
<b>FABRICATION</b> Compact Wood offers full fabrication services including complex components such as grooves, connectors, edge profiles and connectors.	<b>FIRE RATING</b> All Compact Wood sheets 1/2" and greater are Class A Fire Rated (ASTM-84) standard. Thinner boards are available as Class A.	<b>COMMON USES</b> Typical applications include bathroom partitions, lockers, table-tops, shelving, signage, counters, window sills, wall protection and cladding.

Compact Wood's limited warranty is for one full year from date of purchase. Compact Wood warrants Compact Wood sheets against swelling, delamination or warpage caused by humidity or proper maintenance. Swelling must be more than 10% of nominal panel thickness. Warpage must be more than 5 mm per every linear meter and not due to an installation that has limited the panel's expansion. Delamination must not be caused by damage or chipping to the panel's edge.



Approved December 2015





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 06/14/2016

**APPLICANT:** Chet Leugers, PE of Pacheco Koch

**AGENDA ITEM:** **SP2016-012**; Warehouse/Manufacturing Facility (*Pratt Industries*)

**SUMMARY:**

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.

**PURPOSE:**

Pratt Industries is a Georgia-based corrugated packaging company that operates as a 100% recycling company for certain paper mills within the United States. With the help of the Rockwall Economic Development Corporation (REDC) they are proposing to construct a 389,500 SF warehouse/manufacturing facility within the Rockwall Technology Park. The proposed site plan shows the facility being situated on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125. The property, which is currently vacant, is zoned Light Industrial (LI) District and is located at the northwest corner of Discovery Boulevard and Data Drive.

**DENSITY AND DIMENSIONAL REQUIREMENTS:**

The proposed warehouse/manufacturing facility (i.e. *Pratt Industries*) is a use permitted by-right within the LI District. The site has two (2) points of access available from Discovery Boulevard and one (1) point from Data Drive for a total of three (3) ingress/egress driveways, in addition, the site will incorporate a total of 132 parking spaces for the operation. This will require a variance to allow for a deficiency of 258 parking spaces.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance and conform to the technical requirements contained within the Unified Development Code (UDC), with the exception of the variance requests and conditions in the Recommendations section of this report.

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	30.03-Acres; In Conformance
<i>Minimum Lot frontage</i>	100-Feet	x>100-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	x>125-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	x>25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	0-Feet + ½ H <sup>1</sup>	x>20-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	0-Feet + ½ H <sup>1</sup>	x>20-Feet; In Conformance
<i>Maximum Building Height</i>	120-Ft <sup>2</sup>	40' 0"; In Conformance
<i>Max Building/Lot Coverage</i>	60%	~10.5%; In Conformance
<i>Minimum Masonry Requirement</i>	90%	>90%; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Floor Area Ratio</i>	2:1	x<4:1; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	390	132 Provided; <b>Variance</b>
<i>Minimum Stone Requirement</i>	20% ea facade	X=0%; <b>Variance</b>
<i>Minimum Landscaping Percentage</i>	10% v	x>10%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85 to 90%	<57.36%; <i>In Conformance</i>

**NOTES:**

1. With fire retardant wall: zero feet plus ½ of the buildings height over 36-ft.
2. Any structure over 60-ft will require a specific use permit.

**TREESCAPE PLAN:**

The applicant has provided a treescape plan indicating a total of 3,744 caliper inches being removed from the site, the vast majority of which are Cedar trees. Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. In this case, there are a total 2,617 caliper inches considered to be non-protected trees. Also being removed from the site are two (2) elm trees that are considered to be feature trees and are protected. These total 18 caliper inches. Feature trees may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch for inch basis. Taking into account the protected trees being removed, the total mitigation required for the site is 576 inches. The applicant's landscape plan depicts the provision of 192 three (3) inch caliper trees, leaving a balance of zero inches due, which satisfies the tree mitigation requirements.

**VARIANCES AND EXCEPTIONS REQUESTS:**

The applicant is requesting variances to the *Unified Development Code (UDC)* for the sections outlined below. As a note, approval of a variance request to the UDC requires passage of a simple majority vote of City Council. With this being said, the approval of an exception(s) or variance to the UDC is a discretionary decision for the City Council. The requests are as follows:

- 1) *Parking.* According to Section 6.5, *Table 3*, of Article VI, *Parking and Loading Standards* of the UDC and based on the proposed site plan the development of a 389,500 SF warehouse facility has a total parking requirement of 390 parking spaces (*i.e. 1/1,000 SF of warehouse area*). Currently, the site plan indicates 132 parking spaces to be provided; however, the applicant has stated that the facility will use less parking than is required based on the maximum number of employees that will be on site. It should be noted that the applicant can provide an exhibit indicating potential on-site parking spaces for future use should this be needed. *A variance to the parking requirements will require a simple majority vote by the City Council for approval.*
- 2) *Tilt Wall.* According to Section 5.1, *General Industrial District Requirements*, of Article V, *District Development Standards*, of the UDC all buildings located within an industrial district are required to have an exterior that is a minimum of 90% masonry (*i.e. brick, stone or a cementaceous material [x≤50%]*); however, exceptions to this requirement for the purpose of allowing concrete tilt wall may be permitted on a case-by-case basis by the City Council. The applicant is requesting a variance for the purpose of utilizing 100% concrete tile wall construction. *A variance to allow for tilt wall will construction requires a simple majority vote by the City Council for approval.*
- 3) *Building Materials.* According to Section 5.1, *General Industrial District Requirements*, of Article V, *District Development Standards*, of the UDC buildings are required to be constructed of 90% masonry materials (*i.e. brick, stone, etc.*) of which a *minimum of 20% shall include natural or quarried stone on walls visible from a public street or open space.* In

this case, the proposed building will be 100% tilt wall construction, which currently is not an approved masonry building material and is only permitted on a case-by-case basis by the City Council. *A variance to allow for not meeting the minimum masonry/stone requirements requires a simple majority vote by the City Council for approval.*

- 4) *Articulation.* According to Section 5.1, *General Industrial District Requirements*, of Article V, *District Development Requirements*, of the UDC all buildings located within an industrial district are required to incorporate horizontal and vertical offsets in wall planes on façades adjacent to public streets for the purpose of breaking up flat wall planes and creating visual interest in a building's façade. The articulation requirements are based on formulas contained within the UDC. The applicant is requesting variances to both the horizontal and vertical articulation requirements. *A variance to the articulation requirements will require a simple majority vote by the City Council for approval.*
- 5) *Screening Requirement.* According to Section 6.4, of Article VI, *Off-Street Loading Requirements*, of the UDC, loading spaces are required to be a minimum of 12' x 65' with a 14' height [wall] for screening purposes. In this case, the applicant is proposing to use approximately 100 eastern red cedars and a berm for screening purposes. The 3-inch caliper trees will be planted along the parking area's adjacent to the northern and eastern [Data Drive] property lines. *A variance to allow for live screening as proposed on the landscape plan rather than a 14-ft screening wall will require a simple majority vote by the City Council for approval.*
- 6) *Detention Basin Landscaping.* According to Section 5.12, *Required Landscaping, C. Detention Basins*, of Article VIII, *Landscape Standards*, of the UDC requires the detention basin be landscaped in a natural manner using ground cover, grasses, and shrubs including a minimum of one (1) tree per 750 SF of dry land area. The applicant is requesting to not landscape the detention area since its purpose is to be used on a temporary basis. It should be noted that the REDC is proposing a regional detention pond that will eliminate the need for this on-site detention basin. *A variance to the landscaping requirements for the detention basin will require a simple majority vote by the City Council for approval.*

### **RECOMMENDATIONS:**

The site plan submitted by the applicant meets all the technical criteria stipulated by the UDC with the exception of the variances as requested. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

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

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2016-012	<b>Owner</b> ROCKWALL, ECONOMIC DEVELOPMENT CORP	<b>Applied</b> 5/16/2016 LM
<b>Project Name</b> Rockwall Technology Park Ph IV	<b>Applicant</b> PACHECO KOCH	<b>Approved</b>
<b>Type</b> SITE PLAN		<b>Closed</b>
<b>Subtype</b>		<b>Expired</b>
<b>Status</b> STAFF REVIEW		<b>Status</b> 5/16/2016 LM

<b>Site Address</b> 3400 DISCOVERY BLVD	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> DISCOVERY BLVD & DATA DR (ROW)	<b>Tract</b> 1	<b>Block</b> NULL	<b>Lot No</b> 1	<b>Parcel No</b> 0125-0000-0001-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<b>BUILDING</b>	<b>John Shannon</b>	<b>5/16/2016</b>	<b>5/23/2016</b>	<b>5/17/2016</b>	<b>1</b>	<b>APPROVED</b>	
ENGINEERING (5/19/2016 2:42 PM AW) Need a letter from the Soil Conservation allowing detention in their existing lake Show fire line 10' from all other utilities including other water lines Show dimensions (20'x9') for the head to head parking Make sure all fire hydrants have 5' clear around them (including parking spaces and landscaping) Show barrier free ramp at the corner of Data and Discovery Show distance from Data Drive to the first driveway to the west along Discovery (minimum of 150' from edge of paving to edge of paving Impact fees 4% engineering fees. Add a note to the landscape plans: "No trees to be planted within 5' of any utility and shrub/light poles must be placed 4' behind the curb of 18' parking spaces."	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
<b>ENGINEERING</b>	<b>Amy Williams</b>	<b>6/9/2016</b>	<b>6/16/2016</b>	<b>6/9/2016</b>		<b>APPROVED</b>	
<b>FIRE</b>	<b>Ariana Hargrove</b>	<b>5/16/2016</b>	<b>5/23/2016</b>	<b>5/17/2016</b>	<b>1</b>	<b>APPROVED</b>	
GIS (6/2/2016 9:29 AM LS) Address will be: 3400 Discovery Blvd, Rockwall, TX 75032	Lance Singleton	5/16/2016	5/23/2016	6/2/2016	17	APPROVED	See Comments
PLANNING Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation for the approval of a site plan for a warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data Drive, and take any action necessary.	David Gonzales	5/16/2016	5/23/2016	5/18/2016	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-012" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

Variances and/or Exceptions per submittal:

1. To allow for not meeting the Horizontal & Vertical articulation standards for the facades facing the street(s) as outlined in the Unified Development Code.
2. To allow for not meeting the required parking spaces (parking reduction) for the development.
3. To allow for not meeting the landscaping of the detention area (1 - three caliper inch tree per 750 sq. ft. of dry detention area).
4. To allow for not meeting the 14-ft screening wall standard to screen the parking of the tractor/trailers by using eastern red cedars along the eastern and northern property lines as depicted on the landscape plan.
5. To allow for tilt-up wall construction.
6. To allow for not meeting the 20% stone requirement on wall visible from a public street or open space.

\*\* Variances and/or exceptions as requested requires approval of a simple majority vote by the City Council.

Please address the following Planning Comments for each plan submitted:

Site Plan:

1. Re-label all firelanes as "XX-ft Firelane & Public Access Easement."
2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self latching mechanism. Provide detail and label as such.
3. Where are the loading docks? Article VI, Sec. 6.5 requires a minimum of 6 loading docks - 12-ft x 65-ft with a minimum 14-ft screening wall. Provide detail.
4. Under Site Plan Notes: A) No. 3 - Remove "and street frontages" Lighting levels are not to exceed 0.20-FC at the property line(s). B) No. 4 - Under Zone X, No. 2 Gross Building Area: remove "Car Wash" and relabel use.
5. What is the 60-ft tall silo being used for? What type of material is being used & what color will the silo be?
6. Based on the buildings' footprint, an exception to the horizontal articulation standards is required.
7. Based on the parking provided, an exception will be required in order to reduce the minimum amount required. Also, will need to the total square footage for the office area and recalculate the parking based on 1 space per 300 sq. ft. for office and 1 space per 1000 sq. ft. for the remainder of the building.

Landscape Plan:

1. Article VII, Sec. 5.12.C. - requires a minimum of 1 tree per 750 sq. ft. of dry area within the detention pond. Will there be trees planted in this area?
2. The eastern red cedars being proposed as screening for the parking area of the tractor/trailers along the eastern and northern property lines require a variance to allow for not meeting the 14-ft screening wall standard.

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

1. The 576 inches being removed are accounted for in the landscape plan provided leaving a zero balance; therefore, the tree mitigation is considered to be satisfied for this submittal.
2. Removal of the two (2) elm trees requires approval of the Planning and Zoning Commission prior to removal.

Photometric Plan:

1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. The lighting levels along property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels are not represented/extended to all property line(s) and appear to be excessive. Resubmit photometric plan in compliance with the City's standard and indicate lighting levels to all property lines.

Building Elevations:

1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used. Based on the elevations submitted, a line of sight study may need to be provided in order to determine visibility of RTU's from property lines.
2. Provide exterior material calculations for each elevation.
3. Plans are not scaled as labeled (30 scale). Provide proper scale for elevations (enr or architect).
4. Are there any other detailing of the elevations to be used; accents, articulated elements, reveals, stamped concrete walls, etc?
5. Requires approval of a variance by City Council for not meeting the vertical articulation standards for the walls facing a public street (i.e. southern & eastern facing elevations).
6. Requires approval of an exception to the masonry standards by the City Council for:
  - A) to allow for the use of concrete tilt-up wall construction, and
  - B) to allow for not meeting the 20% stone requirement for walls facing a public street or open space (i.e. southern & eastern facing facades).
7. Are the elevations submitted considered "color elevations?" If not, can you provide color elevations.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any questions regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Planning - Discussion: May 31, 2016 (6:00 p.m.)

Planning - Action: June 14, 2016 (6:00 p.m.)

City Council - Action: June 20, 2016 (6:00 p.m.) [VARIANCE AND/OR EXCEPTION REQUESTS ONLY]

PLANNING	David Gonzales	6/8/2016	6/15/2016	6/9/2016	1	APPROVED	See conditions of approval
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Planning Department General Comments as Acknowledged:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and filing of Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

Based on the revised plans submitted, please address/acknowledge the following Planning Department Comments for each plan indicated:

Site Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
1. Variance requests as acknowledged in response letter and staff's report.						
Landscape Plan:						
1. Variance requests as acknowledged in response letter and staff's report.						
Building Elevations:						
1. Variance requests as acknowledged in response letter and staff's report.						
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any questions regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.						
Meeting Dates to Attend:						
Planning - Action: June 14, 2016 (6:00 p.m.)						
City Council - Action: June 20, 2016 (6:00 p.m.) [VARIANCE AND/OR EXCEPTION REQUESTS ONLY]						

0 105 210 420 630 840 Feet

SP2016-012- ROCKWALL TECHNOLOGY PARK PH IV  
SITE PLAN - LOCATION MAP = 

C

CAPITAL

LI

DATA

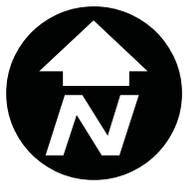
DISCOVERY



# City of Rockwall

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

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





May 12, 2016

Ryan Miller, AICP  
Director of Planning  
City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087

RE: 30.035-acre Manufacturing Facility, Rockwall Technology Park Phase IV

Mr. Miller:

Please accept this letter as authorization by the Rockwall Economic Development Corporation (REDC) to allow for Pacheco Koch to submit a site plan review application for the above-referenced project, which is located at the northwest corner of Discovery Blvd and Data Dr in the Rockwall Technology Park. As noted on Pacheco Koch's application, the REDC is the current owner of the subject property, but has an approved contract with a developer that intends to acquire the property and develop it for manufacturing use.

We appreciate your assistance with this project, and look forward to working closely with you and the rest of the City staff during the entitlement, permitting and construction process to bring forward another high quality corporate citizen to the Rockwall community.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hampton", written over a white background.

Michael Hampton, AICP  
Director of Project Development  
Rockwall Economic Development Corporation

cc: Sheri Franza, President and CEO  
Rockwall Economic Development Corporation

Chet Leugers, Pacheco Koch (applicant)

June 7, 2016  
PK No.: 3782-16.054

**Mr. David Gonzales, AICP**  
*Senior Planner*  
**CITY OF ROCKWALL**  
385 S. Goliad Street  
Rockwall, Texas 75087

Re: **ROCKWALL TECHNOLOGY PARK PHASE IV**  
**Pratt Manufacturing Facility**  
*Rockwall, Texas*

Dear Mr. Gonzales:

This letter is to notify you that the enclosed City Site Plan has been revised in accordance with your May 16, 2016, Review Memorandum. The following items have been addressed as per the referenced review

**CITY SITE PLAN CASE NO: SP2016-012:**

**ENGINEERING COMMENTS**

1. Need a letter from the Soil Conservation allowing detention in their existing lake.  
*Response: We are currently working with NRCS Personnel to obtain an updated letter.*
2. Show fire line 10' from all other utilities including other water lines.  
*Response: Addressed on City Site Plan as requested.*
3. Show dimensions (20' x 9') for the head to head parking.  
*Response: Addressed on City Site Plan as requested.*
4. Make sure all fire hydrants have 5' clear around them (including parking spaces and landscaping).  
*Response: Addressed on City Site Plan as requested.*
5. Show barrier free ramp at the corner of Data and Discovery  
*Response: Addressed on City Site Plan as requested.*
6. Show distance from Data Drive to the first driveway to the west along Discovery (minimum of 150' from edge of paving to edge of paving).  
*Response: Addressed on City Site Plan as requested.*
7. Add a note to the landscape plans: "No trees to be planted within 5' of any utility and shrub/light poles must be placed 4' behind the curb of 18' parking spaces.  
*Response: Addressed as requested on Landscape Plans.*

**Planning Department General Comments to be addressed:**

1. Adherence to Engineering and Fire Department standards shall be required.

*Response: Acknowledged.*

2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).

*Response: Acknowledged.*

3. Label site plan documents with "Case No. SP2016-012" at the lower right corner of each plan.

*Response: Addressed as requested on City Site Plan and Landscape Plans.*

4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

*Response: Acknowledged.*

**Variances and/or Exceptions per submittal:**

1. To allow for not meeting the Horizontal & Vertical articulation standards for the facades facing the street(s) as outlined in the Unified Development Code.
2. To allow for not meeting the required parking spaces (parking education) for the development.
3. To allow for not meeting the landscaping of the detention area (1 – three caliper inch tree per 750 sq. ft. of dry detention area).
4. To allow for not meeting the 14-ft screening wall standard to screen the parking of the tractor/trailers on by using eastern red cedars along the eastern and northern property lines as depicted on the landscape plan.
5. To allow for tilt-up wall construction.
6. To allow for not meeting the 20% stone requirement on wall visible from a public street or open space.

Variances and/or exceptions as requested requires approval of a simple majority vote by the City Council.

*Response: Requested variances to be on 06/20/2016 City Council Agenda.*

**Site Plan:**

1. Re-label all firelanes as "XX-ft Firelane & Public Access Easement."

*Response: Addressed as requested on City Site Plan.*

2. Is there a trash dumpster? If so, where is it located? Dumpster enclosure walls are to be a minimum of 6-ft in height with materials to match the primary structure; including the use of an opaque gate and a self latching mechanism. Provide detail and label as such.

***Response: A trash compactor is located on the interior of the building. There will be no exterior dumpsters or dumpster enclosures.***

3. Where are the loading docks? Article VI, Sec. 6.5 requires a minimum of 6 loading docks - 12-ft x 65-ft with a minimum 14-ft screening wall. Provide detail.

***Response: Loading docks are called out on the site plan as requested. All loading docks are in compliance with City standards as noted above and a variance has been requested for the required 14' screen wall. See attached architectural plan for dock dimensions.***

4. Under Site Plan Notes: A) No. 3 - Remove "and street frontages" Lighting levels are not to exceed 0.20-FC at the property line(s). B) No. 4 - Under Zone X, No. 2 Gross Building Area remove "Car Wash" and relabel use.

***Response: Site plan has been revised as requested.***

5. What is the 60-ft tall silo being used for? What type of material is being used & what color will the silo be?

***Response: The silo will be white and used to store corn starch.***

6. Based on the buildings' footprint, an exception to the horizontal articulation standards is required.

***Response: Requested variance to be on 06/20/2016 City Council Agenda.***

7. Based on the parking provided, an exception will be required in order to reduce the minimum amount required. Also, will need to the total square footage for the office area and recalculate the parking based on 1 space per 300 sq. ft. for office and 1 space per 1000 sq. ft. for the remainder of the building.

***Response: Requested variance to be on 06/20/2016 City Council Agenda.***

**Landscape Plan:**

1. Article VII, Sec. 5.12, C. - requires a minimum of 1 tree per 750 sq. ft. of dry area within the detention pond. Will there be trees planted in this area?

***Response: Requested variance to be on 06/20/2016 City Council Agenda.***

2. The eastern red cedars being proposed as screening for the parking area of the tractor/trailers along the eastern and northern property lines require a variance to allow for not meeting the 14-ft screening wall standard.

***Response: Requested variance to be on 06/20/2016 City Council Agenda.***

**Treescape Plan:**

1. The 576 inches being removed are accounted for in the landscape plan provided leaving a zero balance; therefore, the tree mitigation is considered to be satisfied for this submittal.

*Response: Acknowledged.*

2. Removal of the two (2) elm trees requires approval of the Planning and Zoning Commission prior to removal.

*Response: Acknowledged.*

**Photometric Plan:**

1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.

*Response: Light standards have been revised to meet this requirement. See attached revised Photometric Plan.*

2. The lighting levels along property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels are not represented/extended to all property line(s) and appear to be excessive. Resubmit photometric plan in compliance with the City's standard and indicate lighting levels to all property lines.

*Response: See attached revised Photometric Plan.*

**Building Elevations:**

1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Provide a roof plan indicating location of units and dash-in RTU's on elevations. Provide detail of screening mechanism to be used. Based on the elevations submitted, a line of site study may need to be provided in order to determine visibility of RTU's from property lines.

*Response: Roof plan and photos of example facility are attached. Rooftop units will be screened by parapet walls as shown in the photos.*

2. Provide exterior material calculations for each elevation.

*Response: Exterior material is fully composed of concrete tilt-wall.*

3. Plans are not scaled as labeled (30 scale). Provide proper scale for elevations (enr or architect).

*Response: Building elevations are shown at 30 scale. See attached.*

4. Are there any other detailing of the elevations to be used; accents, articulated elements, reveals, stamped concrete walls, etc?

*Response: Per the attached photos/renderings, the elevations will incorporate color changes and architectural features to generate visual interest.*

5. Requires approval of a variance by City Council for not meeting the vertical articulation standards for the walls facing a public street (i.e. southern& eastern facing elevations).

***Response: Requested variance to be on 06/20/2016 City Council Agenda.***

6. Requires approval of an exception to the masonry standards by the City Council for:
  - A) to allow for the use of concrete tilt-up wall construction, and
  - B) to allow for not meeting the 20% stone requirement for walls facing a public street or open space (i.e. southern& eastern facing facades).

***Response: Requested variance to be on 06/20/2016 City Council Agenda.***

7. Are the elevations submitted considered "color elevations?" If not, can you provide color elevations.

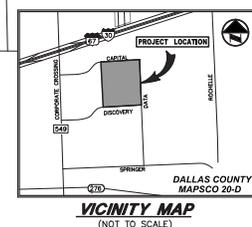
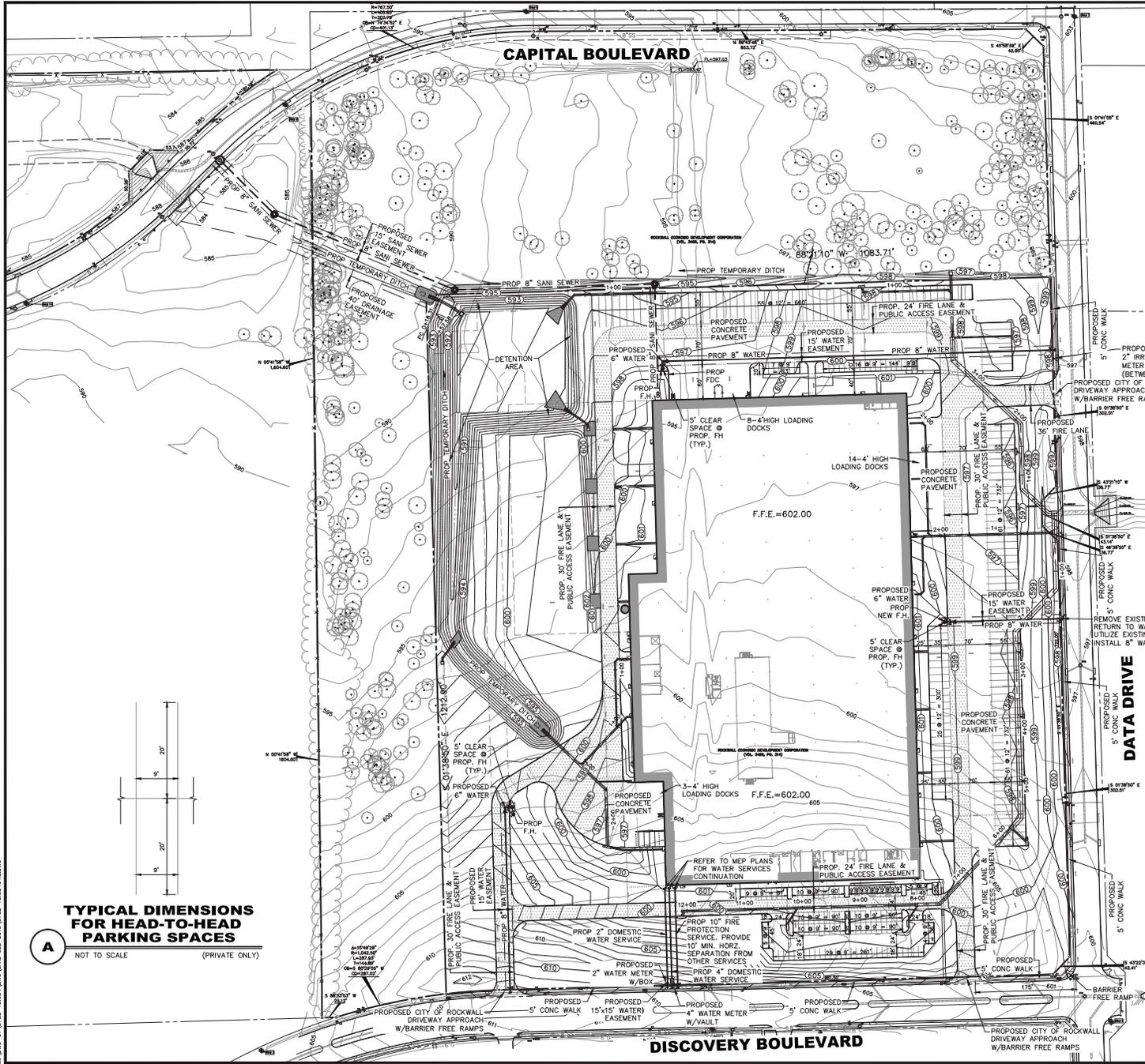
***Response: Color renderings and example photos of existing buildings are attached.***

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Chet T. Leugers, P.E.



**LEGEND**

⊠	BOLLARD
⊞	ELECTRIC METER
⊞	POWER POLE
⊞	LIGHT STANDARD
⊞	WATER METER
⊞	WATER VALVE
⊞	IRRIGATION CONTROL VALVE
⊞	FIRE HYDRANT
⊞	CLEANOUT
⊞	MANHOLE
⊞	TRAFFIC SIGNAL CONTROL
⊞	TRAFFIC SIGNAL POLE
⊞	FLOOD LIGHT
⊞	TELEPHONE BOX
⊞	CONTROLLING MONUMENT
⊞	PROPERTY LINE
⊞	FENCE
⊞	OVERHEAD UTILITY LINE
⊞	UNDERGROUND ELECTRIC LINE
⊞	UNDERGROUND TELEPHONE LINE
⊞	UNDERGROUND CABLE LINE
⊞	UNDERGROUND WATER LINE
⊞	EXISTING CONTOUR
⊞	PROPOSED FIRE LANE

- SITE PLAN NOTES**
- A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ALL SIGNS.
  - THE INTENT OF THIS PLAN IS TO SHOW THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED FACILITY. THE SITE PLAN APPROVAL PROCESS ONLY SHALL NOT BE CONSIDERED AS A FINAL DESIGN.
  - LIGHTING LEVELS ARE NOT TO EXCEED 0.20-FC AT THE PROPERTY LINE(S).
  - SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 483970045L, COMMUNITY-PANEL NO. 48483004L, EFFECTIVE DATE: SEPTEMBER 26, 2009. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES BASED ON SAID MAP IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DETERMINED ON SAID MAP AS FOLLOWS:  
 UNDER ZONE X - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOOD PLAN.
- PROPOSED USE:  
INDUSTRIAL FACILITY
  - GROSS BUILDING AREA:  
INDUSTRIAL BUILDING: 389,500 SF  
NUMBER OF STORES: 1
  - BUILDING HEIGHT:  
MAX BUILDING HEIGHT=40'-4"
  - PARKING REQUIRED:  
PARKING RATIO = 1 SPACE PER 1,000 SF OF BUILDING  
TOTAL REQUIRED = 390 SPACES
  - PARKING PROVIDED:  
PROPOSED REGULAR PARKING = 6 SPACES  
PROPOSED H.C. PARKING = 6 SPACES  
TOTAL PROVIDED = 12 SPACES
  - SITE COVERAGE:  
TOTAL SITE: 1,208,325 SF (30.035 AC)  
BUILDING: 389,500 SF (32.4 AC)  
PAVEMENT: 360,422 SF (8.27 AC)  
LANDSCAPE: 558,403 SF (12.62 AC)  
BUILDING COVERAGE: 29.8% < 60.0% MAX  
PAVEMENT COVERAGE: 27.5%  
LANDSCAPE COVERAGE: 46.7%  
PERCENT IMPERVIOUS: 57.3% < 85.0%-90.0% MAX
  - ZONING:  
LIGHT INDUSTRIAL



**PRELIMINARY NOT FOR CONSTRUCTION**  
 THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
 PLANS PREPARED UNDER THE DIRECT SUPERVISION OF DIET T. LEUSERS, P.E.  
 TEXAS REGISTRATION NO. 122042  
 DATE: 06/07/2016

**ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)**  
 THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER ATTRIBUTES THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

**Pacheco Koch**  
 7575 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10283605

**SITE PLAN**  
**ROCKWALL MANUFACTURING FACILITY**  
**NORTHWEST CORNER OF DISCOVERY**  
**BOULEVARD & DATA DRIVE**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CTL	RHB	JUN 2016	1"=80'			<b>SP-1</b>

Case Number: SP2016-12

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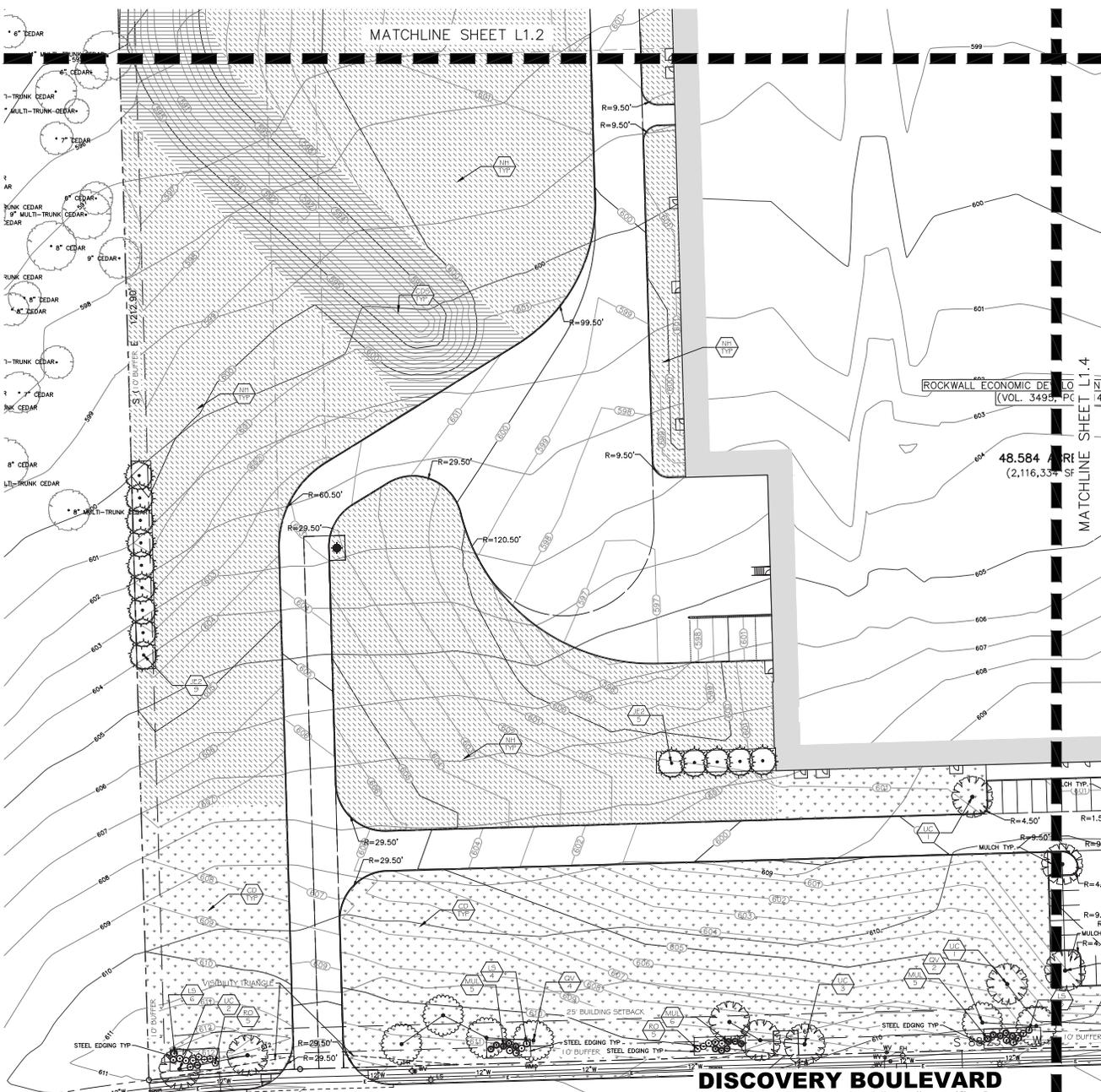
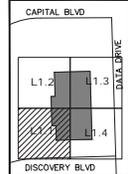
Rockwall Manufacturing Facility





MATCHLINE SHEET L1.2

SHEET KEY MAP  
(NOT TO SCALE)



LANDSCAPE TABLE

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	GAL	SIZE	
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' GAL	10'-12" H X 5'-6" W	
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' GAL	10'-12" H X 5'-6" W	
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' GAL	10'-12" H X 5'-6" W	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	GAL	SIZE	
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTILEADER, FULL, MATCHING	CONTAINER	3' GAL	8" H X 4" W	
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE		SPACING	
	LS	151	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' Texas Sage	3 GAL		48" o.c.	
	RO	60	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' Tuscan Blue Rosemary	3 GAL		48" o.c.	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	SIZE		SPACING	
	MUL	60	MULLENBERGIA LINDEIMERI Lindheimer's Mully	3 GAL		48" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT		SPACING	
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED			
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT		SPACING	
	CDG	1,08,564 SF	CYNODON DACTYLON Bermuda Grass SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE	SOD			
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

INTERIM REVIEW  
THIS DOCUMENT IS SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROCKWALL. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

NO. DATE REVISION

**Pacheco Koch** 8100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193824

**LANDSCAPE PLAN**  
**ROCKWALL MANUFACTURING FACILITY**  
**NORTHWEST CORNER OF DISCOVERY**  
**BOULEVARD & DATA DRIVE**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.1

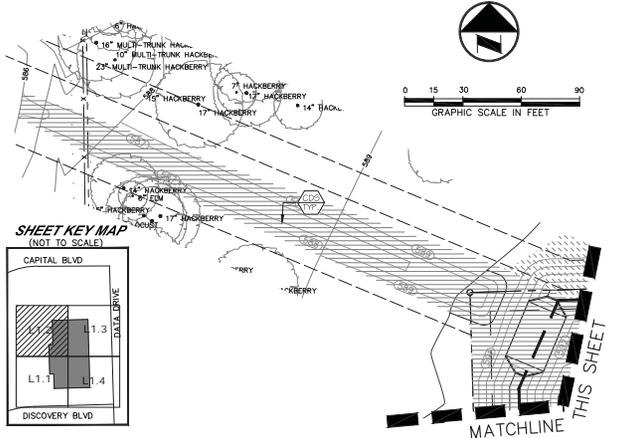
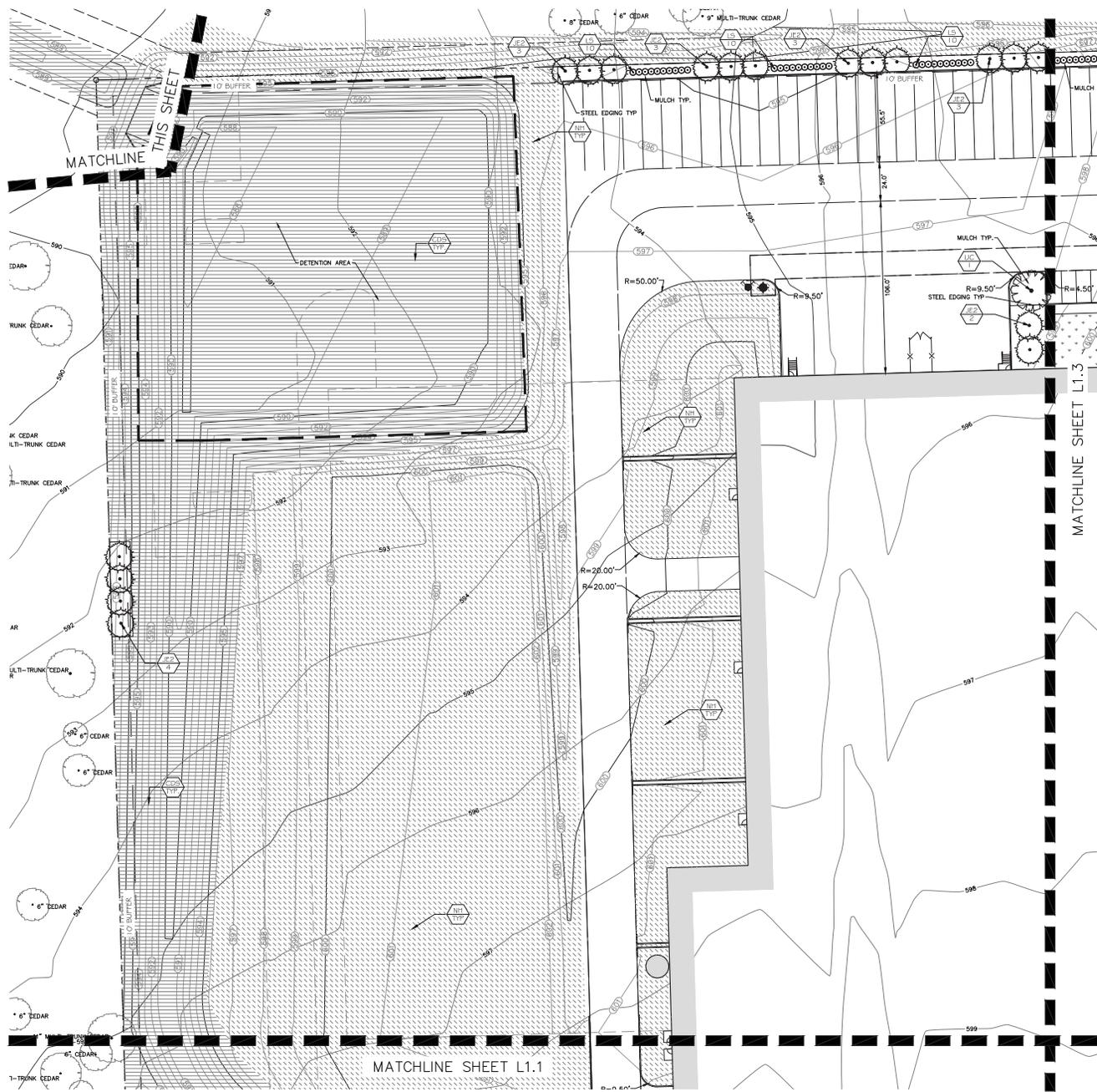
DISCOVERY BOULEVARD

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ROCKWALL MANUFACTURING FACILITY

Case Number: SP2016-012

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LANDSCAPE TABLE						
LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	GAL	SIZE
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' GAL	10' - 12" H X 5' - 6" W
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' GAL	10' - 12" H X 5' - 6" W
	UC	28	UNUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' GAL	10' - 12" H X 5' - 6" W
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	GAL	SIZE
	ILD	6	ILEX DECIDUA Forsythia Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3' GAL	8" H X 4" W
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE		SPACING
	LS	151	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' Texas Sage	3 GAL		48" o.c.
	RO	60	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' Tuscan Blue Rosemary	3 GAL		48" o.c.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	SIZE		SPACING
	MUL	60	MULLENDERGIA LINDEHEIMERI Lindeheimer's Muly FULL, MATCHING	3 GAL		48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT		
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED		
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT		SPACING
	CD3	108,564 SF	CYNODON DACTYLON Bermuda Grass SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE	SOD		
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED		
HARDSCAPE	MATERIAL					
	STEEL EDGING					

**INTERIM REVIEW**  
 THESE DOCUMENTS ARE INTERIM AND  
 NOT TO BE USED FOR CONSTRUCTION  
 WITHOUT LANDSCAPE ARCHITECT  
 SIGN SIGNATURE NUMBER 2889

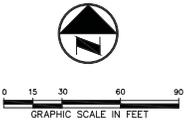
NO.	DATE	REVISION

**Pacheco Koch** 6105 WESTERN PLACE, SUITE 1001  
 FORT WORTH, TX 76107 817.412.7155  
 TX REG. ENGINEERING FIRM # 14439  
 TX REG. SURVEYING FIRM LS-10193824

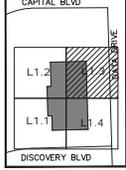
**LANDSCAPE PLAN**  
**ROCKWALL MANUFACTURING FACILITY**  
**NORTHWEST CORNER OF DISCOVERY**  
**BOULEVARD & DATA DRIVE**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.2

ROCKWALL MANUFACTURING FACILITY



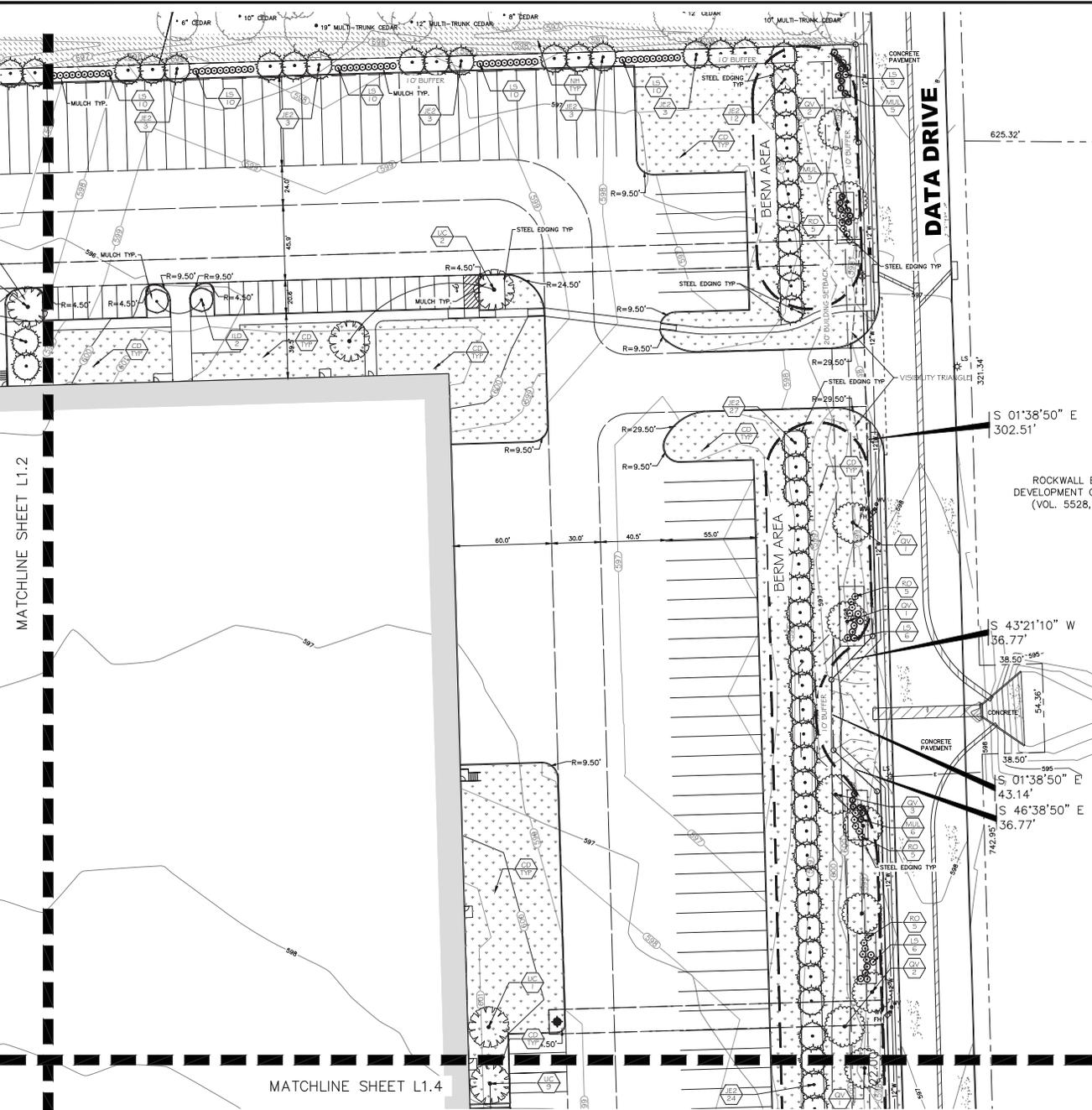
**SHEET KEY MAP**  
(NOT TO SCALE)



**LANDSCAPE TABLE**

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	JE2	118	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3'CAL	10'-12" H X 5'-6" W	
	GV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3'CAL	10'-12" H X 5'-6" W	
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3'CAL	10'-12" H X 5'-6" W	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTILEADER, FULL, MATCHING	CONTAINER	3'CAL	8' H X 4' W	
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE		SPACING	
	LS	151	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' Texas Sage	3 GAL		48" o.c.	
	RO	60	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' Tuscan Blue Rosemary	3 GAL		48" o.c.	
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	SIZE		SPACING	
	MUL	60	MULLENBERGIA LINDEHEIMERI Lindheimer's Muhly FULL, MATCHING	3 GAL		48" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT		SPACING	
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED			
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT		SPACING	
	CDG	1,08,564 SF	CYNODON DACTYLON Bermuda Grass SOD, ROLLED TIGHT, SAND FILLED JOINTS, 1,00% WEED, PEST AND DISEASE FREE	SOD			
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

**INTERIM REVIEW**  
THIS DOCUMENT IS SUBJECT TO  
REVISIONS. ANY CHANGES SHALL BE  
INDICATED BY A REVISION NUMBER.  
REVISIONS: APPROVED, 10/11/2016  
DATE: 10/11/2016



ROCKWALL E  
DEVELOPMENT C  
(VOL. 5528,

S 01°38'50" E  
302.51'

S 43°21'10" W  
36.77'

S 01°38'50" E  
43.14'

S 46°38'50" E  
36.77'

MATCHLINE SHEET L1.2

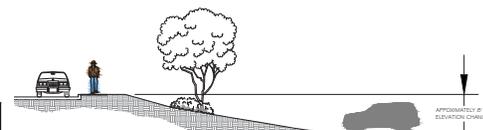
MATCHLINE SHEET L1.4

NO.	DATE	REVISION
<b>Pacheco Koch</b>		
8100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824		
<b>LANDSCAPE PLAN</b>		
<b>ROCKWALL MANUFACTURING FACILITY</b>		
<b>NORTHWEST CORNER OF DISCOVERY</b>		
<b>BOULEVARD &amp; DATA DRIVE</b>		
<b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>		
DESIGN	DRAWN	DATE
CJT	CRR	MAY 2016
SCALE	NOTES	FILE
1"=30'		
		NO.
		L1.3

Case Number: SP2016-012

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ROCKWALL MANUFACTURING FACILITY



A1 GRADE CHANGE ELEVATION  
NOT TO SCALE

SHEET KEY MAP  
(NOT TO SCALE)



ROI  
DEVELOP  
(VC)

LANDSCAPE TABLE

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	JEZ	11 B	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' CAL	10'-12" H X 5'-6" W	
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' CAL	10'-12" H X 5'-6" W	
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3' CAL	10'-12" H X 5'-6" W	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL	SIZE	
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTILEADER, FULL, MATCHING	CONTAINER	3' CAL	8" H X 4" W	
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	LS	15 T	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' Texas Sage	3 GAL			48" o.c.
	RO	60	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' Tuscan Blue Rosemary	3 GAL			48" o.c.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	SIZE			SPACING
	MUL	60	MULLENBERGIA LINDEHEIMERI Lindheimer's Mully FULL, MATCHING	3 GAL			48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	NH	231,749 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED			
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT			SPACING
	CDG	1,08,564 SF	CYNODON DACTYLON Bermuda Grass SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 1,00% WEED, PEST AND DISEASE FREE	SOD			
	CD	225,362 SF	CYNODON DACTYLON-HYDROSEED Bermuda Grass	HYDROSEED			
HARDSCAPE	MATERIAL						
	STEEL EDGING						

INTERIM REVIEW  
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE DESIGNER. ANY CHANGES TO THIS DOCUMENT SHALL BE MADE BY THE DESIGNER.

NO. DATE REVISION

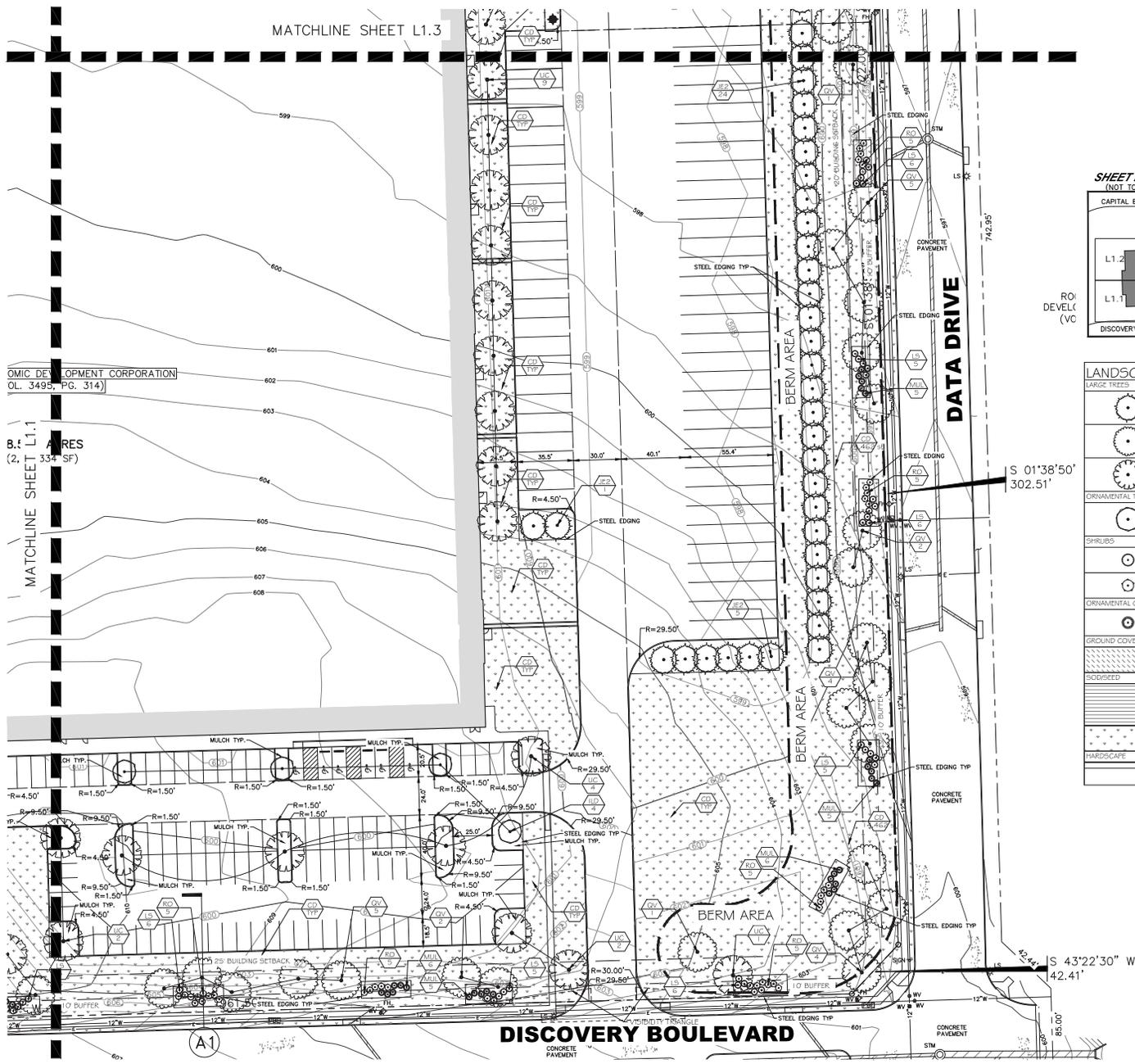
**Pacheco Koch** 8100 WESTERN PLACE, SUITE 1001  
FORT WORTH, TX 76107 817.412.7155  
TX REG. ENGINEERING FIRM F-14439  
REGISTERED LANDSCAPE ARCHITECT  
STATE LICENSE NO. 10193824

LANDSCAPE PLAN  
**ROCKWALL MANUFACTURING FACILITY**  
 NORTHWEST CORNER OF DISCOVERY  
 BOULEVARD & DATA DRIVE  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L1.4

Case Number: SP2016-012

MATCHLINE SHEET L1.3



OMIC DEVELOPMENT CORPORATION  
OL. 3495, PG. 314)

8.4 AREAS  
(2, 334 SF)

MATCHLINE SHEET L1.1

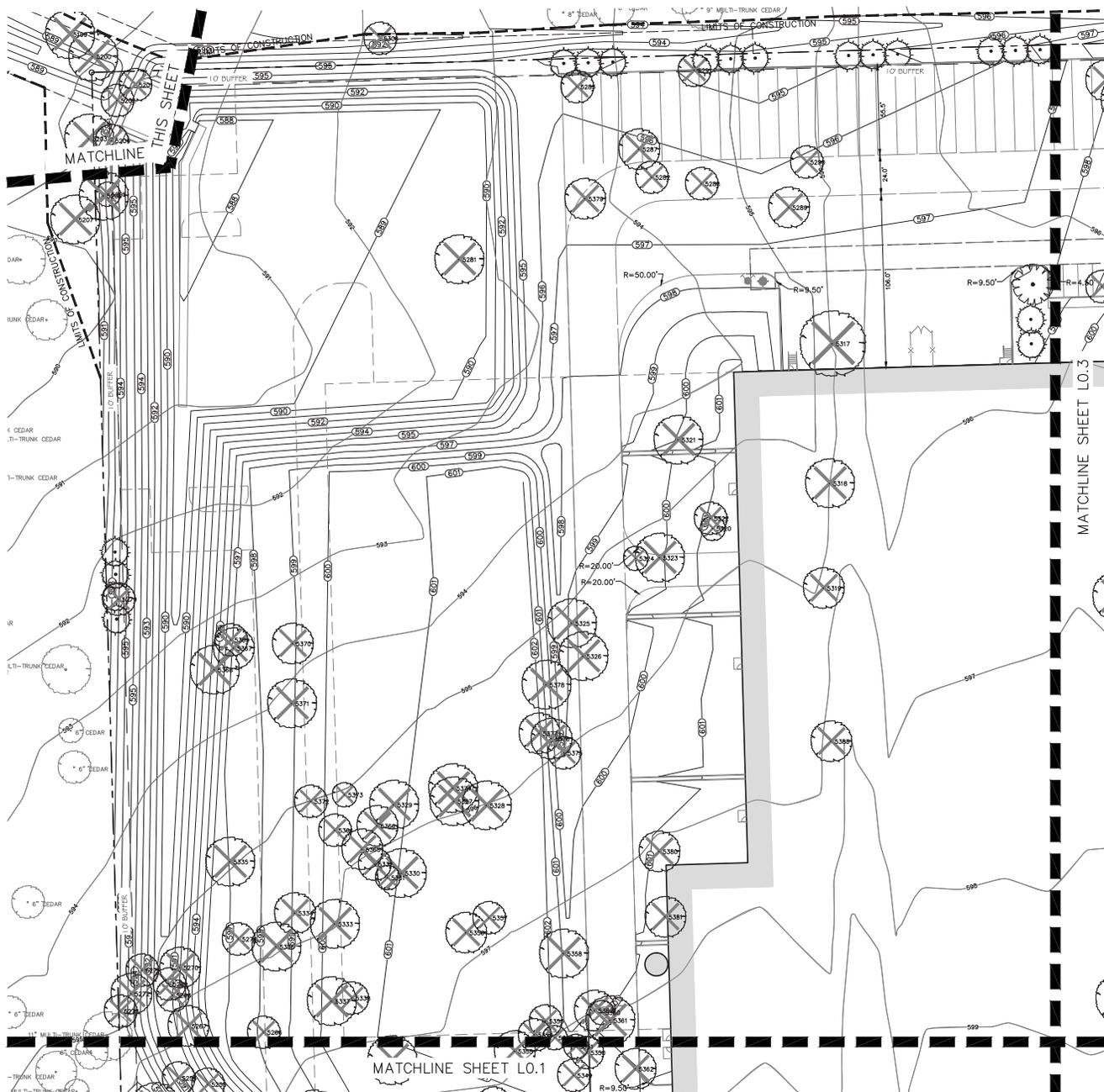
DISCOVERY BOULEVARD

DATA DRIVE

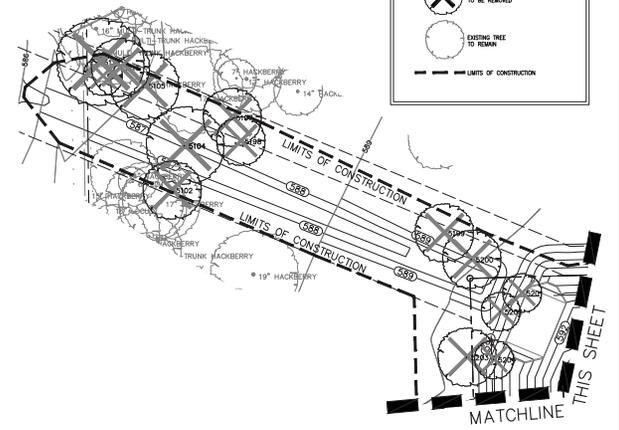
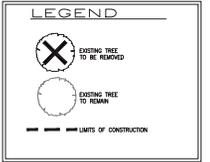
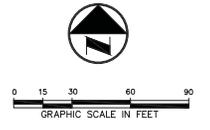
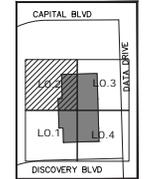
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ROCKWALL MANUFACTURING FACILITY





**SHEET KEY MAP**  
(NOT TO SCALE)



**LANDSCAPE TABLE-PROPOSED**

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	JE2	1.0	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3'CAL
	QV	39	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3'CAL
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3'CAL
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	ILD	6	ILEX DECIDUA Possumhaw Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3'CAL

**INTERIM REVIEW**  
THIS DOCUMENT IS SUBJECT TO INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DOCUMENT MUST BE APPROVED BY THE DESIGNER.

NO.	DATE	REVISION				
8100 WESTERN PLACE, SUITE 1001 FORT WORTH, TX 76107 817.412.7155 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193824						
<b>TREESCAPE PLAN</b> <b>ROCKWALL MANUFACTURING FACILITY</b> <b>NORTHWEST CORNER OF DISCOVERY</b> <b>BOULEVARD &amp; DATA DRIVE</b> <b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			L0.2

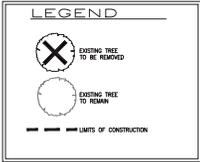
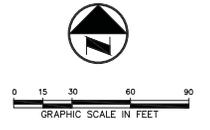
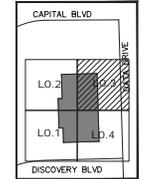
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ROCKWALL MANUFACTURING FACILITY

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**SHEET KEY MAP**  
 (NOT TO SCALE)



**LANDSCAPE TABLE-PROPOSED**

LARGE TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	JE	1.8	JUNIPERUS VIRGINIANA Eastern Red Cedar SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3" CAL
	QV	35	QUERCUS VIRGINIANA Southern Live Oak SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3" CAL
	UC	29	ULMUS CRASSIFOLIA Cedar Elm SINGLE, STRAIGHT LEADER, MATCHING	CONTAINER	3" CAL
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL
	LD	6	ILEX DECIDUA Possumhaw Holly MULTI-LEADER, FULL, MATCHING	CONTAINER	3" CAL

**INTERIM REVIEW**  
 THESE DOCUMENTS ARE PREPARED FOR REVIEW ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.  
 REPORTING ENGINEER: HANSHUO SUNG  
 LICENSE NO. 16188-0000000000

NO.	DATE	REVISION

**Pacheco Koch**  
 8100 WESTERN PLACE, SUITE 1001  
 FORT WORTH, TX 76107 817.412.7155  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193824

**TREESCAPE PLAN**  
**ROCKWALL MANUFACTURING FACILITY**  
**NORTHWEST CORNER OF DISCOVERY**  
**BOULEVARD & DATA DRIVE**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CRR	MAY 2016	1"=30'			LO.3

ROCKWALL MANUFACTURING FACILITY



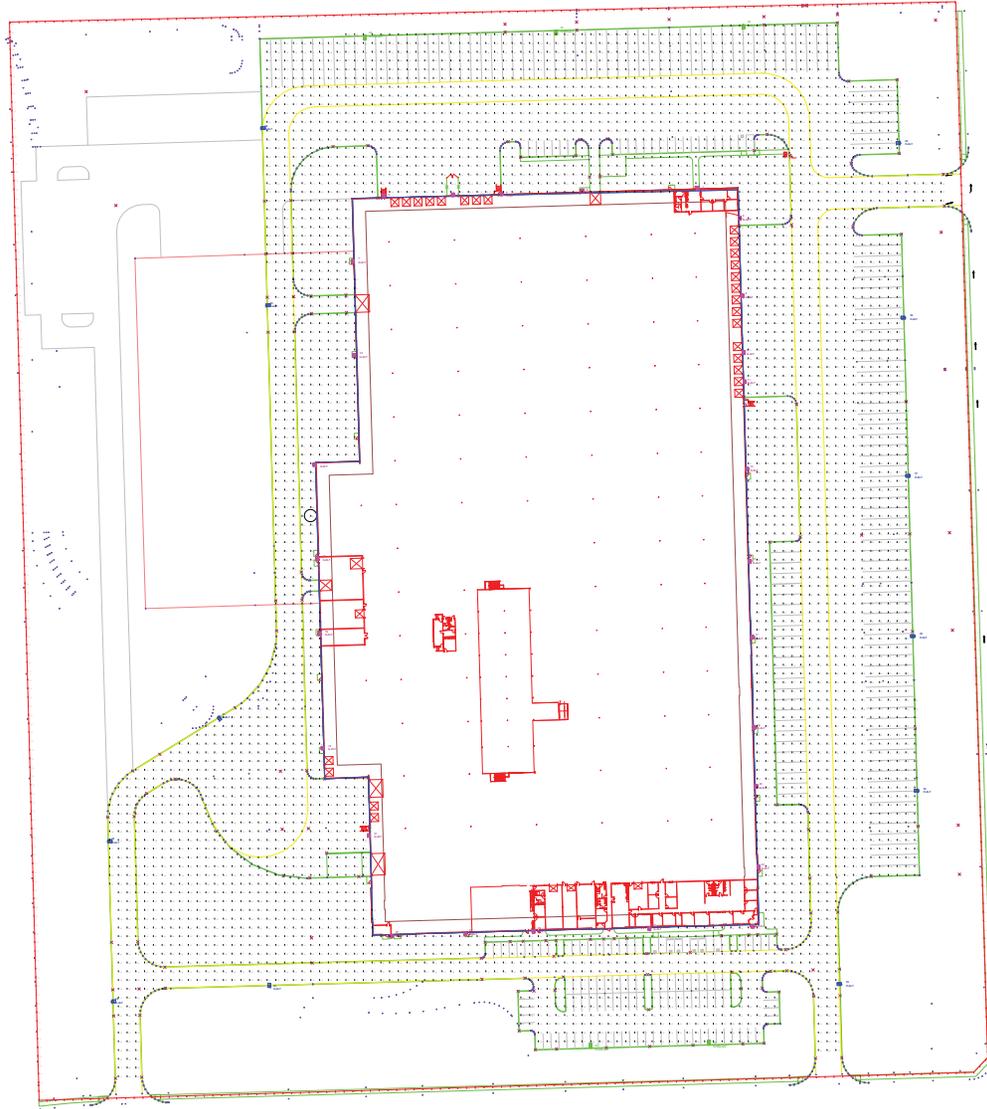




# Texas Lighting Sales

831 West Erbes Blvd, Suite 15  
Euless, Texas 76040  
Tel: 817.267.9300

Client: CEC Electrical - Fort Worth, Texas

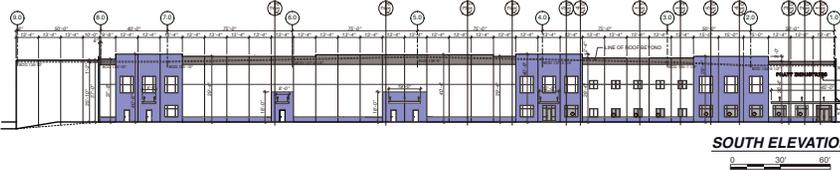
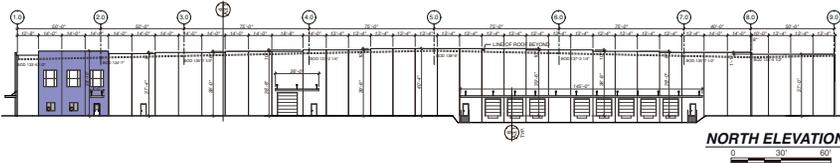
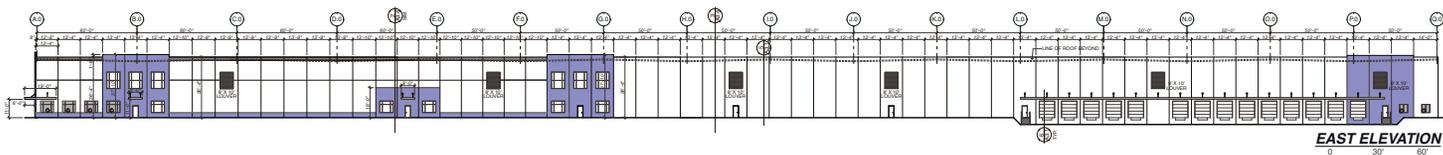
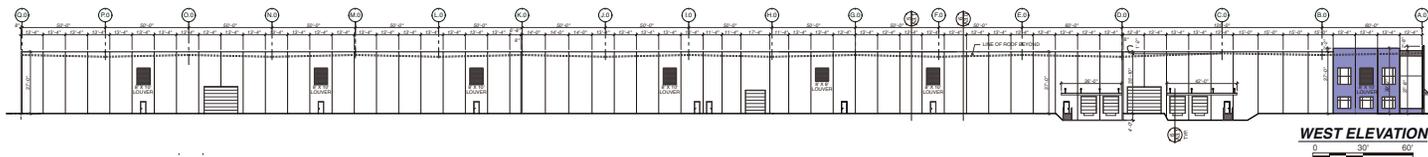


Room	Area (sq ft)	Footcandle Level	Fixture Type	Quantity	Notes
Room 1	1000	10	LED Panel	10	
Room 2	2000	20	LED Panel	20	
Room 3	500	5	LED Panel	5	

Room	Area (sq ft)	Footcandle Level	Fixture Type	Quantity	Notes
Room 4	1500	15	LED Panel	15	
Room 5	3000	30	LED Panel	30	

Building Footcandle Level of 10 Footcandle Target

Room	Area (sq ft)	Footcandle Level	Fixture Type	Quantity	Notes
Room 6	1200	12	LED Panel	12	
Room 7	1800	18	LED Panel	18	
Room 8	2500	25	LED Panel	25	
Room 9	3500	35	LED Panel	35	
Room 10	4500	45	LED Panel	45	
Room 11	5500	55	LED Panel	55	
Room 12	6500	65	LED Panel	65	
Room 13	7500	75	LED Panel	75	
Room 14	8500	85	LED Panel	85	
Room 15	9500	95	LED Panel	95	
Room 16	10500	105	LED Panel	105	
Room 17	11500	115	LED Panel	115	
Room 18	12500	125	LED Panel	125	
Room 19	13500	135	LED Panel	135	
Room 20	14500	145	LED Panel	145	
Room 21	15500	155	LED Panel	155	
Room 22	16500	165	LED Panel	165	
Room 23	17500	175	LED Panel	175	
Room 24	18500	185	LED Panel	185	
Room 25	19500	195	LED Panel	195	
Room 26	20500	205	LED Panel	205	
Room 27	21500	215	LED Panel	215	
Room 28	22500	225	LED Panel	225	
Room 29	23500	235	LED Panel	235	
Room 30	24500	245	LED Panel	245	
Room 31	25500	255	LED Panel	255	
Room 32	26500	265	LED Panel	265	
Room 33	27500	275	LED Panel	275	
Room 34	28500	285	LED Panel	285	
Room 35	29500	295	LED Panel	295	
Room 36	30500	305	LED Panel	305	
Room 37	31500	315	LED Panel	315	
Room 38	32500	325	LED Panel	325	
Room 39	33500	335	LED Panel	335	
Room 40	34500	345	LED Panel	345	
Room 41	35500	355	LED Panel	355	
Room 42	36500	365	LED Panel	365	
Room 43	37500	375	LED Panel	375	
Room 44	38500	385	LED Panel	385	
Room 45	39500	395	LED Panel	395	
Room 46	40500	405	LED Panel	405	
Room 47	41500	415	LED Panel	415	
Room 48	42500	425	LED Panel	425	
Room 49	43500	435	LED Panel	435	
Room 50	44500	445	LED Panel	445	
Room 51	45500	455	LED Panel	455	
Room 52	46500	465	LED Panel	465	
Room 53	47500	475	LED Panel	475	
Room 54	48500	485	LED Panel	485	
Room 55	49500	495	LED Panel	495	
Room 56	50500	505	LED Panel	505	
Room 57	51500	515	LED Panel	515	
Room 58	52500	525	LED Panel	525	
Room 59	53500	535	LED Panel	535	
Room 60	54500	545	LED Panel	545	
Room 61	55500	555	LED Panel	555	
Room 62	56500	565	LED Panel	565	
Room 63	57500	575	LED Panel	575	
Room 64	58500	585	LED Panel	585	
Room 65	59500	595	LED Panel	595	
Room 66	60500	605	LED Panel	605	
Room 67	61500	615	LED Panel	615	
Room 68	62500	625	LED Panel	625	
Room 69	63500	635	LED Panel	635	
Room 70	64500	645	LED Panel	645	
Room 71	65500	655	LED Panel	655	
Room 72	66500	665	LED Panel	665	
Room 73	67500	675	LED Panel	675	
Room 74	68500	685	LED Panel	685	
Room 75	69500	695	LED Panel	695	
Room 76	70500	705	LED Panel	705	
Room 77	71500	715	LED Panel	715	
Room 78	72500	725	LED Panel	725	
Room 79	73500	735	LED Panel	735	
Room 80	74500	745	LED Panel	745	
Room 81	75500	755	LED Panel	755	
Room 82	76500	765	LED Panel	765	
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Room 85	79500	795	LED Panel	795	
Room 86	80500	805	LED Panel	805	
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Room 89	83500	835	LED Panel	835	
Room 90	84500	845	LED Panel	845	
Room 91	85500	855	LED Panel	855	
Room 92	86500	865	LED Panel	865	
Room 93	87500	875	LED Panel	875	
Room 94	88500	885	LED Panel	885	
Room 95	89500	895	LED Panel	895	
Room 96	90500	905	LED Panel	905	
Room 97	91500	915	LED Panel	915	
Room 98	92500	925	LED Panel	925	
Room 99	93500	935	LED Panel	935	
Room 100	94500	945	LED Panel	945	
Room 101	95500	955	LED Panel	955	
Room 102	96500	965	LED Panel	965	
Room 103	97500	975	LED Panel	975	
Room 104	98500	985	LED Panel	985	
Room 105	99500	995	LED Panel	995	
Room 106	100500	1005	LED Panel	1005	
Room 107	101500	1015	LED Panel	1015	
Room 108	102500	1025	LED Panel	1025	
Room 109	103500	1035	LED Panel	1035	
Room 110	104500	1045	LED Panel	1045	
Room 111	105500	1055	LED Panel	1055	
Room 112	106500	1065	LED Panel	1065	
Room 113	107500	1075	LED Panel	1075	
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Room 115	109500	1095	LED Panel	1095	
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Room 121	115500	1155	LED Panel	1155	
Room 122	116500	1165	LED Panel	1165	
Room 123	117500	1175	LED Panel	1175	
Room 124	118500	1185	LED Panel	1185	
Room 125	119500	1195	LED Panel	1195	
Room 126	120500	1205	LED Panel	1205	
Room 127	121500	1215	LED Panel	1215	
Room 128	122500	1225	LED Panel	1225	
Room 129	123500	1235	LED Panel	1235	
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Room 132	126500	1265	LED Panel	1265	
Room 133	127500	1275	LED Panel	1275	
Room 134	128500	1285	LED Panel	1285	
Room 135	129500	1295	LED Panel	1295	
Room 136	130500	1305	LED Panel	1305	
Room 137	131500	1315	LED Panel	1315	
Room 138	132500	1325	LED Panel	1325	
Room 139	133500	1335	LED Panel	1335	
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Room 141	135500	1355	LED Panel	1355	
Room 142	136500	1365	LED Panel	1365	
Room 143	137500	1375	LED Panel	1375	
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Room 148	142500	1425	LED Panel	1425	
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Room 150	144500	1445	LED Panel	1445	
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Room 154	148500	1485	LED Panel	1485	
Room 155	149500	1495	LED Panel	1495	
Room 156	150500	1505	LED Panel	1505	
Room 157	151500	1515	LED Panel	1515	
Room 158	152500	1525	LED Panel	1525	
Room 159	153500	1535	LED Panel	1535	
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Room 162	156500	1565	LED Panel	1565	
Room 163	157500	1575	LED Panel	1575	
Room 164	158500	1585	LED Panel	1585	
Room 165	159500	1595	LED Panel	1595	
Room 166	160500	1605	LED Panel	1605	
Room 167	161500	1615	LED Panel	1615	
Room 168	162500	1625	LED Panel	1625	
Room 169	163500	1635	LED Panel	1635	
Room 170	164500	1645	LED Panel	1645	
Room 171	165500	1655	LED Panel	1655	
Room 172	166500	1665	LED Panel	1665	
Room 173	167500	1675	LED Panel	1675	
Room 174	168500	1685	LED Panel	1685	
Room 175	169500	1695	LED Panel	1695	
Room 176	170500	1705	LED Panel	1705	
Room 177	171500	1715	LED Panel	1715	
Room 178	172500	1725	LED Panel	1725	
Room 179	173500	1735	LED Panel	1735	
Room 180	174500	1745	LED Panel	1745	
Room 181	175500	1755	LED Panel	1755	
Room 182	176500	1765	LED Panel	1765	
Room 183	177500	1775	LED Panel	1775	
Room 184	178500	1785	LED Panel	1785	
Room 185	179500	1795	LED Panel	1795	
Room 186	180500	1805	LED Panel	1805	
Room 187	181500	1815	LED Panel	1815	
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Room 189	183500	1835	LED Panel	1835	
Room 190	184500	1845	LED Panel	1845	
Room 191	185500	1855	LED Panel	1855	
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Room 196	190500	1905	LED Panel	1905	
Room 197	191500	1915	LED Panel	1915	
Room 198	192500	1925	LED Panel	1925	
Room 199	193500	1935	LED Panel	1935	
Room 200	194500	1945	LED Panel	1945	
Room 201	195500	1955	LED Panel	1955	
Room 202	196500	1965	LED Panel	1965	
Room 203	197500	1975	LED Panel	1975	
Room 204	198500	1985	LED Panel	1985	
Room 205	199500	1995	LED Panel	1995	
Room 206	200500	2005	LED Panel	2005	
Room 207	201500	2015	LED Panel	2015	
Room 208	202500	2025	LED Panel	2025	
Room 209	203500	2035	LED Panel	2035	
Room 210	204500	2045	LED Panel	2045	
Room 211	205500	2055	LED Panel	2055	
Room 212	206500	2065	LED Panel	2065	
Room 213	207500	2075	LED Panel	2075	
Room 214	208500	2085	LED Panel	2085	
Room 215	209500	2095	LED Panel	2095	
Room 216	210500	2105	LED Panel	2105	
Room 217	211500	2115	LED Panel	2115	
Room 218	212500	2125	LED Panel	2125	
Room 219	213500	2135	LED Panel	2135	
Room 220	214500	2145	LED Panel	2145	
Room 221	215500	2155	LED Panel	2155	



PROPOSED NEW  
**Warehouse**  
 Manufacturing Site T2  
 Reynolds, Pa

**Miller Valentine Group**  
 Construction  
 137 North Main Street  
 Suite 500  
 Dayton, OH 45402  
 512.251.0800  
 www.mvg.com

**JAMES C. HAWTHORN**  
 ASSOCIATES  
 ARCHITECT  
 1900 KERRS WOOD CIRCLE  
 DAYTON, OH 45429  
 937.298.3607 jim@jcharch.com



REVISIONS			
NO.	DATE	BY	DESCRIPTION

SCALE: DATE: **4.12.16**  
 DRAWN BY: CHECKED:  
 MW PROJ. NO.: JOB. NO.: **16.007**  
 TITLE:  
**ELEVATIONS**  
 SHEET NO.

**A2.0**



MANUFACTURING SITE T2



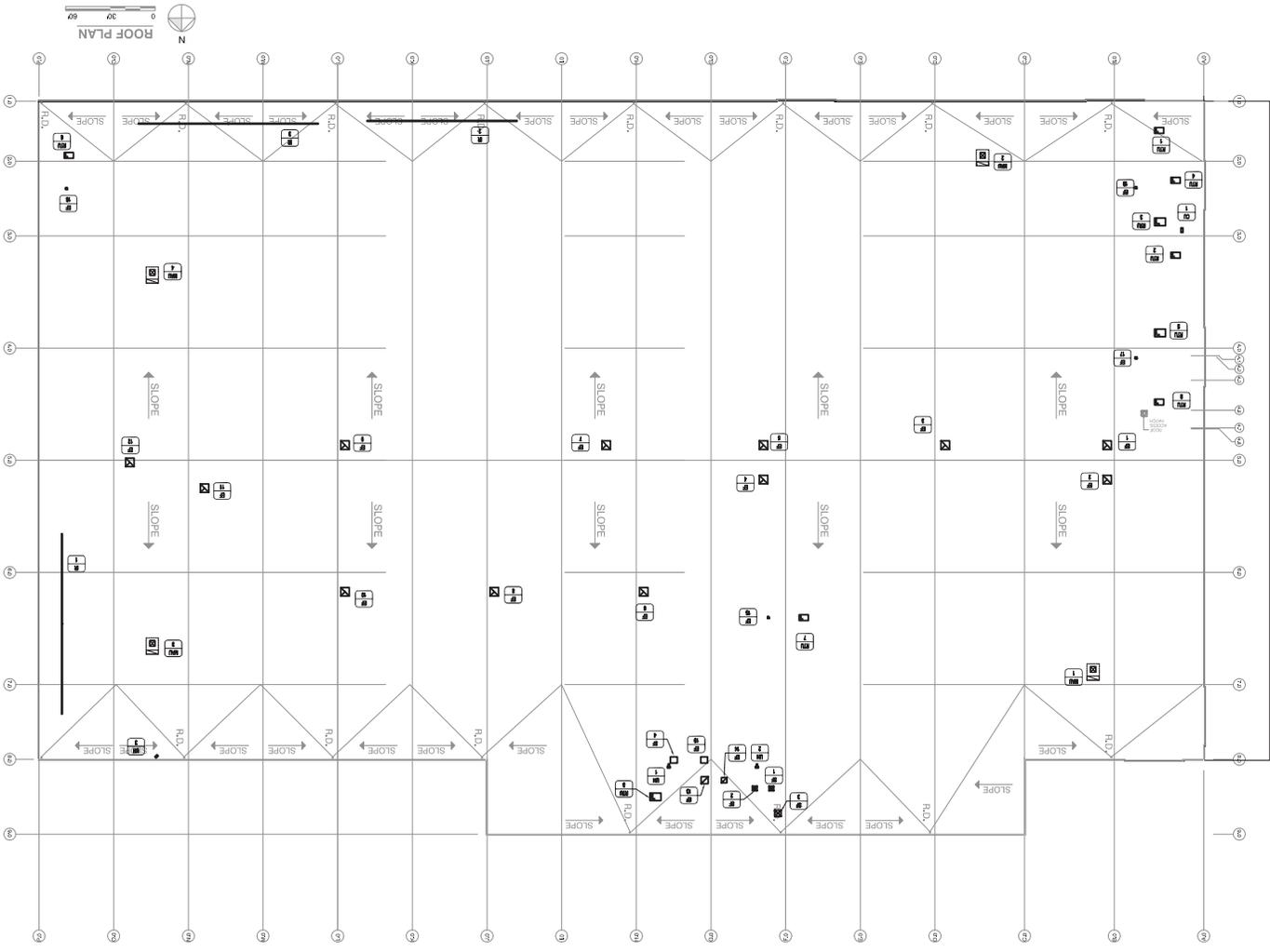
**PRATT INDUSTRIES**  
CORRUGATING DIVISION







⊗ V H1.3 SCALE 1/32" = 1'-0" ROOF HVAC PLAN - OVERALL



# Cree Edge™ Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

## Product Description

The Cree Edge™ High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low profile design that minimizes wind load and a rugged die cast aluminum adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. Available with Cree TrueWhite® Technology, the Cree Edge™ High Output helps to beautifully render true colors and deliver value beyond energy savings.

**Applications:** Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

## Performance Summary

- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI:** Minimum 70 CRI (4000K & 5700K); 90 CRI (5000K)
- CCT:** 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Bird Spikes</b> XA-BRDSPKXAK12 - 120 LED XA-BRDSPKXAK24 - 240 LED	<b>Backlight Control Shields</b> XA-30BLS-4 - Four-pack for 120 LED - Unpainted stainless steel XA-30BLS-8 - Eight-pack for 240 LED - Unpainted stainless steel

## Ordering Information

Example: ARE-EHO-2M-HV-12-E-UL-SV-700

Product	Optic			Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EHO	2M Type II Medium	3MB Type III Medium w/BLS	5M Type V Medium	HV Horizontal/ Vertical Tenon	12 24	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	700 700mA 1000 1000mA	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed specified drive current <b>F Fuse</b> - When code dictates fusing, use time delay fuse - Refer to <a href="#">ML spec sheet</a> for availability with ML options - Not available with UH voltage <b>ML Multi-Level</b> - Refer to <a href="#">ML spec sheet</a> for details - Intended for downlight applications at 0° tilt - Not available with UH voltage or 240 LEDs with 1000mA drive current
FLD-EHO	15 15' Flood	40 40' Flood	SN Sign		70 70' Flood	N6 NEMA® 6				<b>R NEMA® Photocell Receptacle</b> - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Consult factory for vertical tenon application - Photocell and shorting cap by others - Refer to <a href="#">ML spec sheet</a> for availability with ML options <b>40K 4000K Color Temperature</b> - Minimum 70 CRI - Color temperature per luminaire <b>50K 5000K Color Temperature</b> - Minimum 90 CRI - Utilizes Cree TrueWhite® Technology - Color temperature per luminaire

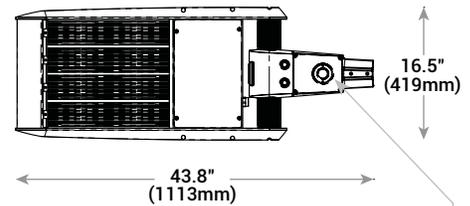
NOTE: Price adder may apply depending on configuration



HV Mount (shown in horizontal position)

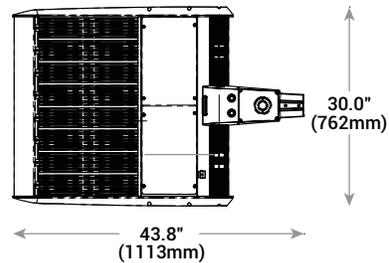


120 LED



NEMA® Photocell Receptacle location (ordered as an option)

240 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

HV Mount (shown in Vertical position)

**Direct Mount Bracket-** see page 13 for weight & dimensions



Rev. Date: V6 01/20/2016



US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

## Product Specifications

### CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

### CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm)
- Surface-mount directly to a vertical or horizontal surface with direct mount bracket (refer to Tenons and Brackets table on page 12)
- Luminaire may be field adjusted for use in upright position. Please refer to installation instructions for details
- Extruded aluminum adjustable mounting shaft
- Luminaire is adjustable from horizontal 90° towards pole and 120° away from pole
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** See weight charts on pages 1 and 13

### ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum 10V Source Current:** 120 LED: 0.40mA; 240 LED: 0.80mA

### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- DLC qualified. Exceptions apply when ordered with backlight control, 5000K CCT with 1000mA drive current, or 5000K CCT with 700mA drive current and 2M, 3M or 70 optics. Please refer to [www.designlights.org/QPL](http://www.designlights.org/QPL) for most current information
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Dark Sky Friendly, IDA Approved. Please refer to [www.darksky.org/](http://www.darksky.org/) for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
<b>700mA</b>							
12	267	2.24	1.29	1.12	0.99	0.80	0.58
24	533	4.49	2.57	2.24	1.97	1.62	1.16
<b>1000mA</b>							
12	421	3.61	2.06	1.80	1.61	1.25	0.90
24	831	7.16	4.04	3.54	3.14	2.50	1.81

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree® Edge High Output Series Lumen Maintenance Factors (LMF) <sup>1</sup>					
Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

<sup>1</sup> Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

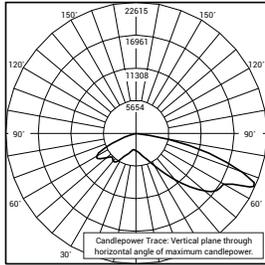
<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

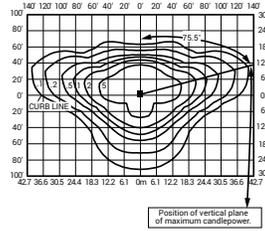
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

**2M**



ITL Test Report #: 78643  
ARE-EHO-2M-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 32,284

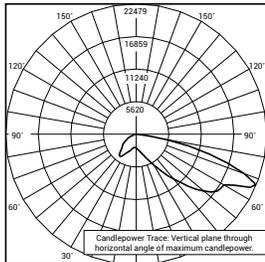


ARE-EHO-2M-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 61,352  
Initial FC at grade

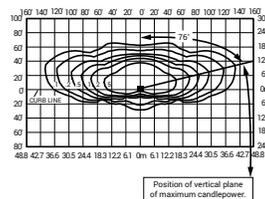
Type II Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	22,829	B3 U1 G3	18,088	B3 U1 G3	23,707	B3 U1 G3
24	45,687	B5 U1 G4	36,199	B4 U1 G4	47,445	B5 U1 G4
<b>1000mA</b>						
12	30,656	B4 U1 G4	24,289	B3 U1 G3	31,835	B4 U1 G4
24	61,352	B5 U1 G5	48,609	B5 U1 G4	63,711	B5 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**2MB**



ITL Test Report #: 78683  
ARE-EHO-2MB-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 24,579



ARE-EHO-2MB-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 46,213  
Initial FC at grade

Type II Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	17,196	B2 U1 G2	13,625	B2 U1 G2	17,857	B2 U1 G2
24	34,414	B3 U1 G4	27,266	B3 U1 G3	35,738	B3 U1 G4
<b>1000mA</b>						
12	23,092	B2 U1 G3	18,296	B2 U1 G2	23,980	B2 U1 G3
24	46,213	B3 U1 G4	36,615	B3 U1 G4	47,990	B3 U1 G5

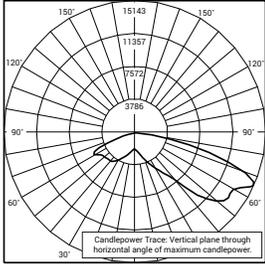
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



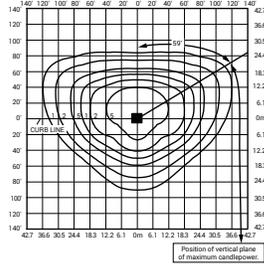
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

**3M**



ITL Test Report #: 78638  
 ARE-EHO-3M-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 30,916

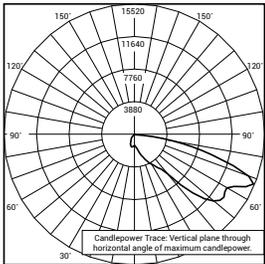


ARE-EHO-3M-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 58,165  
 Initial FC at grade

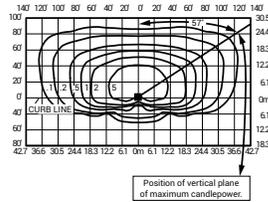
Type III Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	21,643	B3 U1 G3	17,148	B3 U1 G3	22,476	B4 U1 G4
24	43,314	B4 U1 G4	34,318	B4 U1 G4	44,980	B5 U1 G5
<b>1000mA</b>						
12	29,064	B4 U1 G4	23,028	B3 U1 G3	30,182	B4 U1 G4
24	58,165	B5 U1 G5	46,084	B5 U1 G5	60,402	B5 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**3MB**



ITL Test Report #: 78733  
 ARE-EHO-3MB-\*\*-12-E-UL-1000  
 Initial Delivered Lumens: 23,622



ARE-EHO-3MB-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 43,026  
 Initial FC at grade

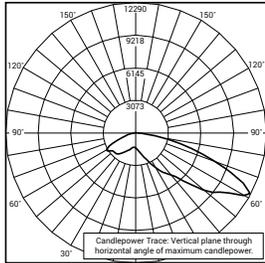
Type III Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	16,010	B2 U1 G3	12,685	B1 U1 G3	16,626	B2 U1 G3
24	32,041	B3 U1 G4	25,386	B2 U1 G4	33,273	B3 U1 G4
<b>1000mA</b>						
12	21,499	B2 U1 G4	17,034	B2 U1 G3	22,326	B2 U1 G4
24	43,026	B3 U1 G5	34,090	B3 U1 G4	44,681	B3 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

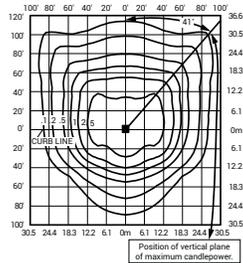
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

**4M**



ITL Test Report #: 77685  
 ARE-EHO-4M-12-E-UL-700-50K  
 Initial Delivered Lumens: 19,507

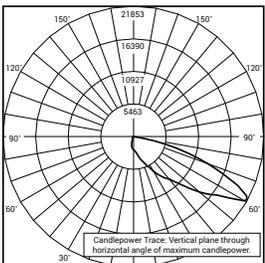


ARE-EHO-4M-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 61,352  
 Initial FC at grade

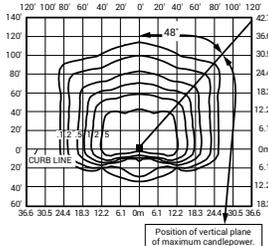
Type IV Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	22,829	B3 U1 G3	18,088	B3 U1 G3	23,707	B3 U1 G3
24	45,687	B5 U1 G4	36,199	B4 U1 G4	47,445	B5 U1 G4
<b>1000mA</b>						
12	30,656	B4 U1 G4	24,289	B3 U1 G3	31,835	B4 U1 G4
24	61,352	B5 U1 G5	48,609	B5 U1 G5	63,711	B5 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**4MB**



ITL Test Report #: 78734  
 ARE-EHO-4MB-12-E-UL-1000-40K  
 Initial Delivered Lumens: 25,113



ARE-EHO-4MB-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 46,213  
 Initial FC at grade

Type IV Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	17,196	B2 U1 G3	13,625	B1 U1 G2	17,857	B2 U1 G3
24	34,414	B2 U1 G4	27,266	B2 U1 G4	35,738	B3 U1 G4
<b>1000mA</b>						
12	23,092	B2 U1 G3	18,296	B2 U1 G3	23,980	B2 U1 G4
24	46,213	B3 U1 G5	36,615	B3 U1 G4	47,990	B3 U1 G5

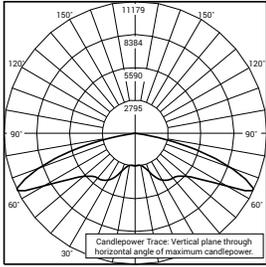
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



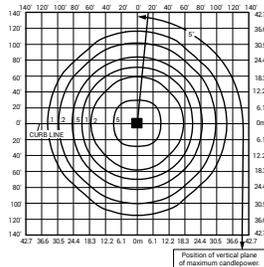
**Photometry**

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**5M**



ITL Test Report #: 78580  
 ARE-EHO-5M-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 32,328

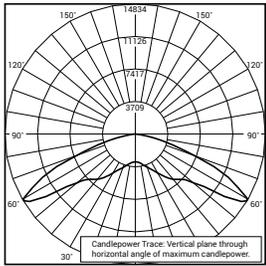


ARE-EHO-5M-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 64,539  
 Initial FC at grade

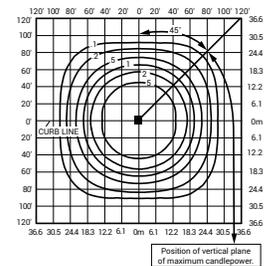
Type V Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	24,015	B5 U1 G3	19,027	B4 U1 G2	24,939	B5 U1 G3
24	48,061	B5 U1 G4	38,079	B5 U1 G4	49,909	B5 U1 G4
<b>1000mA</b>						
12	32,249	B5 U1 G4	25,551	B5 U1 G3	33,489	B5 U1 G4
24	64,539	B5 U1 G5	51,135	B5 U1 G5	67,021	B5 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**5S**



ITL Test Report #: 78687  
 ARE-EHO-5S-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 37,329



ARE-EHO-5S-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 71,710  
 Initial FC at grade

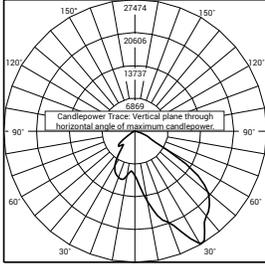
Type V Short Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	26,684	B4 U0 G2	21,142	B4 U1 G2	27,710	B5 U0 G3
24	53,401	B5 U0 G4	42,310	B5 U1 G4	55,455	B5 U0 G4
<b>1000mA</b>						
12	35,832	B5 U0 G3	28,390	B5 U1 G3	37,210	B5 U0 G3
24	71,710	B5 U0 G5	56,816	B5 U1 G4	74,468	B5 U0 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

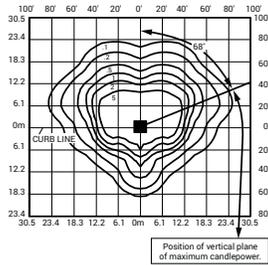
**Photometry**

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**AF**



ITL Test Report #: 78579  
 ARE-EHO-AF-\*\*-24-E-UL-1000-40K  
 Initial Delivered Lumens: 36,341

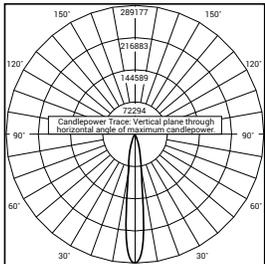


ARE-EHO-AF-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 69,319  
 Initial FC at grade

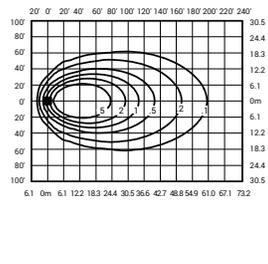
Automotive FrontlineOptic™ Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
<b>700mA</b>						
12	25,794	B3 U0 G2	20,437	B3 U0 G1	26,786	B3 U0 G2
24	51,621	B4 U0 G2	40,900	B4 U0 G2	53,606	B4 U0 G2
<b>1000mA</b>						
12	34,638	B4 U0 G2	27,444	B3 U0 G2	35,970	B4 U0 G2
24	69,319	B5 U0 G3	54,922	B4 U0 G2	71,986	B5 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**15°**



ITL Test Report #: 78519  
 FLD-EHO-15-\*\*-24-E-UL-1000-40K  
 Initial Delivered Lumens: 38,859



FLD-EHO-15-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
 Initial Delivered Lumens: 73,303  
 Initial FC at grade

15° Flood Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
<b>700mA</b>			
12	27,276	21,611	28,326
24	54,588	43,250	56,687
<b>1000mA</b>			
12	36,628	29,021	38,037
24	73,303	58,079	76,123

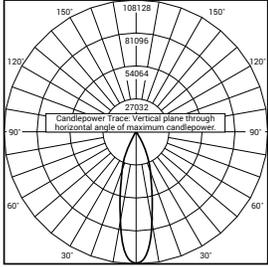
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens



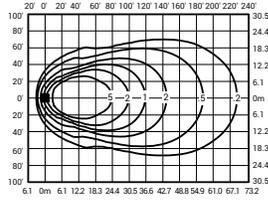
**Photometry**

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**25°**



ITL Test Report #: 78520  
 FLD-EHO-25-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 38,828

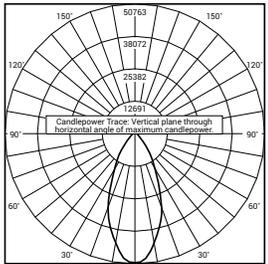


FLD-EHO-25-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
 Initial Delivered Lumens: 73,303  
 Initial FC at grade

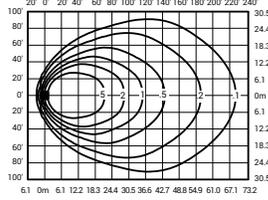
25° Flood Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
<b>700mA</b>			
12	27,276	21,611	28,326
24	54,588	43,250	56,687
<b>1000mA</b>			
12	36,628	29,021	38,037
24	73,303	58,079	76,123

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**40°**



ITL Test Report #: 78521  
 FLD-EHO-40-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 36,476



FLD-EHO-40-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
 Initial Delivered Lumens: 71,710  
 Initial FC at grade

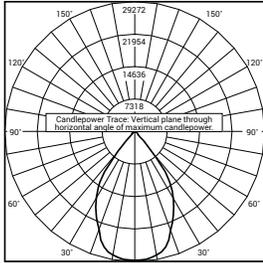
40° Flood Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
<b>700mA</b>			
12	26,684	21,142	27,710
24	53,401	42,310	55,455
<b>1000mA</b>			
12	35,832	28,390	37,210
24	71,710	56,816	74,468

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

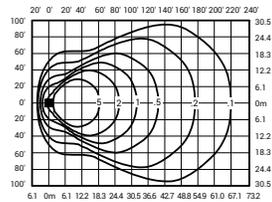
**Photometry**

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**70°**



ITL Test Report #: 78522  
 FLD-EHO-70-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 33,030

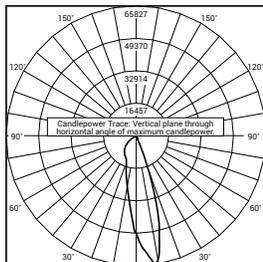


FLD-EHO-70-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
 Initial Delivered Lumens: 65,336  
 Initial FC at grade

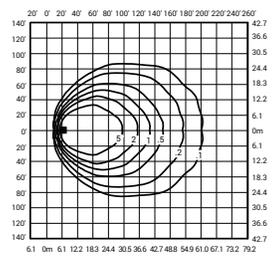
70° Flood Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
<b>700mA</b>			
12	24,312	19,262	25,247
24	48,654	38,549	50,525
<b>1000mA</b>			
12	32,647	25,867	33,903
24	65,336	51,766	67,849

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**SN**



ITL Test Report #: 78563  
 FLD-EHO-SN-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 34,961



FLD-EHO-SN-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
 Initial Delivered Lumens: 66,132  
 Initial FC at grade

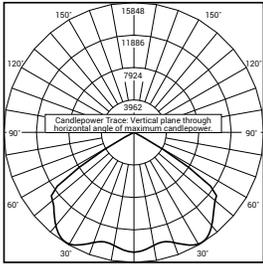
Sign Optic Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
<b>700mA</b>			
12	24,608	19,497	25,555
24	49,248	39,019	51,142
<b>1000mA</b>			
12	33,045	26,182	34,316
24	66,132	52,397	68,676

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

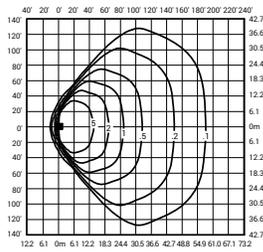
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool](http://www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool)

**N6**



ITL Test Report #: 78562  
 FLD-EHO-N6-\*\*-12-E-UL-1000-40K  
 Initial Delivered Lumens: 38,110



FLD-EHO-N6-\*\*-24-E-UL-1000-40K  
 Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
 Initial Delivered Lumens: 73,303  
 Initial FC at grade

NEMA 6 Distribution			
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	27,276	21,611	28,326
24	54,588	43,250	56,687
1000mA			
12	36,628	29,021	38,037
24	73,303	58,079	76,123

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**Luminaire EPA**

Horizontal/Vertical Tenon Mount and EHO-UNV Direct Mount Bracket											
LED Count (x10)	Luminaire Weight	Single	2 @ 90°	2 @ 180°	2 @ 180°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°	4 @ 180°	
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA											
	Vertical	Horizontal	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	
	 PB-1A*; PW-1A3; EHO-UNV	 Horizontal Tenon	 PB-2A*; PB-2R2.375; PW-2A3; (2) EHO-UNV	 PB-2A*; PB-2R2.375; PW-2A3 (picture does not apply)	 PB-2A*; PB-2R2.375; PW-2A3 (picture doesn't apply)	 PB-3A*; PB-3R2.375; (3) EHO-UNV	 PB-3A*; PB-3R2.375	 PB-3A*; PB-3R2.375	 PB-4A*(90); PB-4R2.375; (4) EHO-UNV	 PB-4A*(180); PB-4R2.375	
0° Tilt											
12	45.3 lbs. (20.6kg)	1.41	1.41	2.35	2.83	2.83	3.76	3.76	4.24	4.70	5.66
24	80.5 lbs. (36.6kg)	1.41	1.41	2.80	2.83	N/A	4.22	4.22	N/A	5.61	N/A
10° Tilt											
12	45.3 lbs. (20.6kg)	1.49	1.41	2.90	2.98	2.98	4.39	4.39	5.96	5.81	7.95
24	80.5 lbs. (36.6kg)	2.38	1.97	2.38	4.76	N/A	6.18	6.18	N/A	7.59	N/A
20° Tilt											
12	45.3 lbs. (20.6kg)	2.11	1.71	3.53	4.22	4.22	5.64	5.64	8.45	7.05	11.26
24	80.5 lbs. (36.6kg)	3.46	3.11	4.87	6.92	N/A	7.12	7.12	N/A	9.74	N/A
30° Tilt											
12	45.3 lbs. (20.6kg)	2.69	2.30	4.11	5.39	5.39	6.80	6.80	10.78	8.22	14.37
24	80.5 lbs. (36.6kg)	4.59	4.23	6.97	9.19	N/A	10.60	10.60	N/A	12.01	N/A
45° Tilt											
12	45.3 lbs. (20.6kg)	3.50	3.11	4.91	6.99	6.99	8.40	8.40	13.98	9.82	18.64
24	80.5 lbs. (36.6kg)	6.03	5.73	7.44	10.31	N/A	13.48	13.48	N/A	14.89	N/A
60° Tilt											
12	45.3 lbs. (20.6kg)	4.12	3.74	5.54	8.25	8.25	9.66	9.66	16.49	11.08	21.99
24	80.5 lbs. (36.6kg)	7.24	6.91	8.65	12.37	N/A	15.89	15.89	N/A	17.30	N/A
70° Tilt											
12	45.3 lbs. (20.6kg)	4.41	4.03	5.83	8.83	8.83	10.24	10.24	17.65	11.65	23.54
24	80.5 lbs. (36.6kg)	7.76	7.45	9.17	15.51	N/A	16.93	16.93	N/A	18.34	N/A
80° Tilt											
12	45.3 lbs. (20.6kg)	4.59	4.21	6.00	9.18	9.18	10.59	10.59	18.36	12.01	24.47
24	80.5 lbs. (36.6kg)	8.06	7.79	9.48	16.12	N/A	17.54	17.54	N/A	18.95	N/A
90° Tilt											
12	45.3 lbs. (20.6kg)	4.64	4.26	6.06	9.29	9.29	10.70	10.70	18.58	12.12	24.77
24	80.5 lbs. (36.6kg)	8.14	7.89	9.56	16.29	N/A	17.70	17.70	N/A	19.12	N/A

Note: Not for use with aluminum tenons



Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(90)	1.11
PB-4A*(180)	2.22
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-2L	0.13
WM-4L	0.32
EHO-UNV	0.22

Tenons and Brackets* (must specify color)	
<p><b>Square Internal Mount Vertical Tenons (Steel)</b>                      - Mounts to 3-6" (76-152mm) square aluminum or steel poles                      PB-1A* – Single                      PB-4A*(90) – 90° Quad                      PB-2A* – 180° Twin                PB-4A*(180) – 180° Quad                      PB-3A* – 180° Triple</p> <p><b>Wall Mount Brackets</b>                      - Mounts to wall or roof                      WM-2 – Horizontal                WM-4L – Extended L-Shape                      WM-2L – Extended Horizontal</p>	<p><b>Round External Mount Vertical Tenons (Steel)</b>                      - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons                      PB-2R2.375 – Twin                PB-4R2.375 – Quad                      PB-3R2.375 – Triple</p> <p><b>Mid-Pole Bracket</b>                      - Mounts to square pole                      PW-1A3** – Single                PW-2A3** – Double</p> <p><b>Direct Mount Bracket</b>                      - Mounts to minimum 4" (102mm) round or square; aluminum or steel pole or can be surface-mounted directly to a vertical or horizontal surface                      - See Direct Mount Configurations table below                      - Poles must be field drilled for direct mount                      EHO-UNV</p>

† Refer to the [Bracket and Tenons spec sheet](#) for more details

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation  
 \*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

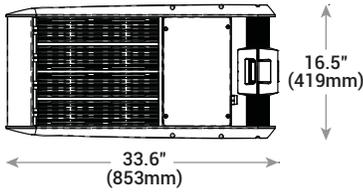
Direct Mount Configurations

Compatibility with EHO-UNV Direct Mount Bracket					
LED Count (x10)	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
<b>4" Square</b>					
12	✓	✓	N/A	N/A	N/A
24	✓	✓	N/A	N/A	N/A
<b>4" Round</b>					
12	N/A	✓	N/A	N/A	N/A
24	N/A	✓	N/A	N/A	N/A
<b>5" Square</b>					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
<b>5" Round</b>					
12	N/A	✓	N/A	✓	N/A
24	N/A	✓	N/A	✓	N/A
<b>6" Square</b>					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
<b>6" Round</b>					
12	✓	✓	✓	✓	✓
24	✓	✓	✓	✓	✓

Cree Edge™ LED High Output Area/Flood Luminaire

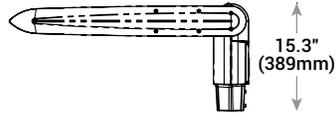
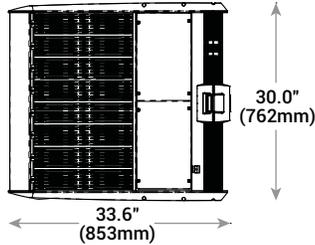
**HV Mount** (shown in vertical position)

**120 LED**



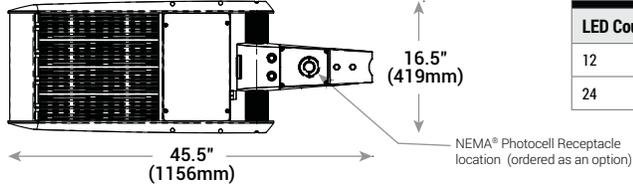
LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

**240 LED**



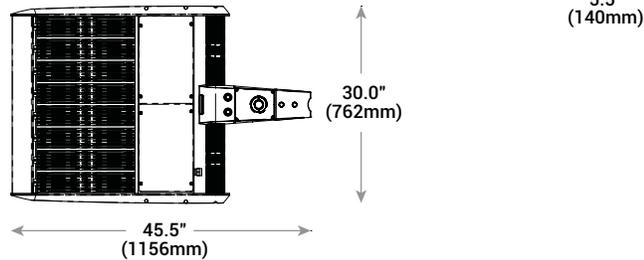
**Direct Mount Bracket** (accessory sold separately)

**120 LED**



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

**240 LED**



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# OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

## Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. 'S' Input power designator is a suitable upgrade for HID applications up to 750 Watts.

**Applications:** Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI (4000K & 5700K); 80 CRI (3000K)

**CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See [www.cree.com/lighting/products/warranty](http://www.cree.com/lighting/products/warranty) for warranty terms

## Accessories

Field-Installed	
<b>Backlight Shield</b> OSQ-BLSLF – Front facing optics	OSQ-BLSLR – Rotated optics

## Ordering Information

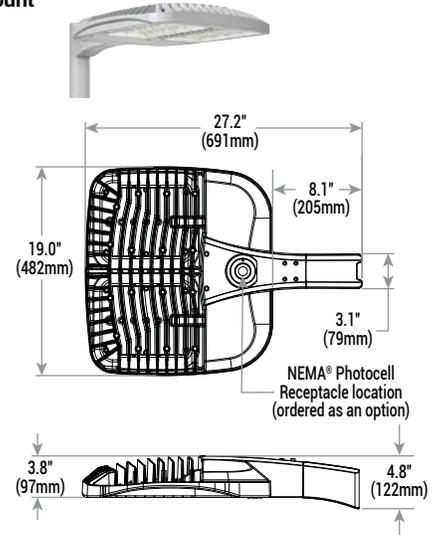
Fully assembled luminaire is composed of two components that must be ordered separately:  
Example: **Mount:** OSQ-AA-SV + **Luminaire:** OSQ-A-NM-2ME-S-40K-UL-SV

Mount (Luminaire must be ordered separately)	
OSQ-	
OSQ-AA Adjustable Arm	<b>Color Options:</b> SV Silver, BK Black, BZ Bronze, WH White
OSQ-DA Direct Arm	

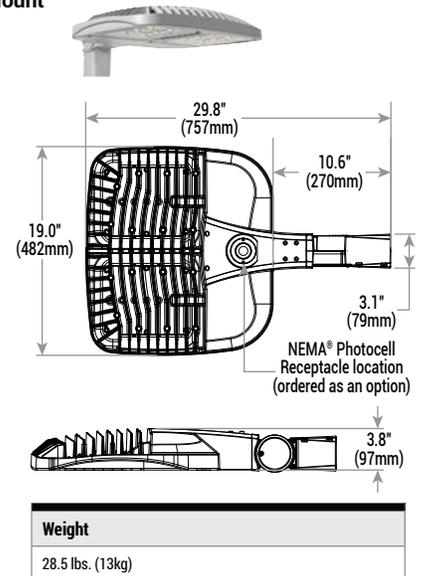
Luminaire (Mount must be ordered separately)									
OSQ	A	NM	Optic		S	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	2ME* Type II Medium	WSN Wide Sign	S 223W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed wattage of specified input power designator <b>F Fuse</b> - When code dictates fusing, use time delay fuse <b>ML Multi-Level</b> - Refer to <a href="#">ML spec sheet</a> for details - High: 100%, Low: 30% - Intended for downlight applications at 0° tilt <b>PML Programmable Multi-Level, 20-40' Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt <b>PML2 Programmable Multi-Level, 10-30' Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt <b>Q9 Field Adjustable Output</b> - Refer to <a href="#">Field Adjustable Output spec sheet</a> for details <b>R NEMA® Photocell Receptacle</b> - Intended for downlight applications with maximum 45° tilt - Photocell by others <b>RL Rotate Left</b> - LED and optic are rotated to the left <b>RR Rotate Right</b> - LED and optic are rotated to the right

\* Available with Backlight Shield when ordered with field-installed accessory (see table above)

## DA Mount



## AA Mount



Rev. Date: V7 11/19/2015



US: [www.cree.com/lighting](http://www.cree.com/lighting)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

**Product Specifications**

**CONSTRUCTION & MATERIALS**

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 28.5 lbs. (13kg)

**ELECTRICAL SYSTEM**

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA

**REGULATORY & VOLUNTARY QUALIFICATIONS**

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with 30K (5ME, 5SH optics), or 40K and 57K (2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D optics). Please refer to [www.designlights.org/QPL](http://www.designlights.org/QPL) for most current information
- Dark Sky Friendly, IDA approved. Please refer to [www.darksky.org/](http://www.darksky.org/) for most current information
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
S	223	1.94	1.13	0.99	0.85	0.65	0.47

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

Recommended OSQ Series Lumen Maintenance Factors (LMF) <sup>1</sup>						
Ambient	Optic	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Projected/ Calculated <sup>2,3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	2ME, 3ME, 4ME	1.04	0.99	0.93	0.89	0.84
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.05	0.94	0.86	0.80	0.74
10°C (50°F)	2ME, 3ME, 4ME	1.03	0.98	0.93	0.88	0.83
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.04	0.93	0.86	0.79	0.73
15°C (59°F)	2ME, 3ME, 4ME	1.02	0.97	0.92	0.87	0.82
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.03	0.92	0.85	0.78	0.72
20°C (68°F)	2ME, 3ME, 4ME	1.01	0.96	0.91	0.86	0.82
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.01	0.90	0.83	0.77	0.71
25°C (77°F)	2ME, 3ME, 4ME	1.00	0.95	0.90	0.85	0.81
	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	1.00	0.89	0.82	0.76	0.70

<sup>1</sup> Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

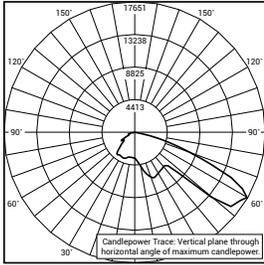
<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

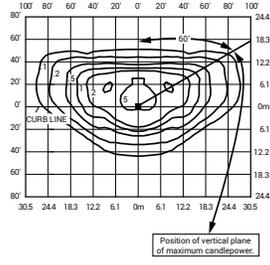
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series](http://www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series)

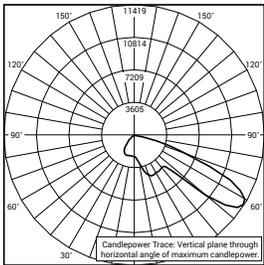
**2ME**



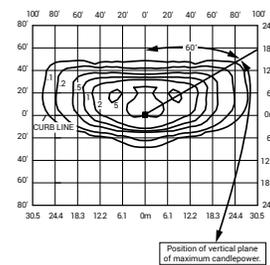
RESTL Test Report #: PL03403-001  
OSQ-A-\*\*-2ME-S-40K-UL  
Initial Delivered Lumens: 21,329



OSQ-A-\*\*-2ME-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 21,696  
Initial FC at grade

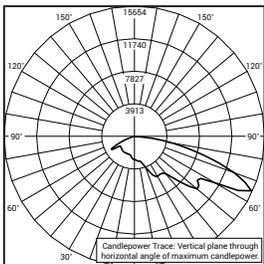


RESTL Test Report #: PL03642-003  
OSQ-A-\*\*-2ME-J-40K-UL w/OSQ-BLSMF  
Initial Delivered Lumens: 14,643

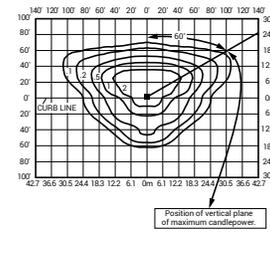


OSQ-A-\*\*-2ME-S-40K-UL w/OSQ-BLSLF  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 18,597  
Initial FC at grade

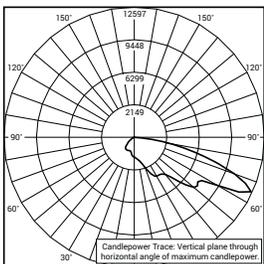
**3ME**



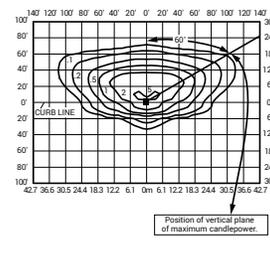
RESTL Test Report #: PL03439-001  
OSQ-A-\*\*-3ME-S-40K-UL  
Initial Delivered Lumens: 21,013



OSQ-A-\*\*-3ME-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 21,475  
Initial FC at grade



RESTL Test Report #: PL03642-001  
OSQ-A-\*\*-3ME-J-40K-UL w/OSQ-BLSMF  
Initial Delivered Lumens: 14,229



OSQ-A-\*\*-3ME-S-40K-UL w/OSQ-BLSLF  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 18,375  
Initial FC at grade

**Type II Medium Distribution**

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	18,182	B3 U0 G2	21,696	B3 U0 G3	23,179	B3 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**Type II Medium w/BLS Distribution**

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,584	B2 U0 G2	18,597	B3 U0 G2	19,867	B3 U0 G2

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**Type III Medium Distribution**

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,996	B3 U0 G3	21,475	B3 U0 G3	22,942	B3 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

**Type III Medium w/BLS Distribution**

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,399	B2 U0 G3	18,375	B2 U0 G3	19,631	B2 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

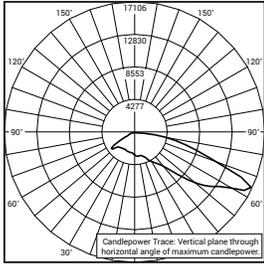


# OSQ™ LED Area/Flood Luminaire – Large

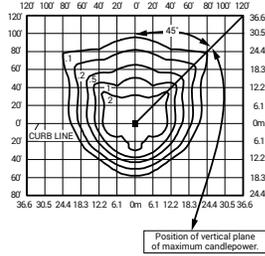
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series](http://www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series)

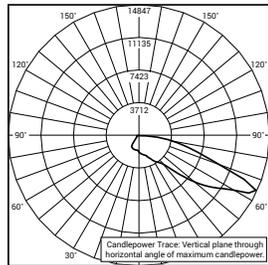
### 4ME



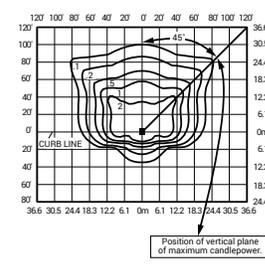
**RESTL Test Report #:** PL03402-001  
**OSQ-A-4ME-S-40K-UL**  
**Initial Delivered Lumens:** 20,830



**OSQ-A-4ME-S-40K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 21,253  
**Initial FC at grade**

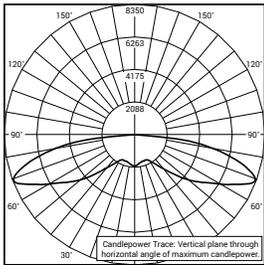


**RESTL Test Report #:** PL03642-002  
**OSQ-A-4ME-J-40K-UL w/OSQ-BLSMF**  
**Initial Delivered Lumens:** 13,647

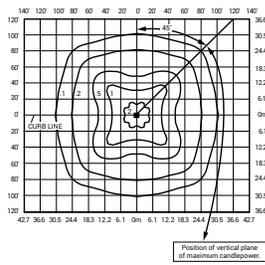


**OSQ-A-4ME-S-40K-UL w/OSQ-BLSLF**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 18,154  
**Initial FC at grade**

### 5ME

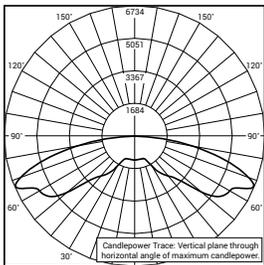


**RESTL Test Report #:** PL03466-001  
**OSQ-A-5ME-S-40K-UL**  
**Initial Delivered Lumens:** 20,709

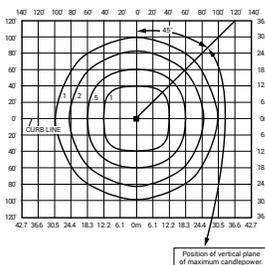


**OSQ-A-5ME-S-40K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 20,536  
**Initial FC at grade**

### 5SH



**RESTL Test Report #:** PL03501-001  
**OSQ-A-5SH-S-40K-UL**  
**Initial Delivered Lumens:** 21,066



**OSQ-A-5SH-S-40K-UL**  
**Mounting Height:** 25' (7.6m) A.F.G.  
**Initial Delivered Lumens:** 20,982  
**Initial FC at grade**

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,811	B3 U0 G3	21,253	B3 U0 G3	22,705	B3 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	15,213	B2 U0 G3	18,154	B2 U0 G3	19,394	B2 U0 G3

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,345	B4 U0 G5	20,536	B5 U0 G5	20,841	B5 U0 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
S	17,722	B4 U0 G4	20,982	B5 U0 G4	21,294	B5 U0 G4

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

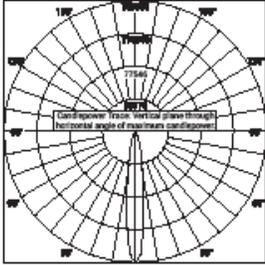
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: [www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf). Valid with no tilt



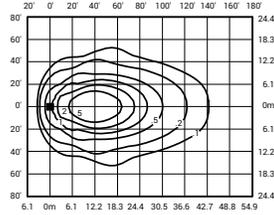
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series](http://www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series)

**15D**



RESTL Test Report #: PL03903-001  
OSQ-A-\*\*-15D-S-40K-UL  
Initial Delivered Lumens: 22,600

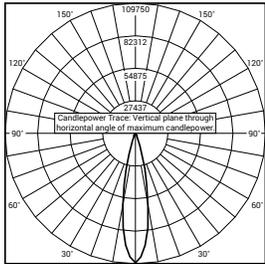


OSQ-A-\*\*-15D-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 21,423  
Initial FC at grade

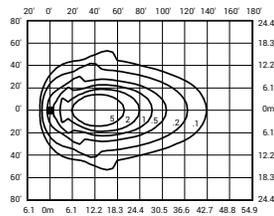
15' Flood Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**25D**



RESTL Test Report #: PL03903-002  
OSQ-A-\*\*-25D-S-40K-UL  
Initial Delivered Lumens: 22,633

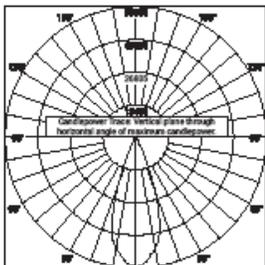


OSQ-A-\*\*-25D-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 21,423  
Initial FC at grade

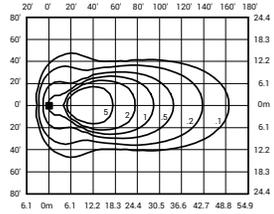
25' Flood Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**40D**



RESTL Test Report #: PL03903-003  
OSQ-A-\*\*-40D-S-40K-UL  
Initial Delivered Lumens: 22,404



OSQ-A-\*\*-40D-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 21,200  
Initial FC at grade

40' Flood Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
S	17,906	21,200	21,515

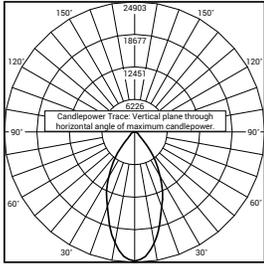
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

OSQ™ LED Area/Flood Luminaire – Large

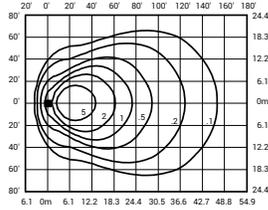
**Photometry**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: [www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series](http://www.cree.com/Lighting/Products/Outdoor/Area/OSQ-Series)

**60D**



RESTL Test Report #: PL03903-004  
OSQ-A-60D-S-40K-UL  
Initial Delivered Lumens: 22,301

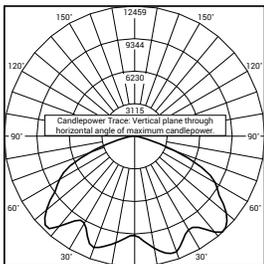


OSQ-A-60D-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt  
Initial Delivered Lumens: 21,423  
Initial FC at grade

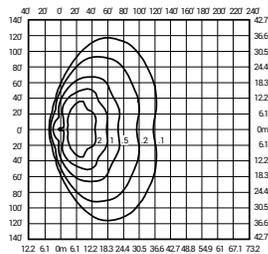
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
S	18,094	21,423	21,741

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

**WSN**



RESTL Test Report #: PL04597-001  
OSQ-A-WSN-S-40K-UL  
Initial Delivered Lumens: 19,087



OSQ-A-WSN-S-40K-UL  
Mounting Height: 25' (7.6m) A.F.G., 60° tilt  
Initial Delivered Lumens: 20,997  
Initial FC at grade

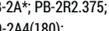
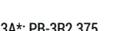
Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
		Initial Delivered Lumens*	Initial Delivered Lumens*
S	17,734	20,997	21,309

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

OSQ™ LED Area/Flood Luminaire – Large

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs. (13kg)					
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
					
0.80	1.61	1.26	2.06	1.68	2.52

Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs. (13kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
<b>Tenon Configuration (0°-80° Tilt);</b> If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
<b>0° Tilt</b>							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
<b>10° Tilt</b>							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
<b>20° Tilt</b>							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
<b>30° Tilt</b>							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
<b>45° Tilt</b>							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
<b>60° Tilt</b>							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
<b>70° Tilt</b>							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
<b>80° Tilt</b>							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
<b>Tenon Configuration (90° Tilt);</b> If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
<b>90° Tilt</b>							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation  
 \*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")



Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

\* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation

\*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets <sup>†</sup> (must specify color)	
<b>Square Internal Mount Vertical Tenons (Steel)</b> - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* – Single PB-4A*(90) – 90° Quad PB-2A* – 180° Twin PB-4A*(180) – 180° Quad PB-3A* – 180° Triple	<b>Round External Mount Vertical Tenons (Steel)</b> - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 – Twin PB-4R2.375 – Quad PB-3R2.375 – Triple
<b>Square Internal Mount Horizontal Tenons (Aluminum)</b> - Mounts to 4" (102mm) square aluminum or steel poles PD-2A4(90) – 90° Twin PD-3A4(90) – 90° Triple PD-2A4(180) – 180° Twin PD-4A4(90) – 90° Quad	<b>Round External Mount Horizontal Tenons (Aluminum)</b> - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon PT-1 – Single (Vertical) PT-3(90) – 90° Triple PT-2(90) – 90° Twin PT-4(90) – 90° Quad PT-2(180) – 180° Twin
<b>Wall Mount Brackets</b> - Mounts to wall or roof WM-2 – Horizontal for OSQ-AA mount WM-4 – L-Shape for OSQ-AA mount WM-DM – Plate for OSQ-DA mount	<b>Mid-Pole Bracket</b> - Mounts to square pole PW-1A3** – Single PW-2A3** – Double

<sup>†</sup> Refer to the [Bracket and Tenons spec sheet](#) for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
<b>3" Square</b>					
S	N/A	✓	N/A	N/A	N/A
<b>3" Round</b>					
S	N/A	✓	N/A	N/A	N/A
<b>4" Square</b>					
S	✓	✓	✓	N/A	✓
<b>4" Round</b>					
S	✓	✓	✓	✓	✓
<b>5" Square</b>					
S	✓	✓	✓	N/A	✓
<b>5" Round</b>					
S	✓	✓	✓	✓	✓
<b>6" Square</b>					
S	✓	✓	✓	N/A	✓
<b>6" Round</b>					
S	✓	✓	✓	✓	✓

# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 06/14/2016

**APPLICANT:** Clay Cristy of ClayMoore Engineering

**AGENDA ITEM:** **SP2016-013**; Urgent Care Facility (*CareNow*)

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### **SUMMARY:**

Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

### **PURPOSE:**

On May 11, 2016, the applicant submitted an application for a *PD Site Plan* showing the proposed layout of a 6,235 SF urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207. The subject property is located directly east of Trend Tower -- *adjacent to the IH-30 Frontage Road and Horizon Road* --, and is zoned Planned Development District 32 (PD-32) [Ordinance No. 10-21]. It should be noted that a PD Development Plan [Ordinance No. 16-28] was approved in May of this year.

### **DENSITY AND DIMENSIONAL REQUIREMENTS:**

According to Ordinance No. 10-21, the proposed use (*i.e. urgent care facility*) is permitted *by-right* in the *Summit Office Subdistrict*, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32), with the exceptions of the items listed in the *Variance* section of this case memo. A summary of the density and dimensional requirements for the subject property is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	0.92-Acres; <i>In Conformance</i>
<i>Minimum Lot Width</i>	60-Feet	x>60-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	x>100-Feet; <i>In Conformance</i>
<i>Minimum Build-to-Line (Horizon Road)</i>	10-Feet	10-Feet; <i>In Conformance</i>
<i>Minimum Setback (Horizon Road)</i>	5-Feet	5-Feet; <i>In Conformance</i>
<i>Maximum Permitted Encroachment</i> <sup>1</sup>	5-Feet	0-Feet; <i>In Conformance</i>
<i>Maximum Height</i>	8 Stories or 120-Feet	28-Feet; <i>In Conformance</i>
<i>Maximum Mechanical Screen Height</i>	20-Feet	10-Feet; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	100%; <i>In Conformance</i>
<i>Minimum Stone Requirement</i>	20% Natural or Quarried	x<20%; <i>Variance</i>
<i>Minimum Parking Spaces Required</i>	31	46; <i>In Conformance</i>
<i>Maximum Lot Coverage</i>	60%	11.5%; <i>In Conformance</i>

## **TREESCAPE PLAN:**

The applicant has provided a treescape plan indicating a total of 351 caliper inches being removed from the site, the majority of which are Hackberry trees. Cedar and Hackberry trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Cedar and Hackberry trees that are less than 11 inches dbh shall not be considered a protected tree. In this case, there are a total 225 caliper inches considered to be non-protected trees. Also being removed from the site are six (6) feature trees that are considered to be protected. These total 64 caliper inches. Feature trees may not be removed without approval of the Planning and Zoning Commission and are required to be replaced on an inch for inch basis. Taking into account the protected trees being removed, the total mitigation required for the site is 126 inches. The applicant's landscape plan depicts the provision of 23 three (3) inch caliper trees, leaving a balance of 57 inches due. The applicant has chosen to pay into the City's Tree Fund an amount equal to \$125 per caliper inch for the mitigation balance due for a total of \$7,125.00. This will satisfy the tree mitigation requirements.

## **VARIANCES REQUEST:**

The applicant is requesting a variance to the *IH-30 Overlay (IH-30 OV) District* standards of the *Unified Development Code (UDC)* as outlined below. As a note, approval of a variance request to the IH-30 OV requires passage of a 3/4 majority vote of City Council. With this being said, the approval of a variance to the IH-30 OV is a discretionary decision for the City Council. The request is as follows:

- 1) *Masonry requirements.* According to *Section 6.6, C. Architectural Standards*, of Article V, *District Development Standards*, of the UDC, each exterior wall is required to be constructed of 90% masonry materials (*i.e. brick, stone, etc.*) on walls visible from a public street or open space, including *a minimum of 20% being natural or quarried stone.* In this case, the proposed building will be comprised of 100% masonry materials with two (2) of the facades incorporating a minimum of 35% natural chopped stone. The two (2) remaining facades (north and west elevations) do not meet the minimum 20% standard for stone. *A variance to allow for not meeting the minimum stone standard requires a ¾ majority vote by the City Council for approval.*

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

On May 31, 2016, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. Through internal discussion with the applicant, the ARB recommended removing the stone from the tower element adjacent to IH-30 (*i.e. northern façade*) and placing it on the southern elevation for the purpose of *wrapping* the chopped stone around the building from the southern elevation to eastern elevation. This will also have the effect of increasing the stone that faces onto Pinnacle Way Drive. In lieu of stone on the tower element the ARB recommended that the applicant utilize one (1) of the two (2) proposed brick materials. In addition, the ARB agreed with the applicant that the western elevation did not need to incorporate stone since it will face Trend Tower and not be visible from a public right-of-way. Finally, the ARB recommended that the applicant consider incorporating more adornments (*i.e. cast stone medallions*) in the banding elements and trim the windows out in an opposing materials (*e.g. if the wall is stone then use brick to frame the windows and vice-versa*). The applicant agreed with the ARB's assessment and provided elevations demonstrating conformance to these recommendations.

## **RECOMMENDATIONS:**

The site plan submitted by the applicant meets all the technical criteria stipulated by the IH-30 OV and the UDC with the exception of the requested variance. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

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

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2016-013	<b>Owner</b> BRISCOE, OIL INC	<b>Applied</b> 5/16/2016	LM
<b>Project Name</b> Care Now	<b>Applicant</b> CLAYMOORE ENGINEERING	<b>Approved</b>	
<b>Type</b> SITE PLAN		<b>Closed</b>	
<b>Subtype</b>		<b>Expired</b>	
<b>Status</b> STAFF REVIEW		<b>Status</b> 5/16/2016	LM
 <b>Site Address</b> I30		<b>City, State Zip</b> ROCKWALL, TX 75087	
		<b>Zoning</b>	
<b>Subdivision</b> BRISCOE/HILLCREST ADDITION	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1
			<b>Parcel No</b> 3152-000A-0001-00-OR
			<b>General Plan</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
<b>BUILDING</b>	<b>John Shannon</b>	<b>5/16/2016</b>	<b>5/23/2016</b>	<b>5/17/2016</b>	<b>1</b>	<b>APPROVED</b>	
ENGINEERING (5/19/2016 9:41 AM AW) Engineering Comments on plans. 4% engineering fees Impact fees Stormwater Pro-Rata due \$7,226.59/acre Tie an 8" water from Horizon to existing 8" in Pinnacle Drive Move water out from under the paving (to the eastern right-of-way) Fire line to have 10' separation from all other utilities Need to label road width Add a note: Dimensions are to face of curb or edge of paving Remove all wheel stops on parking spaces less than 20' The relocated power to go underground On the landscaping: Make sure the fire hydrant has 5' clear around it...no shrubs.	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
<b>ENGINEERING</b> (6/9/2016 1:36 PM AW) <b>No walls in easements or right-of-ways</b>	<b>Amy Williams</b>	<b>6/9/2016</b>	6/16/2016	<b>6/9/2016</b>		COMMENTS	<b>See Comment</b>
FIRE (5/17/2016 2:59 PM AA) Will off-site access drive be Fire Lane? Confirm that it is not needed for future expansion on parking garage.	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	COMMENTS	See Comments
<b>FIRE</b> (6/9/2016 12:19 PM AA) <b>Will off-site access drive be Fire Lane? Confirm that it is not needed for future expansion on parking garage.</b>	<b>Ariana Hargrove</b>	<b>6/9/2016</b>	6/16/2016	<b>6/9/2016</b>		COMMENTS	<b>see comment</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
GIS	Lance Singleton	5/16/2016	5/23/2016			

PLANNING	David Gonzales	5/16/2016	5/23/2016	5/18/2016	2 COMMENTS	See comments
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Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Site Plan for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-013" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.
5. Is there a Streetscape Plan? PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements regarding the following that must be adhered to:
  - a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).
  - b) Lighting (i.e. pedestrian scale street lights, parking lot light fixture, tree uplighting)
  - c) Landscape (i.e. tree leave-outs, decorative pots, etc.)
- \*\* You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40.
6. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development. Provide detail.

The Following is/are Variances to the IH-30 Overlay (IH-30 OV) District Requirements (per submittal). Please provide a letter specifically requesting each variance, and providing a rationale for the approval of these variances.

1. Variance request to allow for a roof design that does not meet the required pitched roof standard of the IH-30 OV District for buildings less than 6,000 sq. ft. and allowing for a flat roof design (with parapet walls).
2. Variance request to allow for not meeting the 20% stone requirement for all four sides of the building (as depicted on the submitted elevations).
3. The Architectural Standards of the IH-30 OV requires buildings to be architecturally finished on all four side with the same materials, detailing, and features. A variance to allow for not meeting the four sided articulation standards as established in the IH-30 OV will be required.

\*\* Variances to the IH-30 OV requires approval of a 3/4 majority vote of council \*\*

Please address the following Planning Comments for each plan submitted:

Site Plan:

1. Re-label Firelane as "24-ft Firelane & Public Access Easement."
2. Dumpster enclosure walls are to be a minimum of 8-ft in height with materials to match the primary structure with an opaque gate and a self latching mechanism. Provide detail and label as such.
3. Buildings footprint is less than 6,000 sq. ft. - requires a pitched roof system per the IH-30 OV. Variance required.
4. Provide a label for the roadway width of Pinnacle Way Drive (indicated as 12' + 12' to center line).

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
5. 7' to 8' retaining wall with guard rail cannot be located within the right-of-way. Relocate.						
6. Use a lighter gray scale for TOPO or turn off layer and provide a separate topographic exhibit.						
7. Provide Vol. Pg. for 35-ft ROW Dedication.						
8. There is an additional distance marker connected to the 35-ft ROW arrow within the property that is not identified. Provide label or remove.						
9. Along Horizon Rd, at the bend of the property line, there is an incomplete label with an arrow/distance of 2' - What is this representing?						
10. Verify parking count - 46 spaces counted. If correct, change the parking count in the legend.						
11. Hatch the area to be abandoned of the 22-ft access easement that runs north and south (generally).						

Landscape Plan:

1. With the exception of the streetscape element requirements of PD-32, the landscape plan as submitted meets or exceeds the intent of the UDC and the IH-30 OV.

Treescape Plan:

1. Any oak, pecan, or elm four caliper inches or greater requires P&Z approval prior to removal (Tree No. 16, 17, 18, 22, 25, & 26).
2. Mitigation balance of 57 inches to be paid to the City's Tree Fund (\$7,125) as indicated on the plan.

Photometric Plan:

1. Please provide a detail of the lighting poles for the parking lot and pedestrian area(s) meeting the streetscape elements standards as established in Exhibit C-4 of PD-32 (Ord. 10-21).
2. All lighting sources are to be directed down and shielded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare. Provide cut sheets for all exterior lighting sources.
3. The lighting levels along all property lines are not to exceed 0.2-FC in order to reduce glare. The lighting levels along the northwest property boundary exceed the standard and require an adjustment to reduce the intensity.

Building Elevations:

1. The Architectural Standards of the IH-30 OV require all structures with a building footprint less than 6,000 SF to be constructed with a pitched roof design. A variance to allow for a flat roof design rather than the pitched roof standard will be required.
2. The Architectural Standards of the IH-30 OV requires a minimum of 20% natural or quarried stone for each exterior wall. A variance to allow for not meeting the 20% stone requirement (as depicted on the submitted elevations) will be required.
3. The Architectural Standards of the IH-30 OV requires buildings to be architecturally finished on all four sides with the same materials, detailing, and features. A variance to allow for not meeting the four-sided articulation standards as established in the IH-30 OV will be required.
4. The building elevations are required to be reviewed by the Architectural Review Board per PD-32.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any questions regarding this case, please feel free to contact David Gonzales with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board - Discussion/Recommendation to P&Z: May 31, 2016 (5:00 p.m.)

Planning - Discussion: May 31, 2016 (6:00 p.m.)

Planning - Action: June 14, 2016 (6:00 p.m.)

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
City Council - Action: June 20, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]						
PLANNING	David Gonzales	6/9/2016	6/16/2016	6/9/2016	COMMENTS	See comments
The following staff comments for the revised plans are to be addressed and resubmitted no later than Tuesday, June 28, 2016. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final review by staff:						
Planning Department General Comments and Conditions:						
<ol style="list-style-type: none"> <li>1. Adherence to Engineering and Fire Department standards shall be required.</li> <li>2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).</li> <li>3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.</li> <li>4. Provide a letter indicating compliance with a Streetscape Plan listing elements to be used. PD-32 (Ord. 10-21) Exhibit C-4 has streetscape elements regarding the following that must be adhered to: <ol style="list-style-type: none"> <li>a) Street Furnishings (i.e. benches, trash receptacles, bike racks, etc.).</li> <li>b) Lighting (i.e. pedestrian scale street lights, parking lot light fixture, tree uplighting)</li> <li>c) Landscape (i.e. tree leave-outs, decorative pots, etc.)</li> </ol> ** You may also refer to the resolution establishing Design Guidelines for the district. See Ord. 10-40. </li> <li>5. Refer to PD-32 (Ord. 10-21) Exhibit F-2 for retaining wall requirements for all retaining walls associated with the development. Provide detail.</li> </ol>						
The following variance to the IH-30 Overlay (IH-30 OV) District requirements. A variance to the IH-30 OV requires approval of a 3/4 majority vote of council.						
<ol style="list-style-type: none"> <li>1. Variance request to allow for not meeting the 20% stone requirement on all four sides of the building (as depicted on the submitted elevations).</li> </ol>						
Please address the following outstanding Planning Comments for the following revised plans:						
Site Plan:						
<ol style="list-style-type: none"> <li>1. The 7' to 8' retaining wall with guard rail cannot be located within the right-of-way. This will need to be addressed with the Engineering Department.</li> </ol>						
The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend:						
Architectural Review Board - Discussion/Recommendation to P&Z: June 14, 2016 (5:00 p.m.)						
Planning - Action: June 14, 2016 (6:00 p.m.)						
City Council - Action: June 20, 2016 (6:00 p.m.) [FOR VARIANCE REQUESTS ONLY]						



SP2016-013- CARE NOW  
 SITE PLAN - LOCATION MAP =

0 25 50 100 150 200 Feet

INTERSTATE 30

INTERSTATE 30

C

HORIZON

PD-32

PINNACLE



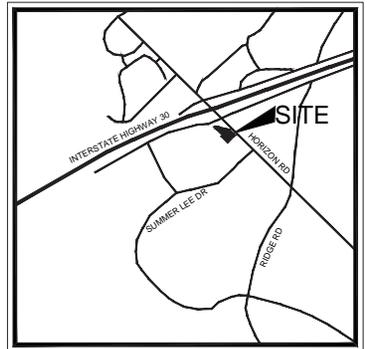
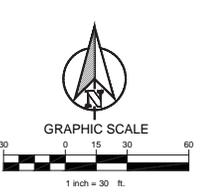
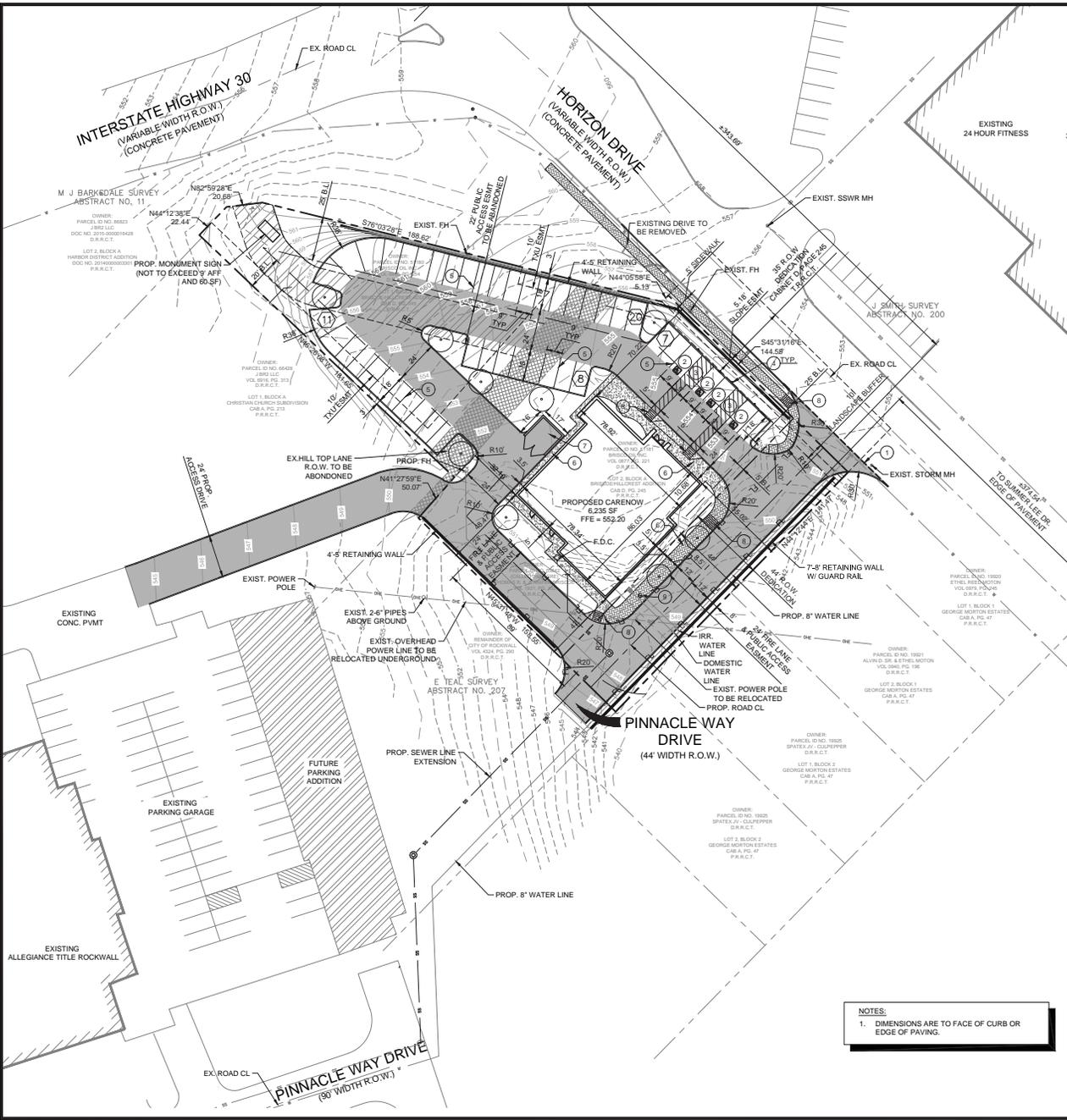
# City of Rockwall

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

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



PLOTTED BY: JVA/DEZ  
 PLOT DATE: 6/9/2016 8:00 AM  
 LOCATION: C:\LENTY\SHARED\PROJECTS\2016-029\_CRESTVIEW ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
 LAST SAVED: 6/9/2016 7:59 AM



VICINITY MAP  
N.T.S.

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4' PARKING STALL
6	SIDEWALK
7	PROPOSED 8' HIGH DUMPSTER AREA ENCLOSURE. MATERIALS TO MATCH TO MATCH PRIMARY STRUCTURE W/ OPAQUE GATE AND SELF LATCHING MECHANISM.
8	HANDICAP RAMPS
9	LIGHT POLE

LEGEND	
	PROPOSED 5' LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED 6' HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LINE
	HILL TOP LANE R.O.W. TO BE ABANDONED
	PUBLIC SIDEWALK
	3-INCH CALIPER 65 GALLON CANOPY TREE

SITE DATA TABLE	
SITE AREA	1.11 ACRES (48,281 SF) GROSS 0.92 ACRES (39,856 SF) AFTER R.O.W.
ZONING	PD-32
PROPOSED USE	MEDICAL OFFICE
BUILDING SIZE	6,235 SF
LOT COVERAGE	11.5%
FLOOR TO AREA RATIO	0.11 : 1
BUILDING HEIGHT	1 STORY

PARKING TABLE	
PARKING REQUIREMENTS	1 PER 200 SQ FT
PARKING REQUIRED	28 SPACES (2 ADA)
PARKING PROVIDED	46 SPACES (4 ADA)

**FLOODPLAIN NOTE**  
 ACCORDING TO MAP NO. 48050704AD, DATED SEPTEMBER 26, 2008 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF ROCKWALL COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (UNSHADED) AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**BENCH MARKS**  
 BENCH MARK NO. 6-1  
 CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF MARINA AND VILLAGE ROAD  
 ELEV: 506.05  
 BENCH MARK NO. RESET 1  
 AT THE WEST END OF SUMMER LEE AND WEST OF FM 740.  
 ELEV: 567.70

**NOTES:**  
 1. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVING.

CASE NO. SP2016-013

**CARENOW I-30 & HILLTOP DRIVE**

LEGAL DESCRIPTION:  
 LOT 1, LOT 2 & LOT 3, BLOCK A  
 BRISCOE / HILLCREST ADDITION  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
 TOM R. BRISCOE AND BRISCOE OIL, INC.  
 2323 STEVENS ROAD,  
 HEALTH, TX, 75032  
 CONTACT: DAVID ENGLISH  
 PH: 972.961.8532

**DEVELOPER:**  
 CRESTVIEW REAL ESTATE, LLC  
 12720 HILLCREST RD., SUITE #050  
 DALLAS, TX 75230  
 CONTACT: GRAY STOGNER  
 PH: 214.343.4477

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DR., SUITE #406  
 BEDFORD, TX 76021  
 PH: 817.281.2572

CITY CASE #:

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION PURPOSES.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING CONSULTANTS  
 Engineer: CLAY CRISTY  
 P.E. No. 059500 Date: 06/08/2016

**CARENOW  
 LOT 1 & 2, BLOCK A  
 BRISCOE/HILLCREST ADDITION  
 ROCKWALL, TX**

CITY SITE PLAN

SHEET  
**SP-1**

FILE NO. 2016-029

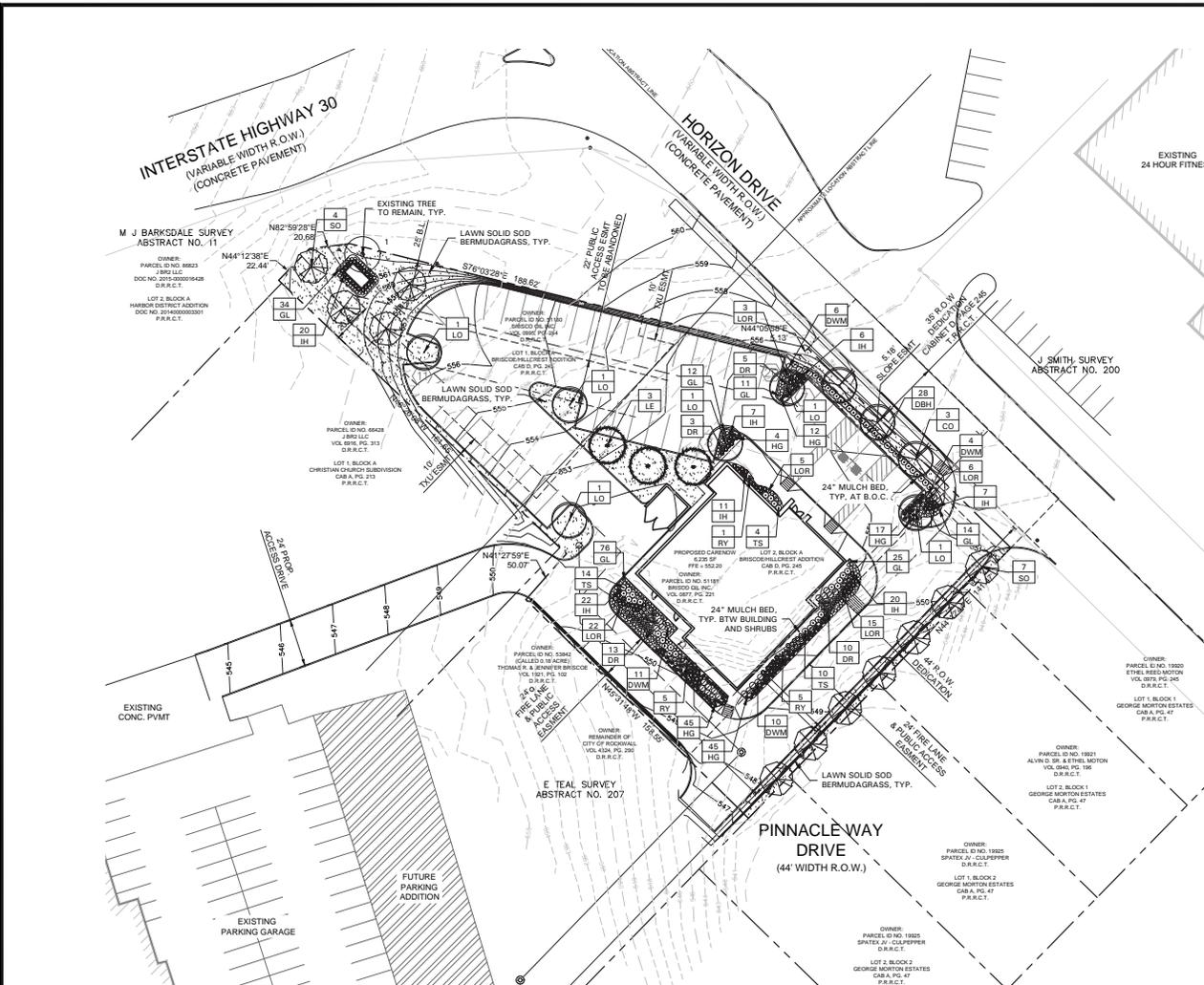


NO.	DATE	REVISION

DESIGN	MM
DRAWING	KAC
CHECKED	
DATE	06/09/2016

SHEET

L2.01



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE: MOWING, EDGEING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NO TREES WITHIN 5'-0" OF ANY UTILITIES

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS. AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

1. 10' wide landscape buffer with one tree per 50 l.f.

HORIZON DR.: 144 l.f.  
 Required: 10 trees, 3" cal. Provided: 03 trees, 3" cal.

PARKING LOT LANDSCAPING

1. 5% of the interior parking lot shall be landscape.

Total interior parking lot area: 16,286 s.f.  
 Total parking spaces: 46 spaces  
 Required: 814 s.f. (5%) Provided: 1,404 s.f. (8%)

SITE LANDSCAPING

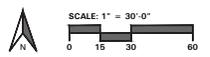
1. 15% of the total site shall be landscaped for COMMERCIAL.  
 Required: 7,240 s.f. (15%) Provided: 11,846 s.f. (24%)  
 3,620 s.f. (50%) 10,454 s.f.

Total site: 1.10 AC; 48,268 s.f.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>TREES</b>					
CO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacinate Elm	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	6	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	11	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
<b>SHRUBS/GROUNDCOVER</b>					
DBH	<i>Ilex cornuta 'Barfordii Nana'</i>	Dwarf Barford Holly	28	5 gal.	container full, 24" spread, 36" o.c.
DR	<i>Rosa 'Red Drift'</i>	Red Drift Rose	31	5 gal.	container full, 24" spread, 20" ht., 24" o.c.
DWM	<i>Myrica parviflora</i>	Dwarf Wax Myrtle	31	5 gal.	container full, 20" spread, 36" o.c.
HG	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	128	1 gal.	container full, 24" o.c.
IH	<i>Raphiostelis indica 'Clara'</i>	Indian Hawthorne 'Clara'	93	5 gal.	container full, 20" spread, 24" o.c.
GL	<i>Liriope gigantea</i>	Giant Liriope	172	1 gal.	container full top of container, 24" o.c.
LOR	<i>Lonicera cilicosa 'Purple Diamond'</i>	Common 'Purple Diamond'	51	5 gal.	container full, 20" spread, 24" o.c.
RY	<i>Hesperaloe parviflora</i>	Red Yucca	11	5 gal.	container full, 36" o.c.
TS	<i>Leucophyllum frutescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	28	5 gal.	container full, 20" spread, 36" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



- 4345 North Central Expressway
- Suite 501
- Irving, Texas 75038
- 214.866.7862

SUBMITTED: 5/13/16

CASE NO. SP2016-013

**CARENOW I-30 & HILLTOP DRIVE**

LEGAL DESCRIPTION:  
 LOT 1, LOT 2 & LOT 3, BLOCK A  
 BRISCOE / HILLCREST ADDITION  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 TOM R BRISCOE AND BRISCOE OIL, INC.  
 2333 STEVENS ROAD,  
 HEALTH TX, 75032  
 CONTACT: DAVID ENGLISH  
 PH: 972.961.8532

DEVELOPER:  
 CRESTVIEW REAL ESTATE, LLC.  
 12720 HILLCREST RD., SUITE #650  
 DALLAS, TX 75230  
 CONTACT: GRAY STOGNER  
 PH: 214.343.4477

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DR., SUITE #408  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CITY CASE #:

**SECTION 32 9300 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

- A. Refer to Landscape Plans, notes, details, bidding requests, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting trees, shrubs and grasses
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

- A. American Standards for Nursery Stock published by American Association of Nurserymen; 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF AGENCIES AND SUBMITTALS**

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

**1.5 JOB CONDITIONS**

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3) inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft of damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  - 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  - 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and re-notification of materials will be required. Including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including stots in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receipt of written notification. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to the Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

**1.7 QUALITY ASSURANCE**

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

**C. Selection of Plant Material:**

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (sowing and fertilization) which will ensure the purchased materials will meet and/or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be provided of material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or cans in their normal position. Do not prune to obtain required sizes. Take caliper measurements to determine ground for trees up to and including 4" caliper size, and measure above ground for larger sizes. Maintain main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material for compliance with requirements for genus, species, cultivar / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent diseases.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

**B. Delivery:**

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on-site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or roots.

**PART 2 - PRODUCTS**

**2.1 PLANTS**

A. General: Well-formed No. 1 grade or better nursery grown stock. Label plant heights are from top of root balls to nominal top of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is in aid to orders only. Confirm all quantities on order.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, well branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable root treatments, insect eggs and larvae, and be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unsatisfactory shape or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

specified at no additional cost to the Owner.

E. Trees shall be healthy, full branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any free loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be 10(1) inches in diameter for each one (1") inch of trunk diameter, measured at 6(7) inches above ball. (Temperature correction to the customary nursery usage. For clarification, the term "trunk diameter" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

**2.2 SOIL PREPARATION MATERIALS**

**A. Sandy Loam:**

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
  - a. Clay - between 7-22 percent
  - b. Sil - between 15-25 percent
  - c. Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Adias Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand shall be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: FerriLad, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or LP) with a minimum 8% sulfur and 4% zinc micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

**2.3 MISCELLANEOUS MATERIALS**

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 8 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAGEE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1.1/2 inch.
- D. Filter Fabric: "Marril Miscasop" by Marril Construction Products available at Lone Star Products, Inc. (469) 623-0444 or approved equal.
- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural mixture of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till to a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoil, etc., placed in nine (9") inch layers and watered in thoroughly.

**C. Grass Areas:**

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground. Top grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently open spots, then watered thoroughly.

**3.2 INSTALLATION**

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Evaluate pits with vertical sides and horizontal bottom. The pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planned and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Pits should be thoroughly moist before receiving containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 8 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 4" of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root balled, so if follow standard nursery practice of "root scoring".

J. Do not wrap trees.

K. Do not over prune.

L. Mutch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant balls and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class 1 pruning standard published by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General topping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

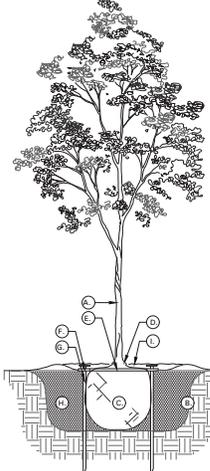
**Q. Steel Curbing Installation:**

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 2" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

**3.3 CLEANUP AND ACCEPTANCE**

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. Debris and detritus shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

**END OF SECTION**

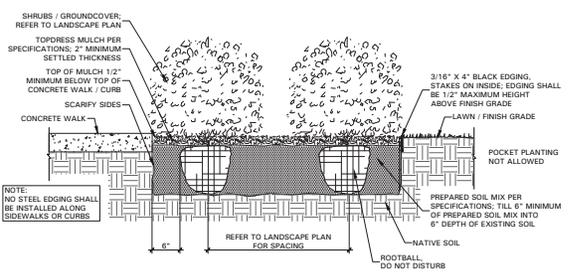


**01 TREE PLANTING DETAIL**  
NOT TO SCALE

**TREE PLANTING DETAIL LEGEND AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. [www.arsa.org](http://www.arsa.org)
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2" BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GRIDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GRIDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIDING PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 1/4" BRACKET:
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIDING PLACE NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. NAIL STAKES FLUSH WITH 1/4" BRACKET ADJACENT TO ROOTBALL DO NOT DISTURB ROOTBALL.
- H. BACKFILL: USE EXISTING NATIVE SOIL TO IMMEDIATELY WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING. ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Staks Solutions ATTN: Jeff Tuley (829) 876-6143 [jeff@treestakesolutions.com](mailto:jeff@treestakesolutions.com) [www.treestakesolutions.com](http://www.treestakesolutions.com) OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY. ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

**02 SHRUB / GROUNDCOVER DETAIL**  
NOT TO SCALE



CASE NO. SP2016-013

**CARENOW I-30 & HILLTOP DRIVE**

LEGAL DESCRIPTION:  
**LOT 1, LOT 2 & LOT 3, BLOCK A  
BRISCOE / HILLCREST ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

OWNER:  
**TOM R BRISCOE AND BRISCOE CO. INC.**  
2323 STEVENS ROAD,  
HEALTH, TX, 75032  
CONTACT: DAVID ENGLISH  
PH: 972.961.8532

DEVELOPER:  
**CRESTVIEW REAL ESTATE, LLC.**  
12720 HILLCREST RD., SUITE #650  
DALLAS, TX 75220  
CONTACT: GRAY STOGNER  
PH: 214.343.4477

APPLICANT:  
**CLAYMORE ENGINEERING, INC.**  
1903 CENTRAL DR., SUITE 404E  
BEDFORD, TX 76021  
PH: 817.283.0572

CITY CASE #:



**CARENOW I-30 & HILLTOP DRIVE**  
**LOT 1 & 2, BLOCK A**  
**BRISCOE/HILLCREST ADDITION**  
**ROCKWALL, TX**

NO.	DATE	REVISION

**LANDSCAPE SPECIFICATIONS AND DETAILS**

DESIGN	MJM
DRAWING	KAL
CHECKED	
DATE	06/08/2016

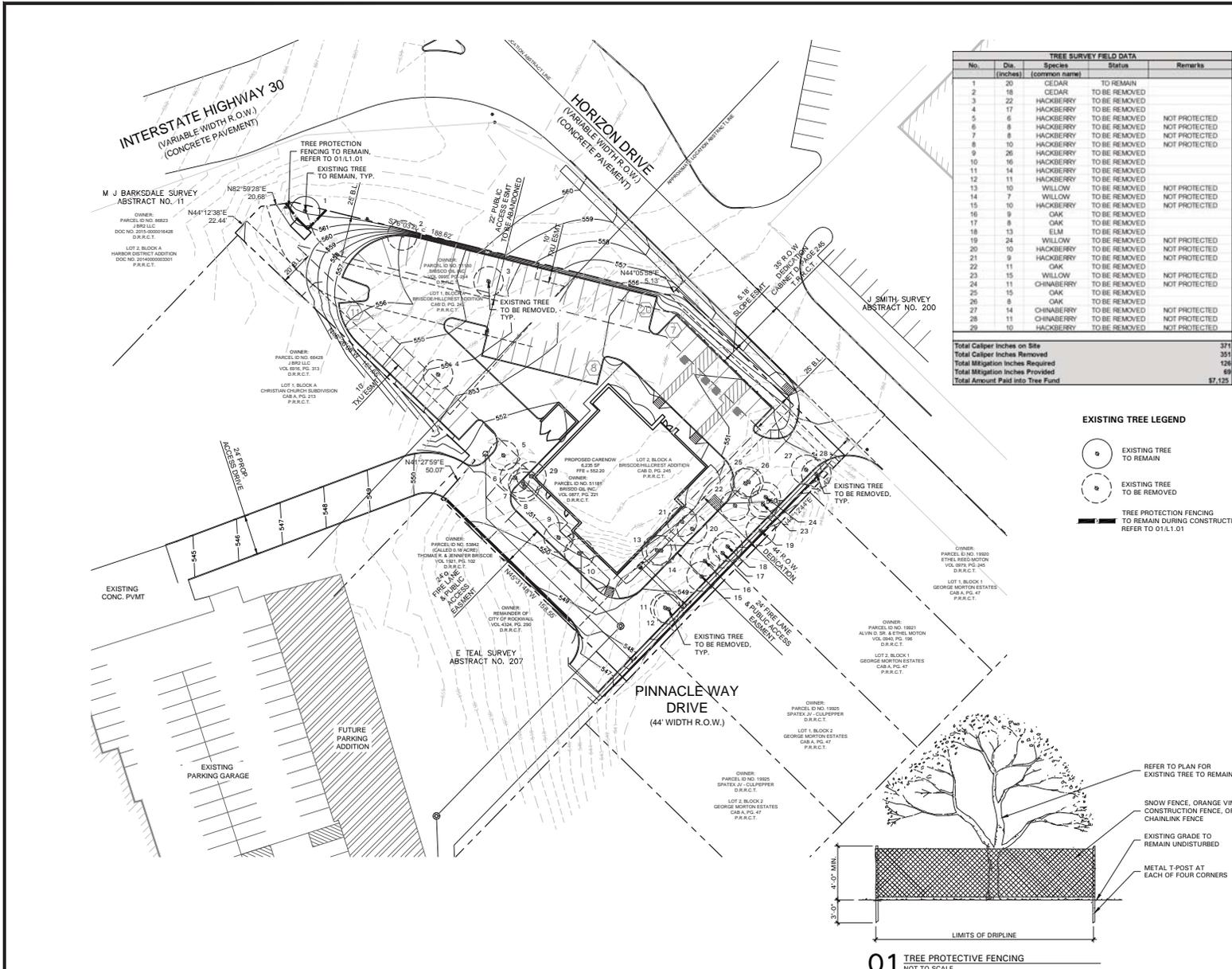
SHEET  
**1.02.02**

FIG NO. 2016-029

**BELLE FIRMA**

- 4345 North Central Expressway
- Suite 5001
- Dallas, Texas 75206
- 214.866.7186

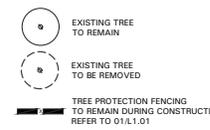
• SUBMITTED: 6/13/16



No.	Di.	Species	Status	Remarks
1	20	CEDAR	TO REMAIN	
2	18	HACKBERRY	TO BE REMOVED	
3	22	HACKBERRY	TO BE REMOVED	
4	17	HACKBERRY	TO BE REMOVED	
5	6	HACKBERRY	TO BE REMOVED	NOT PROTECTED
6	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
7	8	HACKBERRY	TO BE REMOVED	NOT PROTECTED
8	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
9	26	HACKBERRY	TO BE REMOVED	
10	16	HACKBERRY	TO BE REMOVED	
11	14	HACKBERRY	TO BE REMOVED	
12	11	HACKBERRY	TO BE REMOVED	
13	10	WILLOW	TO BE REMOVED	NOT PROTECTED
14	7	WILLOW	TO BE REMOVED	NOT PROTECTED
15	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
16	9	CAK	TO BE REMOVED	
17	8	CAK	TO BE REMOVED	
18	13	ELM	TO BE REMOVED	
19	24	WILLOW	TO BE REMOVED	NOT PROTECTED
20	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
21	9	HACKBERRY	TO BE REMOVED	NOT PROTECTED
22	11	CAK	TO BE REMOVED	
23	15	WILLOW	TO BE REMOVED	
24	11	CHINA BERRY	TO BE REMOVED	NOT PROTECTED
25	15	CAK	TO BE REMOVED	
26	8	CAK	TO BE REMOVED	
27	14	CHINA BERRY	TO BE REMOVED	NOT PROTECTED
28	11	CHINA BERRY	TO BE REMOVED	NOT PROTECTED
29	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED

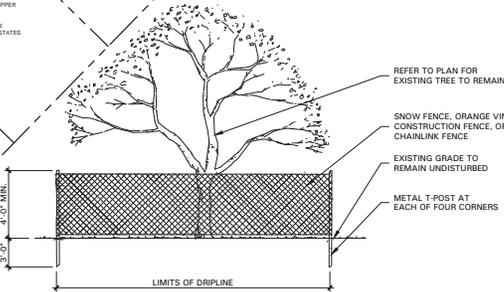
Total Caliper Inches on Site	371
Total Caliper Inches Removed	351
Total Mitigation Inches Required	124
Total Mitigation Inches Provided	69
Total Amount Paid into Tree Fund	\$7,125

**EXISTING TREE LEGEND**

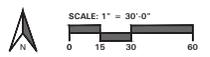


**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.



**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE



4345 North Central Express  
 Suite 501  
 Dallas, Texas 75206  
 214.866.7162

CASE NO. SP2016-013  
**CARENOW I-30 & HILLTOP DRIVE**

LEGAL DESCRIPTION:  
 LOT 1, LOT 2 & LOT 3, BLOCK A  
 BRISCOE / HILLCREST ADDITION  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
 TOM R BRISCOE AND BRISCOE OIL, INC.  
 2323 STEVENS ROAD,  
 HEALTH TX, 75032  
 CONTACT: DAVID ENGLISH  
 PH: 972.961.8532

DEVELOPER:  
 CRESTVIEW REAL ESTATE, LLC.  
 12720 HILLCREST RD., SUITE #650  
 DALLAS, TX 75230  
 CONTACT: GRAY STOGNER  
 PH: 214.343.4477

APPLICANT:  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DR., SUITE #408  
 BEDFORD, TX 76021  
 PH: 817.281.0572

CITY CASE #:

TEAM REGISTRATION #11616

**CLAYMOORE ENGINEERING**  
 1903 CENTRAL DR., SUITE #408  
 BEDFORD, TX 76021  
 PH: 817.281.0572  
 WWW.CLAYMOOREENGINEERING.COM

REGISTERED LANDSCAPE ARCHITECT  
 STATE OF TEXAS  
 69116

**CARENOW LOT 1 & 2, BLOCK A BRISCOE/HILLCREST ADDITION ROCKWALL, TX**

TREE PRESERVATION PLAN

DESIGN	MJM
DRAWING	KAM
CHECKED	KAM
DATE	06/08/2016

SHEET  
**L1.01**

FILE NO. 2016-029

**REVISIONS**

REV #	DATE	BY:
1	6/9/16	D.T.



Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpots	PtSpotB
MAIN PARKING SUMMARY	Fc	1.44	2.4	0.5	2.92	5.20	50	10
REAR AND DRIVE	Fc	1.09	3.3	0.1	10.90	33.00		

Symbol	Qty	Label	Total Lamp Lumens	IES	Description	Lum. Watts
■	6	A	N.A.	0.950	WLS-CLD-3SL-1-5K-4-BC 20' MOUNTING HEIGHT	70.4
■	1	B	N.A.	0.950	WLS-CLD-3SL-1-5K-5M 20' MOUNTING HEIGHT	73.3
■	4	C	N.A.	0.950	WLS-WWEL-WT-L2D-28-350-CM-1E 16' MOUNTING HEIGHT	34
■	4	D	N.A.	0.950	WLS-WWEL-FP-L2D-28-350-CM-1E 16' MOUNTING HEIGHT	34

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.  
 THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

1919 WINDSOR PLACE  
 FORT WORTH, TX 76110  
 WWW.WLSLIGHTING.COM

**WLS LIGHTING SYSTEMS**  
 Consider the Impact!

BY: D.T. SHEET 1 OF 2

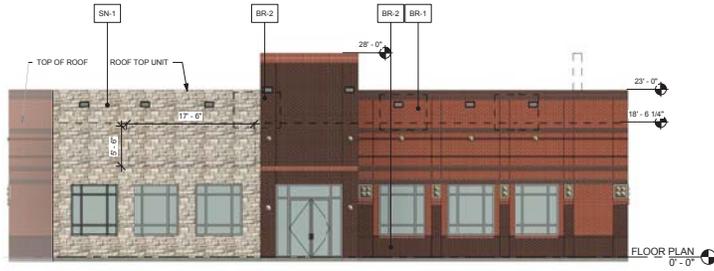
PM: DAVID

800-633-8711

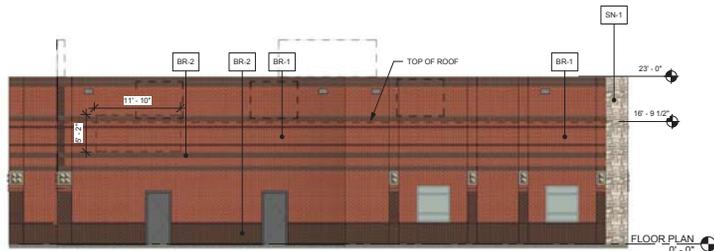
DATE - 5/12/16 SCALE: 1"=20'

WLS- 11149

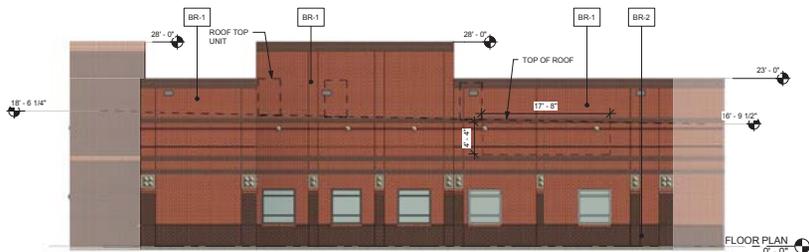
**CARE NOW  
 ROCKWALL, TX**



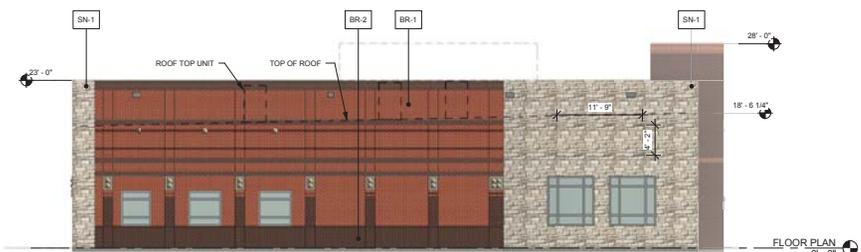
5 EAST (HORIZON RD) ELEVATION  
1/8" = 1'-0" FACES PUBLIC RIGHT OF WAY



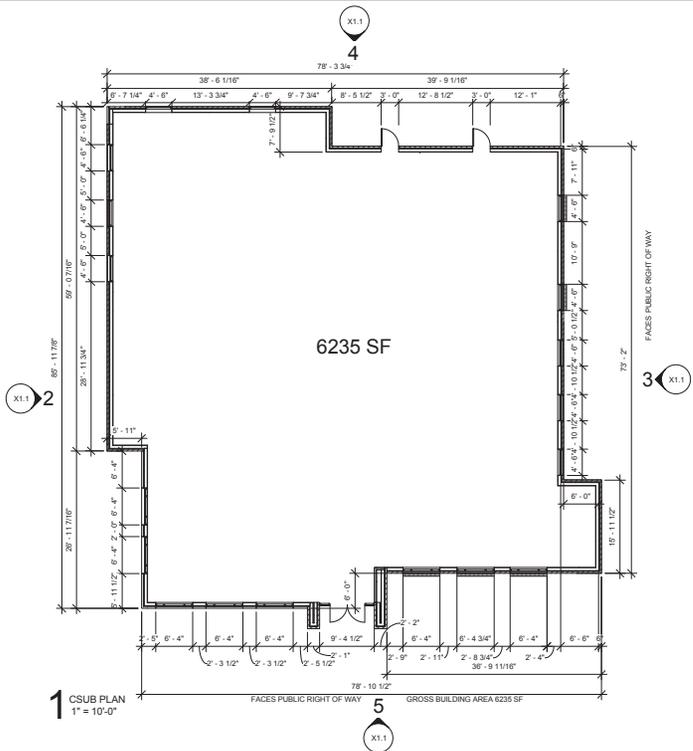
4 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0" FACES PUBLIC RIGHT OF WAY



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



ARTICULATION			
HORIZONTAL			
	CALCULATED	REQUIRED	PROVIDED
NORTH	23 x 25 = 5.75	5.75	6'
LENGTH	73.167 x 25 = 19.54	19.54	16'
SOUTH	23 x 25 = 5.75	5.75	5.52'
LENGTH	85 x 25 = 21.5	21.5	27'
EAST	23 x 25 = 5.75	5.75	6'
LENGTH	78.875 x 25 = 19.71	19.71	36.75'
WEST	23 x 25 = 5.75	5.75	7.75'
LENGTH	78.25 x 25 = 19.56	19.56	38.5'
VERTICAL			
	CALCULATED	REQUIRED	PROVIDED
NORTH	23 x 25 = 45.75	23	28.75'
LENGTH	73.167 x 25 = 19.54	19.54	27.167'
SOUTH	23 x 25 = 45.75	23	28.75'
LENGTH	85 x 25 = 21.5	21.5	0'
EAST	23 x 25 = 45.75	23	28.75'
LENGTH	78.875 x 25 = 19.70	19.70	13.75'
WEST	23 x 25 = 45.75	28.75	23'
LENGTH	78.25 x 25 = 19.56	19.56	0'

EXTERIOR FINISH SCHEDULE		
MATERIAL TYPE	COLOR	
SN-1 STONE VENEER	BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED	
BR-1 BRICK	RED. TO MATCH FORTERRA V130	
BR-2 BRICK	BLACKSON BRICK CO. COTTON STB RANDOM CHOPPED	

MATERIAL COVERAGE CALCULATIONS								
	EAST - ELEVATION (S.F.)		WEST - ELEVATION (S.F.)		NORTH - ELEVATION (S.F.)		SOUTH - ELEVATION (S.F.)	
MATERIAL	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%
STONE	655.5	35	69	3.8	0	0	747.5	38
BRICK	1230	65	920	96.2	1817.8	100	1230.5	62
MASONRY	1885.5	100.00	1799.75	100.00	1817.8	100.00	1978	100.00
GLAZING:	360	9	45	2	66	4	157	8

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
ROBERT R. HOLTON #14938

ISSUE DATES	
NO.	DATE
1	03.03.24

REVISION LOG	
NO.	DATE
1	03.03.24

HEIGHTS VENTURE ARCHITECTURE  
17100 DALLAS STREET, SUITE 100  
DALLAS, TEXAS 75244  
PHONE: 214.733.1011  
WWW.HVARCHITECTURE.COM

CARENOW  
PINNACLE WAY & HORIZON ROAD  
ROCKWALL, TEXAS  
A PROJECT FOR: CARENOW

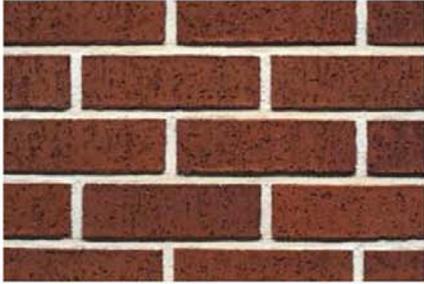
PROJECT NO: 15207-151  
DATE PLOTTED:  
DREWING BY: WJH  
CHECKED BY: EF

SHEET TITLE  
CSUB ELEVATIONS

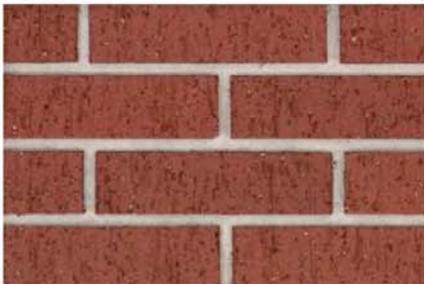
SHEET NUMBER  
X1.1



SN-1 STONE-BLACKSON BRICK- COTTON STB RANDOM CHOPPED



BR-2 BRICK-BURGANDY, TO MATCH FORTERRA V180



BR-1 BRICK-RED, TO MATCH FORTERRA V130

SN-1

BR-2

BR-1



CARENOW  
NEW MEDICAL CARE  
ROCKWALL, TX

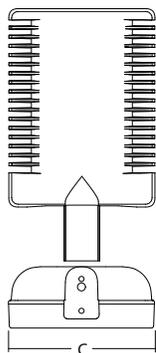
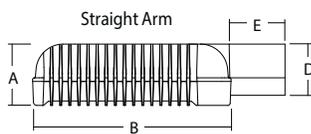
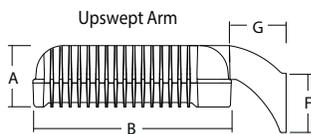
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
ROBERT R. HOLTON #14938

HEIGHTS  
VENTURE  
ARCHITECTS, L.L.P.

SP2016-013



## DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

### CERTIFICATIONS/LISTINGS



## SPECIFICATIONS

### CONSTRUCTION -

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation. Stops collection of unsightly debris from gathering on top of the housing.
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance.
- Separate optical and electrical compartment for optimum component operation.
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating.
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA. Recommended for Type III and Type IV distributions.
- Stamped bezel provides mechanical compression to seal the optical assembly.
- Weight - 45.0 pounds, EPA - 1.3ft<sup>2</sup>
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

### OPTICS -

- Choice of 72 brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions.
- Auto optics designed for front row 1A and interior rows 2A.
- CCT: 3000K (80 CRI), 4000K (70CRI), 5000K (70 CRI) and turtle friendly Amber LED options.

### ELECTRICAL -

- Universal input voltage 120-277 VAC, 50/60 Hz.
- Integral step-down transformer for 347V & 480V.
- Ambient operating temperature -40° C to 40° C.
- Automatic thermal self protection
- Drivers have greater than 90% power factor and less than 10% THD.
- Optional continuous dimming to 10% of dual circuitry provided.
- LED drivers have 0 output power over-voltage, over-current protection and short circuit protection with auto recovery.
- 1050 mA driver available with 90L configuration for increased lumen output.
- LED electrical assembly, including PR devices, consumes no power in the "off" state.
- Surge protection - 20KA; Turns fixtures off at the end of life. Includes LED for end of life indication.

### CONTROLS -

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming controls.

### FINISH -

- TGIC thermoset polyester powder paint finish applied at normal 2.5 mil thickness.

### INSTALLATION -

- Two die-cast aluminum arm designs. The decorative arm offers a sleek upswept look while the straight arm follows the housings contoured lines for continuity of style.
- Fixture ships with arm installed for ease of installation and mounts to #2 drilling pattern.
- Wall bracket, mast arm fitter and pole are also available allowing easy mounting for virtually any application.

### WARRANTY -

- Five year limited warranty

Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

Location: \_\_\_\_\_ Date: \_\_\_\_\_

1919 Windsor Place ■ Fort Worth, TX 76110 ■ 800.633.8711 ■ Fax: 817.735.4824 ■ www.wslighting.com

**WLS** LIGHTING SYSTEMS

Consider the Impact!

# CLS SERIES LED AREA

## ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	MOUNTING	# OF		DRIVE						
		LEDs	VOLTAGE	CCT	DISTRIBUTION	CURRENT	COLOR	OPTIONS	ACCESSORIES	
<b>CLS</b>	<b>A</b> - Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations) <b>AD</b> - Decorative arm mount (6" decorative upswept arm included & acceptable for 90° configurations) <b>MAF</b> - Mast arm fitter for mounting to standard 2-3/8" mast arm bracket, includes 6" straight rigid arm	<b>90L</b> - 90 High Brightness LEDs <b>60L</b> - 60 High Brightness LEDs <b>30L</b> - 30 High Brightness LEDs	<b>U</b> - Universal 120V - 277V, 50/60 Hz <sup>3</sup> <b>1</b> - 120V <b>2</b> - 208V <b>3</b> - 240V <b>4</b> - 277V <b>5</b> - 480V, 60 Hz <b>F</b> - 347V, 60 Hz <b>E</b> - 220V, 50 Hz <sup>4</sup>	<b>3K</b> - 3000K <b>4K</b> - 4000K <b>5K</b> - 5000K <b>AM</b> - Amber (590 nm available for "Turtle Friendly" applications (consult factory) <sup>7</sup>	<b>2</b> - Type II <b>3</b> - Type III <b>4</b> - Type IV <b>5M</b> - Type V Medium <b>5S</b> - Type V Short <b>5W</b> - Type V Wide <b>2L</b> - Type II Rotated 90° Left <b>3L</b> - Type III Rotated 90° Left <b>4L</b> - Type IV Rotated 90° Left <b>2R</b> - Type II Rotated 90° Right <b>3R</b> - Type III Rotated 90° Right <b>4R</b> - Type IV Rotated 90° Right <b>1A</b> - Auto Front Row Type I <b>1AR</b> - Auto Front Row Type I Rotated 90° Right <b>1AL</b> - Auto Front Row Type I Rotated 90° Left <b>2A</b> - Auto Front Row Type II <b>2AR</b> - Auto Front Row Type II Rotated 90° Right <b>2AL</b> - Auto Front Row Type II Rotated 90° Left	<b>BLANK</b> - 700 mA (standard) <b>035</b> - 350 mA Amber CCT only <b>105</b> - 1050 mA (use with 90L only for higher lumen output)	<b>DB</b> - Dark Bronze <b>BL</b> - Black <b>WH</b> - White <b>GR</b> - Gray <b>PS</b> - Platinum Silver <b>RD</b> - Red (premium color) <b>FG</b> - Forest Green (premium color) <b>CC</b> - Custom Color	<b>BC</b> - Backlight Control <sup>6</sup> <b>CD</b> - Continuous Dimming <sup>2</sup> <b>WB</b> - Wall Bracket <b>RPA3</b> - 3" Round pole adapter <b>RPA4</b> - 4" Round pole adapter <b>RPA5</b> - 5" Round pole adapter <b>RPA6</b> - 6" Round pole adapter <b>F(X)</b> - Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, F-347V <sup>3,4</sup> ) <b>VG</b> - Vandal Guard <b>7PR</b> - Photocell receptacle <b>NO</b> - No Options	<b>SCO</b> - On/Off control (line voltage device not for use with 7PR receptacle option and external wireless control devices. <sup>10,11,12</sup> ) <b>SCL</b> - Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle. Consult control manufacturer for compatibility. <sup>10,12,13</sup> <b>SCP</b> - Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices.) A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to .75 X luminaire mounting height (approx. distance). <sup>8,10,12,13</sup> ) <b>SCPW</b> - Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices.) A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to 1.3 X luminaire mounting height (approx. distance). <sup>8,10,12,13</sup> ) <b>NA</b> - No Accessories	

**CLS A 60L U 5K 5M DB NO NA**

(EXAMPLE ORDER)

**ORDER:**  
**WLS-CLS**

### FOOTNOTES:

- |  |   |  |
|--|---|--|
| <p>1- For BL option 90L and 60L: N/A 347V &amp; 480V.<br/>           2- BL and CD cannot be combined.<br/>           3- Fuse option not available with universal voltage.<br/>           4- Select F# fusing option for 220V.<br/>           5- Photocell receptacle not available with BL option.<br/>           6- Recommended for Type III and IV distribution only.<br/>           7- Available in 350mA drive current only Type IV, 5M.</p> | <p>8- 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings.<br/>           9- Must specify 120V, 208V, 240V or 277V; not available with PR option; consult factory for 347V and 480V applications, not available with BL or CD options.</p> | <p>10- Not available with AD arm.<br/>           11- Not available with 480V.<br/>           12- Not available with 347V or 480V.<br/>           13- Not available with WIR or WIRSC.<br/>           14- Not available with SCO, SCL, SCP or SCPW.</p> |
|--|---|--|

Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

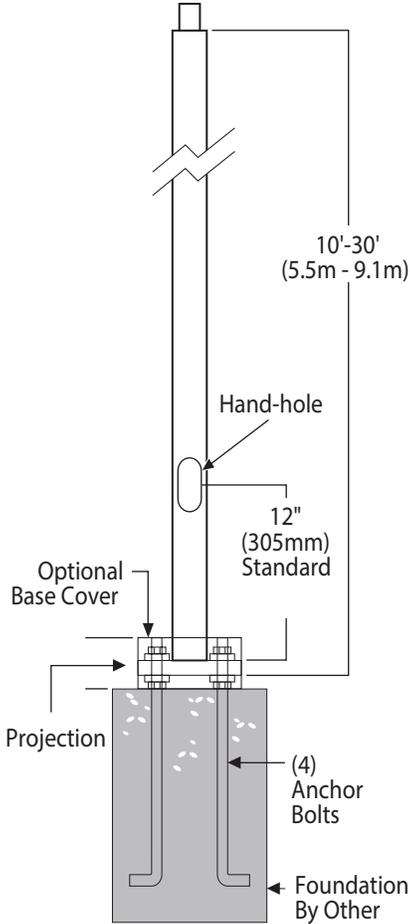
Location: \_\_\_\_\_ Date: \_\_\_\_\_

**WLS LIGHTING SYSTEMS**

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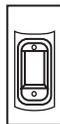
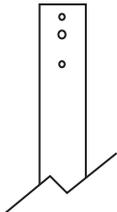
Consider the Impact!

RNTS –  
 N= 2-3/8"(60mm) O.D. x 4-3/4"(121mm) Tall Tenon  
 4N= 4"(102mm) O.D. x 4-7/8"(124mm) Tall Tenon



RPB3, RPB5 –  
 Bolt-On Mount,  
 2-Bolt Pattern

SF –  
 Single Flood  
 Pole Preparation



## SPECIFICATIONS

**POLE SHAFT** - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 46,000 psi. On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-3/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall/ Steel round poles are 4" and 5" in diameter.

**HAND HOLE** - Standard hand-hole location is 12" above pole base. Poles 18' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

**BASE** - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

**ANCHOR BOLTS** - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

**GROUND LUG** - Ground lug is standard.

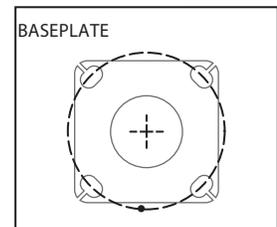
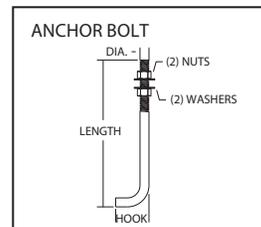
**DUPLEX RECEPTACLE** - Weatherproof duplex receptacle is optional.

**GROUND FAULT CIRCUIT INTERRUPTER** - Self-testing ground fault circuit interrupter is optional.

**FINISH** - Each pole is finished with WLS DuraGrip® polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

## DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION

- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in Appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire/bracket EPA as was previously determined.



Approved By: \_\_\_\_\_ Project Name: \_\_\_\_\_

Location: \_\_\_\_\_ Date: \_\_\_\_\_



**CITY OF ROCKWALL, TEXAS**  
**MEMORANDUM**

---

**TO:** Planning and Zoning Commission  
**FROM:** Korey Brooks, *Planner*  
**CC:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** June 10, 2016  
**SUBJECT:** SP2016-014; *Platinum Storage Site Plan*

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Staff has postponed the *Platinum Storage: Warehouse/Office* case until the June 28, 2016 Planning and Zoning Commission Work Session meeting. The purpose of this postponement is to allow the applicant more time to address staff's comments. This will not require any action of the Planning and Zoning Commission.