

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 10, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

- (2) Approval of minutes for the December 27, 2022 Planning and Zoning Commission meeting.

(V) PUBLIC HEARING ITEMS

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

(3) **Z2022-056 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

(4) **Z2022-057 (HENRY LEE)**

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

(5) **Z2022-058 (HENRY LEE)**

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

(6) **Z2022-059 (HENRY LEE) [REQUEST TO POSTPONE TO THE JANUARY 31, 2023 MEETING]**

Hold a public hearing to discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant with 2,000 SF or more with a Drive-Through (i.e. Smoothie King)* on a 0.579-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

(7) **Z2022-060 (RYAN MILLER)**

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

(VI) **ACTION ITEMS**

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

(8) **SP2022-062 (BETHANY ROSS)**

Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of an Amended Site Plan for a *Mini-Warehouse Facility* on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

(9) **SP2022-057 (HENRY LEE)**

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or more with a Drive-Through (i.e. Chipotle)* on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

(10) **SP2022-063 (HENRY LEE)**

Discuss and consider a request by Steven Reyes on behalf of Patrick Kelley for the approval of a Site Plan for an *Office/Showroom Facility* on a 0.291-acre parcel of land identified as Tract 12-2 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 125 E. Ralph Hall Parkway, and take any action necessary.

(11) **SP2022-064 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an *Animal Clinic for Small Animals without Outside Pens* on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

(VII) **DISCUSSION ITEMS**

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

- P2022-058: Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition **(APPROVED)**
- P2022-059: Replat for Lots 2 & 3, Block A, Rockwall – CCA Addition **(APPROVED)**
- P2022-060: Replat for Lots 4 & 5, Block B, Marriott Addition **(APPROVED)**
- Z2022-051: Zoning Change (AG to C) for 2410 S. Goliad Street **(APPROVED; 2ND READING)**
- Z2022-054: SUP for *Residential Infill in an Established Subdivision* for 211 Jacob Crossing **(APPROVED; 2ND READING)**
- Z2022-055: Amendment to Planned Development District 87 (PD-87) **(APPROVED; 2ND READING)**

(VIII) **ADJOURNMENT**

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

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

I, Sarah Chapin, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on January 6, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
DECEMBER 27, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

6 7 I. CALL TO ORDER

8
9 **Chairman Thomas called the meeting to order at 6:01 PM. Commissioners present were Brian Llewelyn, Jerry Welch, Derek Deckard, and Ross
10 Hustings. Absent from the meeting were Commissioners John Womble and Jean Conway. Staff members present were Director of Planning and
11 Zoning Ryan Miller, Planner Bethany Ross, Planner Henry Lee, Planning Coordinator Sarah Chapin, Assistant City Engineer Jonathan Browning.
12 Absent from the meeting was Planning Technician Angelica Guevara, City Engineer Amy Williams, and Civil Engineer Sarah Johnston.**

13 14 II. APPOINTMENTS

15
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.

18
19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural
20 Review Board meeting.**

21 22 III. OPEN FORUM

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

28
29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.**

30
31 **Bob Wacker**
32 **309 Featherstone Drive**
33 **Rockwall, TX 75087**

34
35 **Mr. Wacker came forward and presented a PowerPoint in reference to SP2022-057. Mr. Wacker brought up concerns about traffic, the size of the
36 detention pond, trash receptacles, and the flood plain studies.**

37
38 **Chairman Thomas asked if anyone else wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed
39 the open forum.**

40 41 IV. CONSENT AGENDA

42
43 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
44 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

45
46 2. Approval of minutes for the December 13, 2022 Planning and Zoning Commission meeting.

47 48 3. P2022-058 (BETHANY ROSS)

49 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
50 for the approval of a *Final Plat* for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M.
51 Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services
52 (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

53 54 4. P2022-059 (BETHANY ROSS)

55 Discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD)
56 for the approval of a *Replat* for Lots 2 & 3, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey,
57 Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for
58 limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King
59 Boulevard, and take any action necessary.

60 61 5. P2022-060 (BETHANY ROSS)

62 Discuss and consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott
63 Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned
64 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and
65 Greencrest Boulevard, and take any action necessary.

66
67 **Vice-Chairman Deckard made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 5-**
68 **0 with Commissioners Conway and Womble absent from the meeting.**

69
70 V. ACTION ITEMS

71
72 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
73 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

74
75 **6. SP2022-062 (BETHANY ROSS)**

76 Discuss and consider a request by Bob Pruett of Urban Structure on behalf of Garrett Poindexter of Cambridge Properties, LLC for the approval of an Amended
77 Site Plan for a Mini-Warehouse Facility on a 3.682-acre tract of land being a portion of a larger 7.154-acre tract of land identified as Tract 3 of the J. M. Allen
78 Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses,
79 situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, situated at the southeast corner of the
80 intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

81
82 **Planner Bethany Ross provided a brief summary in regards to the request for an Amended Site Plan for a mini-warehouse facility. Planner Ross**
83 **advised a previous Site Plan for a mini-warehouse facility on the subject property was approved on September 13, 2022. According to the applicant,**
84 **the approved building elevations reflected the wrong material percentages, which prompted the applicant to resubmit revised elevations. The**
85 **proposed elevations have a decreased use of stone and brick, which brings the buildings further out of compliance with the material and masonry**
86 **composition requirements of the General Overlay District standards and increases the variances already approved for the buildings. Planner Ross**
87 **advised the Architectural Review Board (ARB) did review the updated building elevations and recommended denial due to the lack of parapets.**

88
89 **Director of Planning and Zoning Ryan Miller advised that the parapets were not included on the original submittal and the applicant requested a**
90 **variance for the parapets. The variance was not approved and the applicant changed the submittal to include the parapets, but staff never received**
91 **updated elevations showing the parapets. Director Miller advised that this submittal without the parapets increases the number of variances from**
92 **the first submittal. The Architectural Review Board also recommended that the applicant include the parapets on the first submittal.**

93
94 **Chairman Thomas asked if there were any compensatory measures for the variance.**

95
96 **David Baca**
97 **100 N Travis St**
98 **No. 500**
99 **Sherman, TX 75090**

100
101 **Mr. Baca came forward and spoke about the difference between the first submittal and the current submittal and advised they will add the parapets.**

102
103 **Chairman Thomas asked if the applicant was present at the ARB meeting to speak about the parapets and building material percentages.**

104
105 **Director of Planning and Zoning Ryan Miller advised two requirements for the General Overlay District are that parapets need to be finished on all**
106 **sides, including the back side, and parapets are required all of the way around the building.**

107
108 **Vice Chairman Deckard asked if the percentage of stone on the building will change when the parapets have been added and asked for clarification**
109 **about whether the applicant is requesting a variance for the amount of stone.**

110 **Vice Chairman Deckard asked what percentage of stone was approved on the original variance and by what percentage the applicant is deficient of**
111 **the approved variance.**

112
113 **After lengthy discussion, Vice Chairman Deckard made a motion to table SP2022-062. Commissioner Welch seconded the motion which passed by**
114 **a vote of 5-0.**

115
116 **Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023**

117
118 VI. DISCUSSION ITEMS

119
120 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come*
121 *forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items*
122 *are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the*
123 *following cases is January 10, 2022.*

124
125 **7. Z2022-056 (BETHANY ROSS)**

126 Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a
127 three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
128 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

130 Planner Bethany Ross provided a brief summary in regards to the request for a Specific Use Permit (SUP) for a detached garage that will have a total
131 footprint of 2,247 square-foot. Planner Ross advised the proposed garage does match the exterior elevations of the primary structure. As with all
132 zoning cases, notices were mailed out to property owners and occupants within 500-feet of the subject property. At this time, Staff had received
133 three (3) notices from two (2) property owners in favor of the applicant's request. Planner Ross advised the applicant has also provided a letter
134 indicating endorsement from the Homeowners Association (HOA).
135

136 Matthew Benedetto
137 835 Clem Rd
138 Rockwall, TX 75087
139

140 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.
141

142 8. Z2022-057 (HENRY LEE)

143 Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an
144 Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre
145 tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned
146 Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66
147 and Davis Drive, and take any action necessary.
148

149 Planner Henry Lee provided a brief summary in regards to the request to rezone the subject property from an Agricultural (AG) District to a Planned
150 Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses. Planner Lee advised the applicant withdrew
151 this case from the last development cycle in order to address staff comments. Planner Henry advised the new submittal includes a different lot
152 arrangement and the applicant is also indicating a cell tower easement on the Northwest side of the property. The applicant is requesting the cell
153 tower easement be included as a by-right land use within the Planned Development (PD) District. Planner Lee advised that the cell tower will have to
154 meet all screening requirements.
155

156 Vice Chairman Deckard asked what the requirements are for screening a cell tower.
157

158 Dub Douphrate
159 2235 Ridge Rd
160 Rockwall, TX 75087
161

162 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.
163

164 9. Z2022-058 (HENRY LEE)

165 Hold a public hearing to discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra
166 Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract
167 of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4,
168 Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the
169 Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner
170 of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.
171

172 Planner Henry Lee provided a brief summary in regards to the request for the approval of a Planned Development (PD) Development Plan for a
173 condominium building. Planner Lee advised the subject property was approved as a Planned Development (PD) District earlier this year. He advised
174 that the applicant has made changes to the building footprint, but there are no changes to the unit count.
175

176 Vice Chairman Deckard asked if the applicant is asking for other variances or just changing the footprint of the building.
177

178 Asher Hamilton
179 5200 Martel Ave
180 Dallas, TX 75206
181

182 Mr. Hamilton came forward and spoke about the changes made to the property plan.
183

184 Chairman Thomas asked if there are any concerns about the elevations or the site lines.
185

186 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.
187

188 10. Z2022-059 (HENRY LEE)

189 Hold a public hearing to discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad
190 Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or more with a Drive-Through (i.e. Smoothie King) on a 0.579-
191 acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley Retail Addition, City of Rockwall, Rockwall County, Texas, zoned
192 Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located
193 at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.
194

195 Planner Henry Lee provided a brief summary in regards to the request for a Specific Use Permit (SUP) for a restaurant. Planner Lee advised the
196 property has been submitted twice previously and withdrawn due to concerns brought forward by the commission in terms of access or by public

197 opposition. Planner Lee advised the applicant has resubmitted for a new Specific Use Permit (SUP) request for a restaurant greater than 2,000 square-
198 feet and will use an existing drive for access, instead of adding a new driveway. Staff did request the applicant to indicate the vehicle stacking and
199 how headlights will be screened from the roadway.

200
201 Vice Chairman Deckard asked what the issues were with the two previous submittals and requested clarification for how the applicant intends to
202 meet grade with the surrounding properties.

203
204 Assistant City Engineer Jonathan Browning stated staff has advised the applicant about the concerns of meeting fire truck requirements for the
205 parking lot and the issue of the creek running through the property.

206
207 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.

208
209 11. Z2022-060 (RYAN MILLER)

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

212
213 Director of Planning and Zoning Ryan Miller explained the changes that were being made to the text in Article 04 regarding the Solar Collector Panels
214 and Systems requirements. Director Miller advised the text amendment is coming back before the commission after the previous feedback provided
215 by the commission. Director Miller advised the text amendment makes four changes, including: removing the 1,000 square-foot coverage area
216 maximum requirement and changing it to a scale percentage of 45 percent of the roof, adding a requirement that solar collector panels and systems
217 not be located on accessory buildings, allowing solar shingles on 100 percent of the roof of a residence, and allowing solar shingles on 100 percent
218 of the roof of an accessory building.

219
220 Vice Chairman Deckard asked if the majority of the houses have solar panels on the front facing side of the roof.

221
222 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.

223
224 12. SP2022-057 (HENRY LEE)

225 Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for a *Restaurant with 2,000 SF or more with a Drive-
226 Through (i.e. Chipotle)* on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of
227 Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the
228 North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205],
229 and take any action necessary.

230
231 Planner Henry Lee provided a brief summary in regards to the request for the approval of a Site Plan for a restaurant. Planner Lee advised staff is
232 working through comments with the applicant and have identified variances. The variances include: roof design standards, materials at the back of
233 the parapet, primary articulation, and not using natural stone. Planner Lee advised the Architectural Review Board (ARB) Chairman indicated they
234 are okay with the variances to the roof design standards, the articulation, and the cultured stone. However, they did want to see the back of the
235 parapets finished, and more articulation in varied parapet heights.

236
237 Ryan Miller advised the flood study has been approved by the City's consultant and is just pending acceptance from the HOA.

238
239 Chairman Thomas asked if there are any concerns about traffic.

240
241 Planner Lee advised staff did ask the applicant to provide a trail from this site over to the amenity area.

242
243 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.

244
245 13. SP2022-063 (HENRY LEE)

246 Discuss and consider a request by Steven Reyes on behalf of Patrick Kelley for the approval of a Site Plan for an *Office/Showroom Facility* on a 0.291-acre
247 parcel of land identified as Tract 12-2 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,
248 addressed as 125 E. Ralph Hall Parkway, and take any action necessary.

249
250 Planner Henry Lee provided a brief summary in regards to the request for the approval of a Site Plan for an office/showroom facility. Planner Lee
251 advised staff is working through comments with the applicant and have identified the following variances: roof pitch, primary articulation, and
252 secondary articulation. Planner Lee advised the Architectural Review Board (ARB) Chairman approved the variances.

253
254 Vice Chairman Deckard asked if the parking is on the side of Christian Brothers.

255
256 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.

257
258 14. SP2022-064 (BETHANY ROSS)

259 Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a
260 Site Plan for an *Animal Clinic for Small Animals without Outside Pens* on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A,
261 Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)
262 District, located at the terminus of Rochell Court, and take any action necessary.

263

264 Planner Bethany Ross provided a brief summary in regards to the request for the approval of a Site Plan for a 6,800 square-foot animal clinic. Planner
265 Ross advised the last time the Site Plan came before the commission, the plan was for two buildings and now the Site Plan is for one building.
266 Planner Ross advised the applicant is requesting two variances, including: four (4)-sided architecture and screening of the roll-up doors. The
267 Architectural Review Board (ARB) did request the applicant to raise the brick to the first band above the windows.
268

269 Chairman Thomas asked if staff had a chance to work through the comments from the Architectural Review Board (ARB) with the applicant.
270

271 Chairman Thomas advised that this item will come back before the Commission for discussion or action on January 10, 2023.
272

273 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
274

- 275 • Z2022-051: Zoning Change (AG to C) for 2410 S. Goliad Street [APPROVED; 1ST READING]
- 276 • Z2022-052: SUP for Residential Infill Adjacent to an Established Subdivision for 211 Jacob Crossing [APPROVED; 1ST READING]
- 277 • Z2022-055: Amendment to Planned Development District 87 (PD-87) [APPROVED; 1ST READING]

278
279 Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.
280

281 VII. ADJOURNMENT
282

283 Chairman Thomas adjourned the meeting at 6:52 pm.
284

285 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
286 _____, 2022.
287

288 _____
289 Sedric Thomas, Chairman

290 Attest:
291 _____
292 Sarah Chapin, Planning Coordinator
293



TO: Planning and Zoning Commission
DATE: January 10, 2022
APPLICANT: Matthew Benedetto
CASE NUMBER: Z2022-056; Specific Use Permit at 835 Clem Road

SUMMARY

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

BACKGROUND

The subject property was annexed on December 1, 2008 by *Ordinance No. 08-66 [Case No. A2008-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 1, 2019, City Council approved a zoning change through *Ordinance No. 19-26 [Case No. Z2019-012]* changing the zoning of the subject property from an Agriculture (AG) District to Planned Development 88 (PD-88) District for Single-Family 1 (SF-1) District land uses. According to Rockwall County Appraisal District, currently a 5,094 SF single-family home is situated on the property, which was built in 2021.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a 2,247 SF detached garage on the subject property. The proposed detached garage exceeds the maximum allowable square footage for a detached garage.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 835 Clem Road. The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is the Mustang Acres Addition which was established on February 28, 1967, consists of 6 residential lots zoned Single-Family 1, Single Family Estate 4 (SFE-4), and Single-Family Estate 1.5 (SFE-1.5). Beyond this are several large parcels of land developed with single family homes.
- South:** Directly south of the subject property are the remaining lots in the Northgate Subdivision, followed by the corporate limits of the City of Rockwall. Beyond this are several large lots developed with single-family homes that are situated within unincorporated area.
- East:** Directly east of the subject property are the remaining lots in the Northgate Subdivision, followed by the corporate limits of the City of Rockwall. Beyond this is N. Stodghill Road, which is classified as a TXDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- West:** Directly west of the subject property are the remaining lots in the Northgate Subdivision, followed by a 19.06-acre tract of land (*i.e. part of Tract 24, W.M. Dalton Addition, Abstract No. 72*), zoned Agriculture (AG) District and developed with a single-family home and several agriculture accessory buildings.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Detached Garage Exceeding 625 SF* requires a Specific Use Permit (SUP) in a Single-Family 1 (SF-1) District. In addition to these requirements, a *Detached Garage* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*. A summary of these standards compared to the applicant's proposed *Detached Garage* is as follows:

TABLE 1: COMPLIANCE WITH THE REQUIREMENTS OF THE UDC

ORDINANCE PROVISIONS	REQUIREMENTS	CONFORMANCE TO THE STANDARDS
NUMBER OF ACCESSORY STRUCTURES	A maximum of 2 detached accessory structures are permitted in a Single-Family 1 (SF-1) District.	1 Proposed; <i>IN CONFORMANCE</i>
MAXIMUM SIZE OR SQUARE FOOTAGE	The structure shall not exceed 625 SF	2,247 SF; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>
MINIMUM REAR YARD SETBACK	10-Feet	~50-Feet; <i>IN CONFORMANCE</i>
SIDE YARD SETBACK	6-Feet	~67-Feet; <i>IN CONFORMANCE</i>
DISTRANCE BEETWEEN BUILDINGS	10-Feet	~100-Feet; <i>IN CONFORMANCE</i>
MAXIMUM BUILDING HEIGHT	Accessory structures are permitted a maximum of 15-Feet;	~18-Feet; <i>DISCRETIONARY APPROVAL NEEDED THROUGH SUP PROCESS</i>

STAFF ANALYSIS

In this case, the applicant has stated that the accessory structure is primarily intended to be used as a shop and storage area. Based on *Table 1* above, the proposed structure does appear to meet all of the requirements for a *Detached Garage* with the exception of the maximum building height and maximum square footage; however, the proposed *Detached Garage* matches the aesthetics of the primary structure with regard to building materials and roof pitch. This creates a cohesive appearance between the proposed detached garage and the primary structure. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

This property is located in a new subdivision which has very few homes built within it. At the time there are no accessory buildings within said subdivision; however, there are several properties north of the subdivision with multiple accessory buildings situated on them. In the block bounded by Clem Road, Stodghill Road (*i.e. FM-3549*), FM-1141, and North Country Lane, staff has identified 35 accessory buildings on 22 properties with the average size of these structures being ~842 SF. The largest of these structures is around 3,345 SF (*i.e. 379 N Country Lane [101-acres]*). The majority of these lots are at least one (1) acre in size and have an average of 7.50-acres. In addition, most of the accessory buildings are being used for storage of agricultural equipment. These factors may warrant consideration in this case. After reviewing the location of the proposed structure, it does *not* appear to have a negative effect on any adjacent property, which are primarily large estate lots of at least one (1) acre in size. With this being said, this request does require a Specific Use Permit (SUP), granting the City Council discretion pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 14, 2022, staff mailed 52 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Northgate Homeowner's Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received four (4) notices from property owners of three (3) properties in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Detached Garage*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

- (a) The development of a Detached Garage on the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of this ordinance.
 - (b) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
 - (c) The Detached Garage shall not exceed a maximum size of 2,250 SF.
 - (d) The Detached Garage shall include a paved driveway to the structure.
 - (e) The maximum height of the Detached Garage shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
 - (f) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2} 245.00
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 835 Clem Rd Rockwall 75087
 SUBDIVISION: NorthGate Rockwall LOT 19 BLOCK A
 GENERAL LOCATION: North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Res CURRENT USE: Res
 PROPOSED ZONING: Res PROPOSED USE:
 ACREAGE: 3 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

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

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

OWNER: Matthew Benedetto APPLICANT:
 CONTACT PERSON: CONTACT PERSON:
 ADDRESS: 835 Clem Rd ADDRESS: Same
 CITY, STATE & ZIP: Rockwall TX 75087 CITY, STATE & ZIP:
 PHONE: 214-454-8033 PHONE:
 E-MAIL: MatthewBenedetto@hotmail.com E-MAIL:

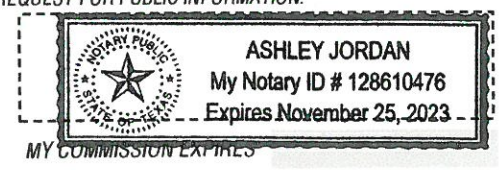
NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF December, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF December, 2022

OWNER'S SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Z2022-056: Specific Use Permit for Detached Garage at 835 Clem Road

Case Location Map = 



City of Rockwall

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

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

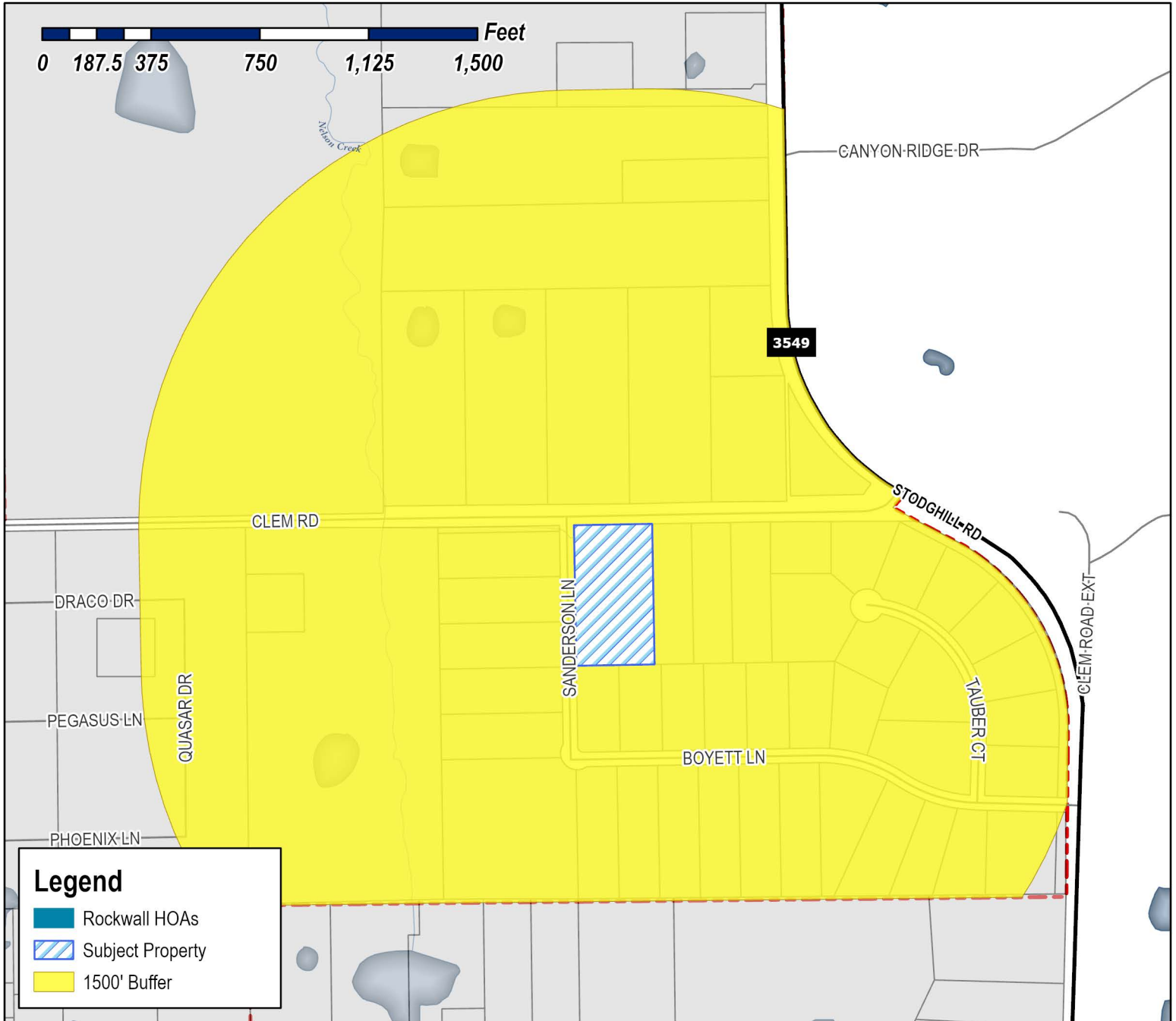




City of Rockwall

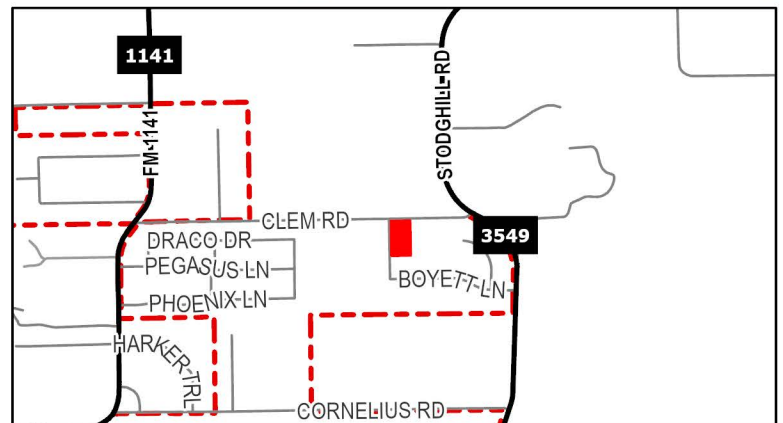
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Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, December 14, 2022 3:01 PM
Cc: Miller, Ryan; Ross, Bethany; Chapin, Sarah; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-056]
Attachments: Public Notice Z2022-056.pdf; HOA Map (12.12.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 16, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-056: SUP for Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and take any action necessary.

Thank you,

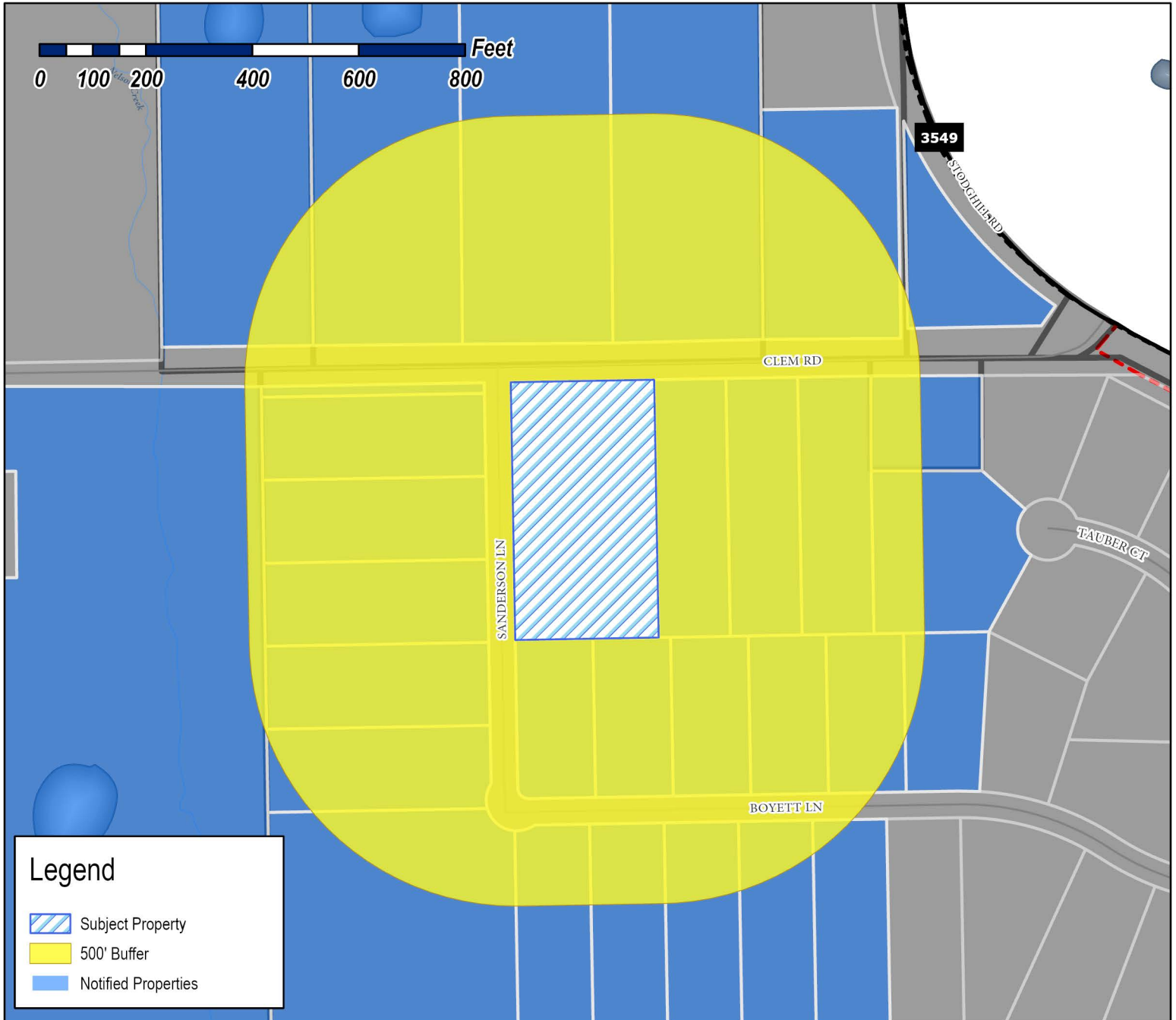
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



City of Rockwall

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

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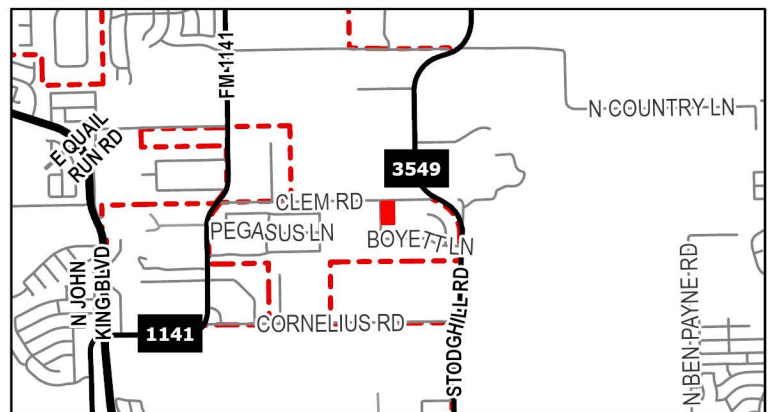
Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2022-056
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Planned Development District 88 (PD-88)
Case Address: 835 Clem Road

Date Saved: 12/9/2022

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



SWIATKIEWICZ CHRISTINE AND GABRIEL
1167 ROLLING MEADOW
LAVON, TX 75166

JOYCE MICHAEL RYAN AND MEREDITH MCLEROY
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

INSPIRED HOMES TX LLC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

WOLFF RYAN & RACHEL
1306 SALINAS DRIVE
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

WADE JON AND JENNIFER
1985 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA
208 CHATFIELD DRIVE
ROCKWALL, TX 75087

RESIDENT
2121 TAUBER CT
ROCKWALL, TX 75087

RESIDENT
2201 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2207 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2213 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2231 SANDERSON LN
ROCKWALL, TX 75087

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

PARTNERS IN BUILDING LP
2901 WEST SAM HOUSTON PARKWAY NORTH
SUITE C-250
HOUSTON, TX 77043

MEREDITH WILLIAM AND AMBER
3005 SPYGLASS
FORNEY, TX 75126

SANDERSON PERRY AND AMY
4013 ENCLAVE LANE
ROWLETT, TX 75089

ARTERBURN TREVOR AND DESIRI
402 COUNTRY RIDGE
ROCKWALL, TX 75087

WALRAVEN KEITH & MEREDITH
402 FLORENCE DR
FATE, TX 75087

BRYANT ERIC AND SAMANTHA
593 LOUDER WAY
ROCKWALL, TX 75087

ARTERBURN ANDREW
605 HIGHLAND DRIVE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RECHTIENE JOSEPH S AND LARISA A
619 ELEANOR DRIVE
FATE, TX 75087

MASON RICHARD L
682 CANNON DRIVE
ROCKWALL, TX 75087

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

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

RESIDENT
803 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
804 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
807 BOYETT LN
ROCKWALL, TX 75087

PAYNE ADAM J AND ELIZABETH A
808 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
813 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
814 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
819 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
820 BOYETT LN
ROCKWALL, TX 75087

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

RESIDENT
825 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
826 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
832 BOYETT LN
ROCKWALL, TX 75087

RESIDENT
835 CLEM RD
ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN C
891 CLEM RD
ROCKWALL, TX 75087

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

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

RESIDENT
901 CLEM RD
ROCKWALL, TX 75087

BENEDETTO MATTHEW AND STEPHANIE
907 W HOLIDAY ROAD
ROCKWALL, TX 75087

BENNETT JILL M
936 CLEM RD
ROCKWALL, TX 75087

TURNHAM DAVID & LORI
950 CLEM RD
ROCKWALL, TX 75087

RESIDENT
961 CLEM RD
ROCKWALL, TX 75087

AIRHEART REBECCA
961 CLEM RD
ROCKWALL, TX 75087

COUCH DAVID AND JULIE
988 SAFFLOWER
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem 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, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
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. If you choose to email the Planning Department please include your name and address for identification purposes.

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

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

PUBLIC NOTICE



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

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

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385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at 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 Tuesday, January 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

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.

Mr. Benedetto builds a fine home and I am certain that his plan for building a detached garage will be equally as impressive.

Name: DAVID; LORI TURNHAM

Address: 950 CLEM RD. ROCKWALL - 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

PUBLIC NOTICE



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

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

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

Z2022-056: SUP for a Detached Garage at 835 Clem Road

Hold a public hearing to discuss and consider a request by Matthew Benedetto for the approval of a Specific Use Permit (SUP) for a Detached Garage on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem 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, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

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.

The house is beautiful and a great addition to the area
I am sure the detached garage will be as beautiful as the
existing home. It is also tucked back in the trees and will be hidden
from the street

Name: Dean Drapper, Inspired Homes

Address: ~~1189~~ 767 Justin Rd. 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.

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Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

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.

We believe it is a high quality structure and will match the rest of the beautiful build on this lot.
Thanks! Meredith

Name: Meredith Joyce

Address: 2201 Sanderson Ln Rockwall, TX

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.

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PLEASE RETURN THE BELOW FORM

Case No. Z2022-056: SUP for a Detached Garage at 835 Clem Road

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.

The applicant has submitted all required docs to the HOA for approval. These improvements have been approved by the HOA and are in the spirit of the development. The materials being used are also harmonious with the existing structure and surrounding homes

Name: Michael Jorce HOA President, Northgate
Address: 767 Justin Rd, 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

FRONT ELEVATION

BENEDETTO RESIDENCE CARRIAGE HOUSE

SHEET INDEX

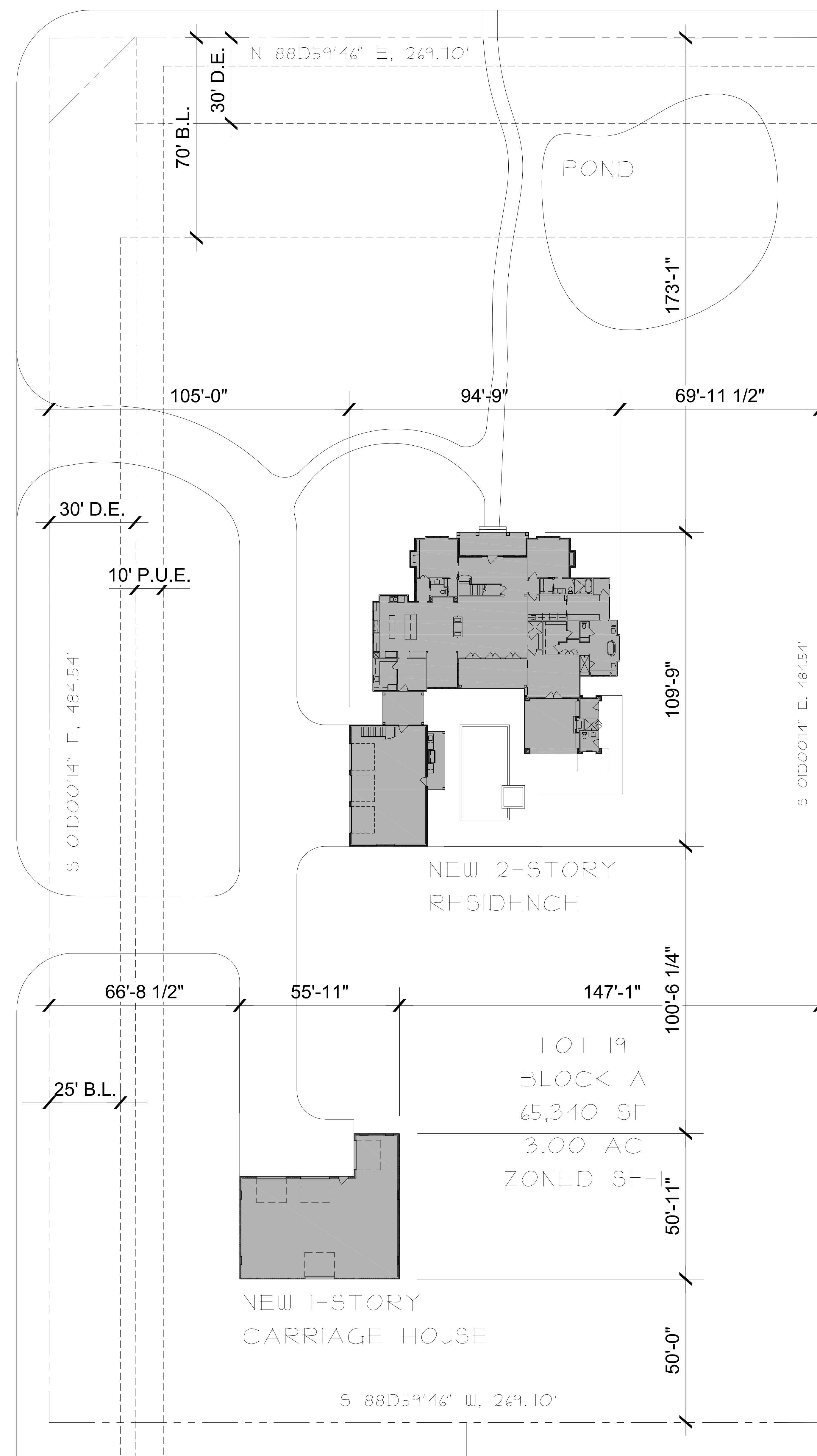
A-1.0	COVER SHEET
A-2.1	SITE PLAN
A-7.2	CARRIAGE HOUSE PLANS AND ELEVATIONS
A-7.3	CARRIAGE HOUSE ROOF, POWER, WINDOW SCHEDULE

SQUARE FOOTAGE

2,247 SF	CARRIAGE HOUSE
----------	----------------

SANDERSON LANE

CLEM ROAD



BENEDETTO RESIDENCE
ROCKWALL, TX 75087

ISSUE LOG

DATE	DESCRIPTION
02/12/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A2.1

COVER/ SITE PLAN
CARRIAGE HOUSE

ISSUE LOG

DATE	DESCRIPTION
02/22/21	ISSUE FOR PERMIT
05/14/21	FOR CONSTRUCTION
11/07/22	CARRIAGE HOUSE PERMIT

REVISION LOG

DATE	DESCRIPTION	REV. NO.
04/13/21	REVISION	
07/19/21	REVISION	

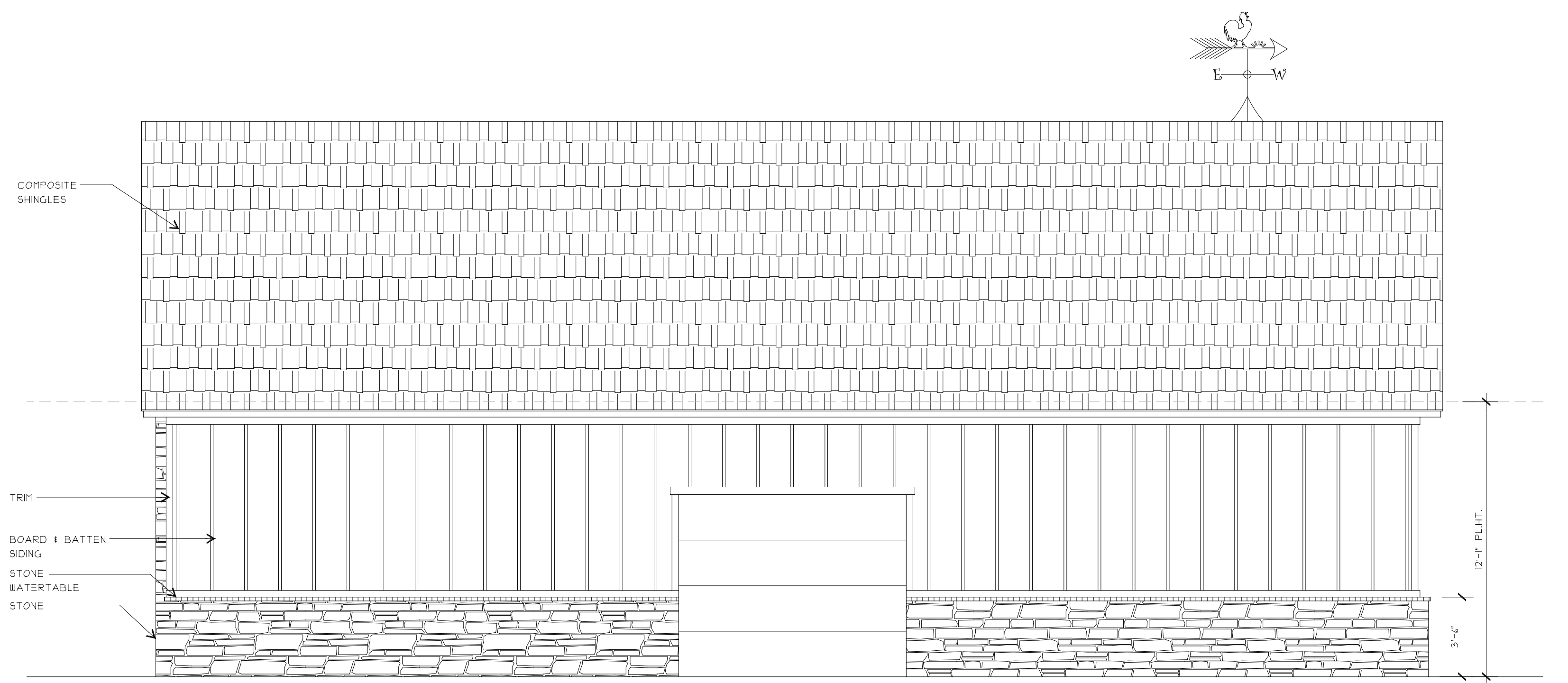
- ISSUED FOR:**
- PRELIMINARY -
 - BIDDING / PERMIT
 - REVISION
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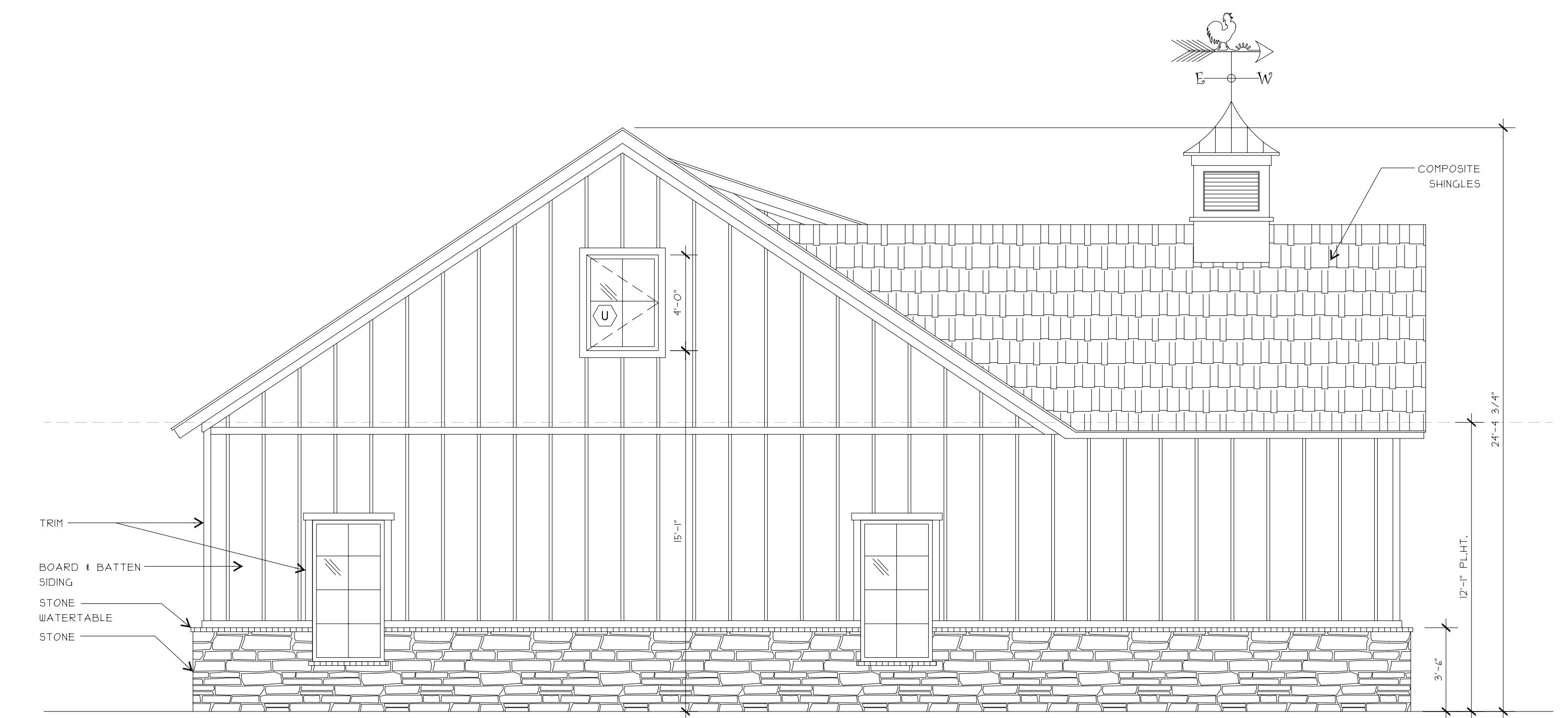
OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-0333
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 patra@fanningphilips.com 214-264-8754

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

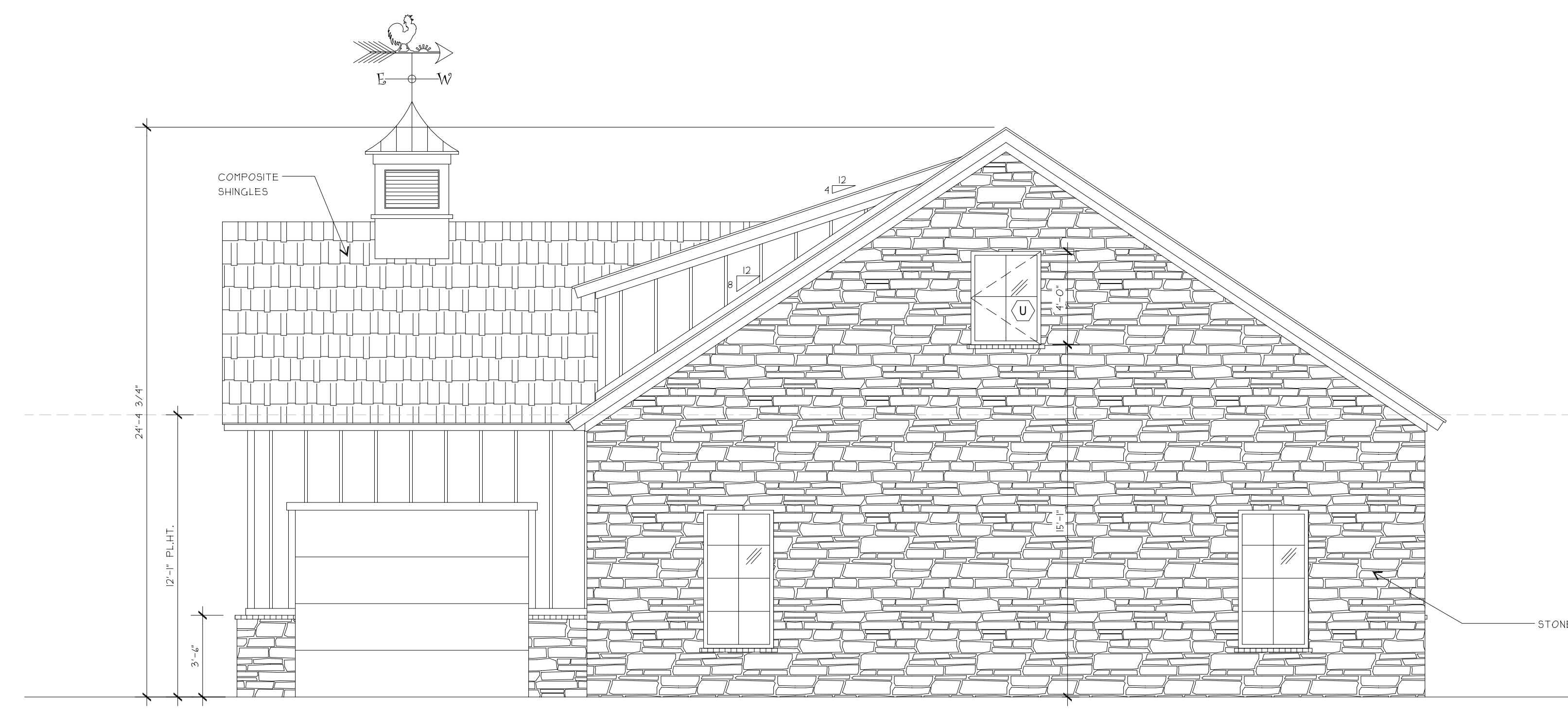
SHEET NO. **A7.2**
 CARRIAGE HOUSE PLAN ELEVATIONS



04 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



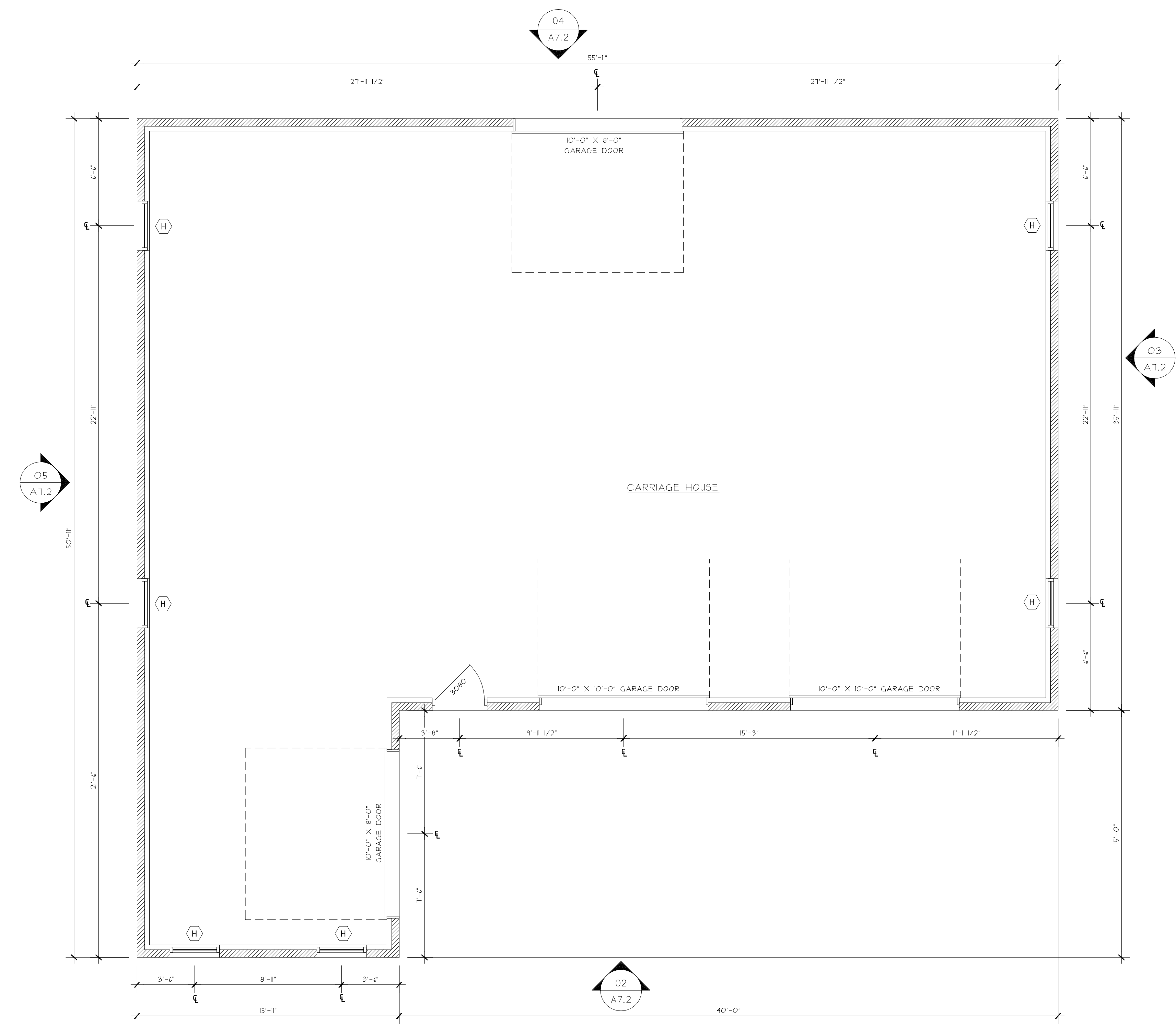
05 WEST ELEVATION
 SCALE: 1/4"=1'-0"



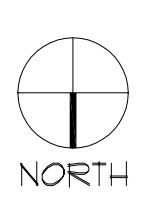
03 EAST ELEVATION
 SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE PLAN
 SCALE: 1/4"=1'-0"

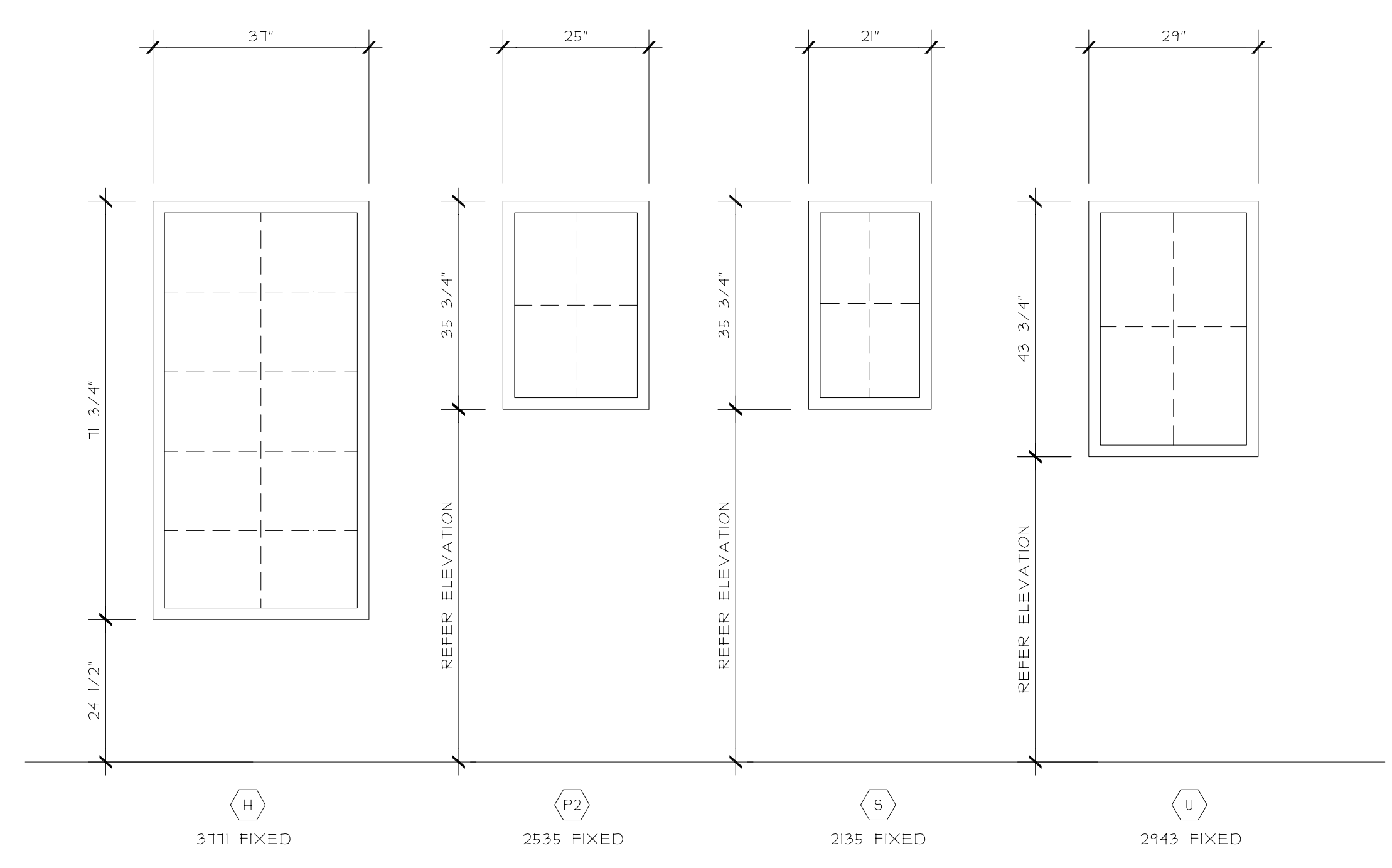


- ELECTRICAL NOTES:**
- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
 - 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
 - 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
 - 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE METAL OR U.L. APPROVED PLASTIC.
 - 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
 - 6) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
 - 7) AT LEAST TWO 20 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
 - 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
 - 9) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
 - 10) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.
 - 11) PROVIDE OPTIONAL ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR WHIRLPOOL, HOOK UP PER OWNER.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
⊞	SINGLE POLE SWITCH
⊞	3 WAY SWITCH
⊞	110V OUTLET
⊞	220V OUTLET
⊞	FLOOR OUTLET
⊞	RECESSED CAN FIXTURE
⊞	CEILING MOUNT PENDANT FIXTURE
⊞	PENDANT FIXTURE
⊞	EXHAUST FAN
⊞	FLUORESCENT FIXTURE
⊞	OVER OR UNDERCOUNTER LIGHTING
⊞	SMOKE DETECTOR
⊞	C DETECTOR
VP	VP---VAPOR PROOF
GFCI	GFCI---WEATHER PROOF
GFI	GFI---GROUND FAULT INTERCEPTOR
LV	LV---LOW VOLTAGE
OS	OS---OUTSIDE
GD	GD---GARAGE DISPOSAL
DW	DW---DIRECT WIRE

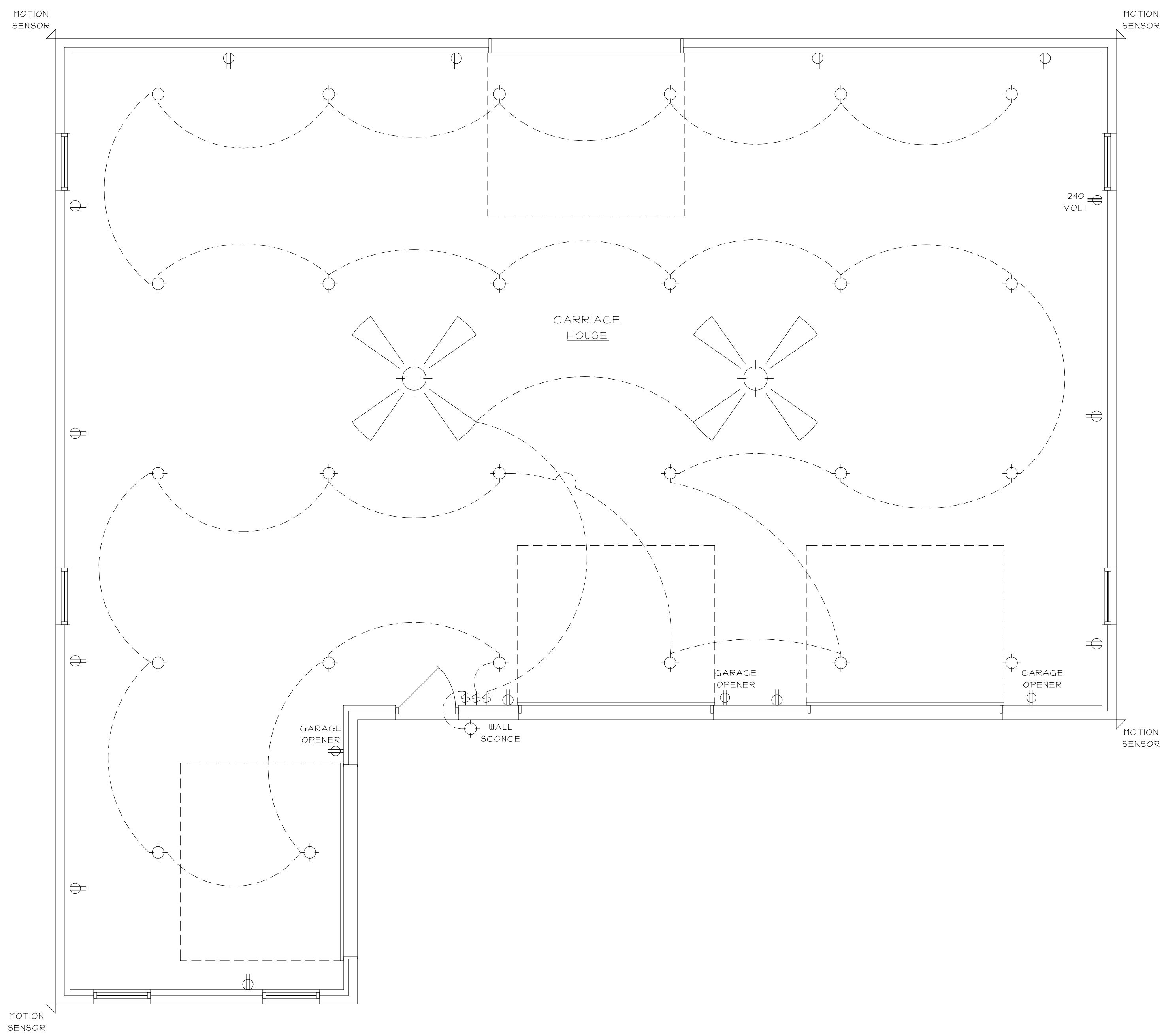
NOTE: ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

- ROOF CONSTRUCTION NOTES:**
1. ROOF OVERHANG TO BE 12" U.A.O.
 2. ROOF PITCH TO BE 12/12 U.A.O.
 3. PROVIDE KITCHEN SINKS AS SPECIFIED IN WALL SECTIONS IF APPLICABLE.
 4. THE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED IN STRAPPING SCHEDULE ABOVE.
 5. FIRST SHEET OF PLYWOOD ALONG EAVES TO BE GULLED AND WILED AS DESCRIBED IN SHEATHING SCHEDULE ABOVE.
 6. TRUSS DESIGNERS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
 7. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

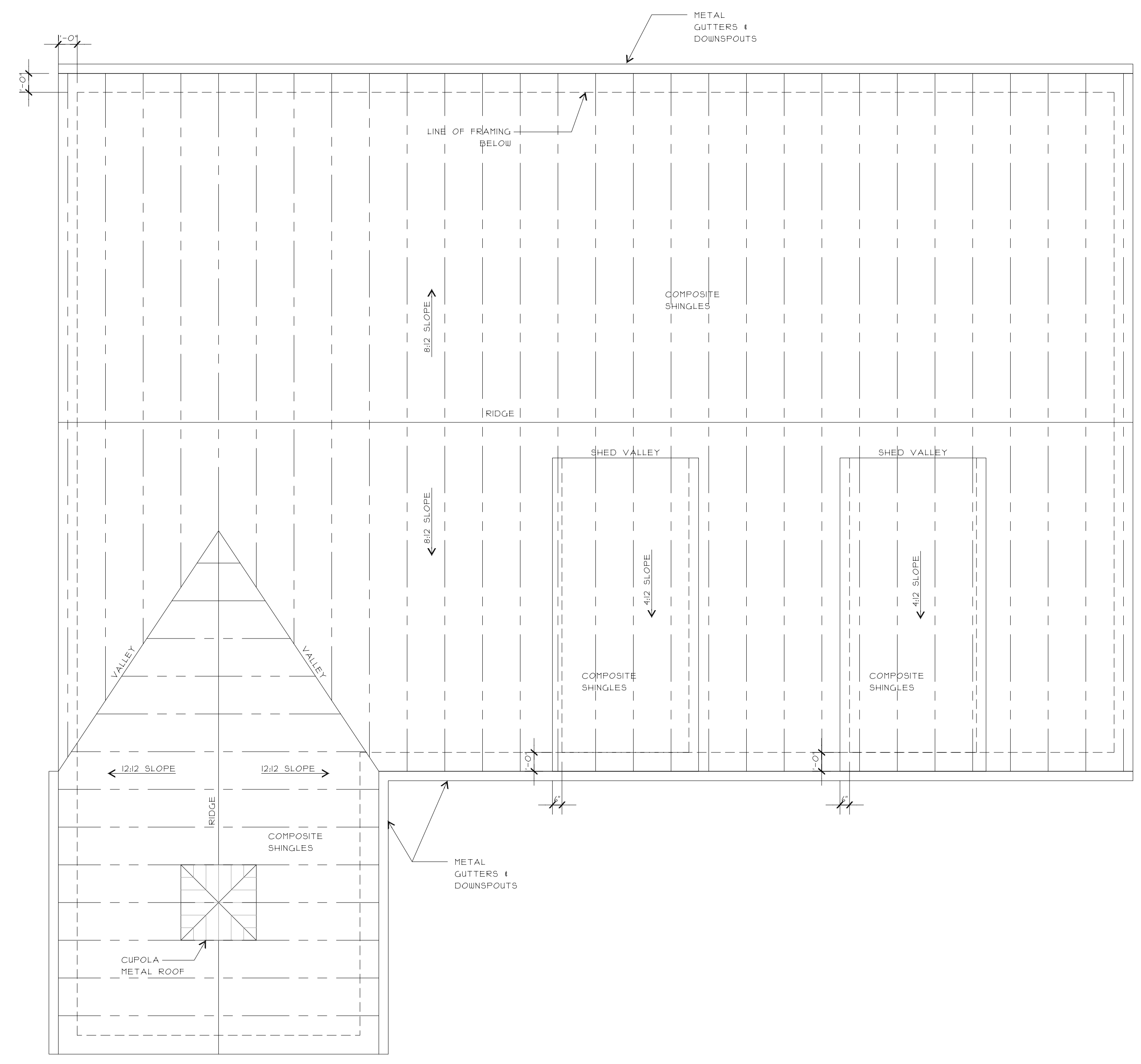


WINDOW TYPES

NOTE:
 1. VERIFY ALL WINDOWS SIZES WITH MANUFACTURER FOR ALL FRAMING AND ROUGH OPENING DIMENSIONS.
 2. FINAL MULLION DESIGN TO BE BY OWNER.



02 CARRIAGE HOUSE POWER PLAN
 SCALE: 1/4"=1'-0"



01 CARRIAGE HOUSE ROOF PLAN
 SCALE: 1/4"=1'-0"



BENEDETTO RESIDENCE
 ROCKWALL, TX 75087

ISSUE LOG

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OWNER: MATT AND STEPHANIE BENEDETTO
 CONTRACTOR: MATT BENEDETTO HIGHVIEW HOMES, LLC
 mattbenedetto@highviewhomes.com 214-544-0033
 DESIGNER: PATRA PHILIPS FANNINGPHILIPS DESIGN
 pfanning@fanningphilips.com 214-264-8734

ARCH. PROJ. #: 20401 SCALE: REF. DRAWING

SHEET NO.

A7.3

CARRIAGE HOUSE ROOF, POWER, WDU SCHEDULE



NORTHGATE

Northgate Rockwall HOA
767 Justin Road
Rockwall, TX 75087

November 18, 2022

RE: Plan Review Outbuilding, 835 Clem Road, Northgate Rockwall

On November 18, 2022, I reviewed the submitted application for Outbuilding at 835 Clem Road, Northgate Rockwall, Lot 19, Block A. The submitted plans and elevations have been reviewed by the Architectural Control Committee (the "ACC"). The plans meet the requirements of the restrictions and governing documents for Northgate Rockwall.

This application has been approved.

Sincerely,

Michael Ryan Joyce
Northgate Rockwall HOA
President





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 88 (PD-88) [ORDINANCE NO. 19-26] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A THREE (3) ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK A, NORTHGATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Matthew Benedetto for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a three (3) acre parcel of land identified as Lot 19, Block A, Northgate Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, addressed as 835 Clem Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 88 (PD-88) [Ordinance No. 19-26] and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

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

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

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 88 (PD-88) [Ordinance No. 19-26] and Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 1 (SF-1) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District*

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- (1) The development of a *Detached Garage* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum size of 2,250 SF.
- (4) The *Detached Garage* shall include a paved driveway to the structure.
- (5) The maximum height of the *Detached Garage* shall not exceed a total height of 18-feet as measured to midpoint of the pitched roof.
- (6) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 834 Clem Road

Legal Description: Lot 19, Block A, Northgate Addition



Exhibit 'B':
Site Plan

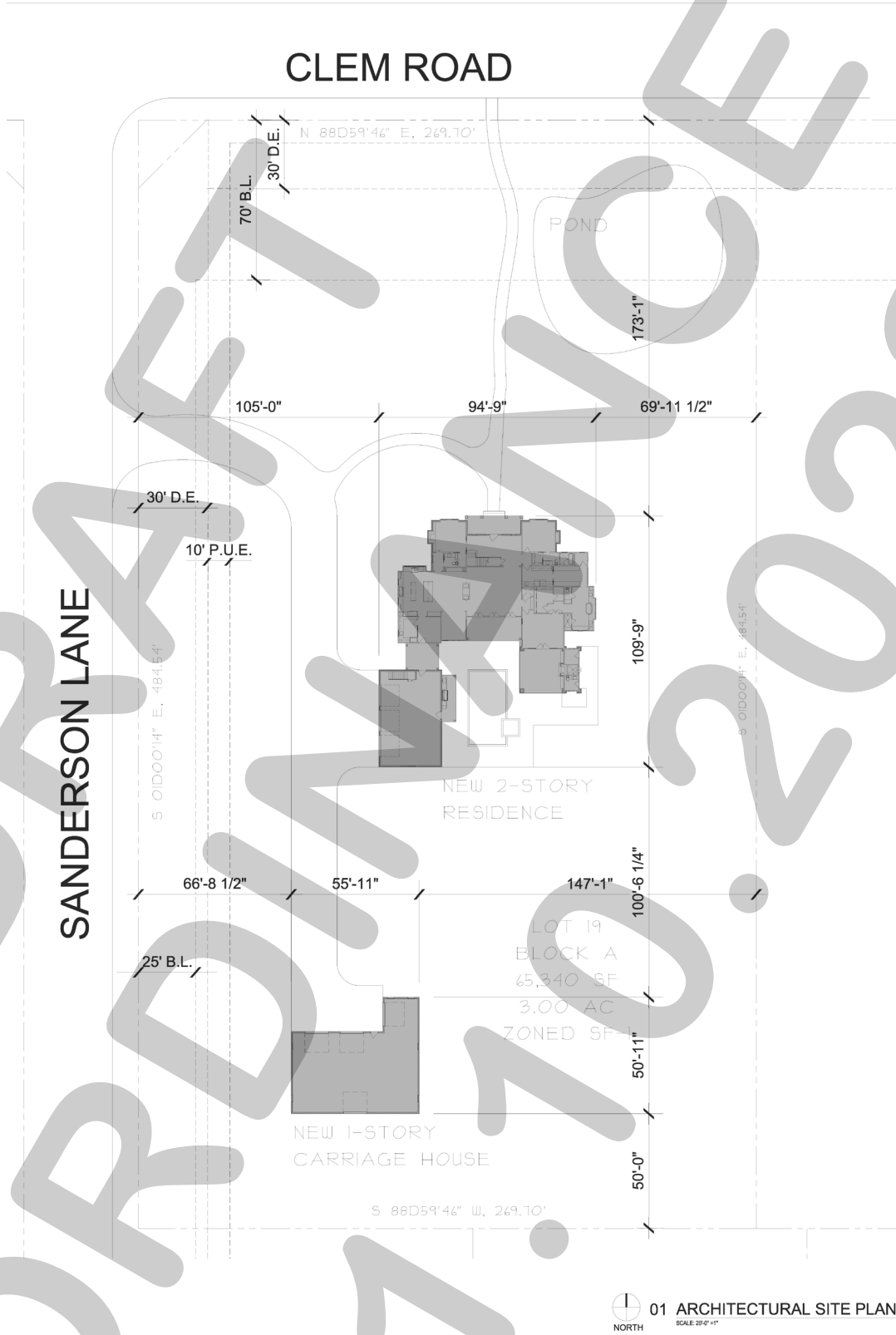
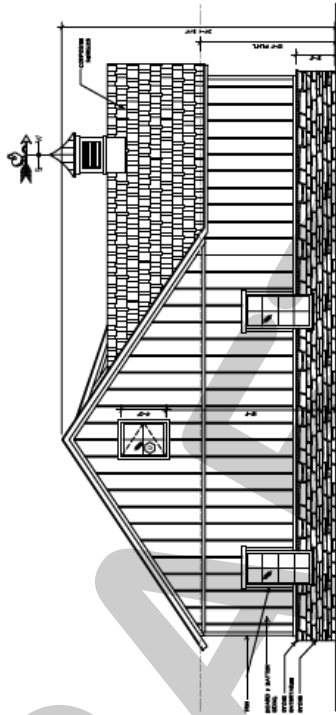
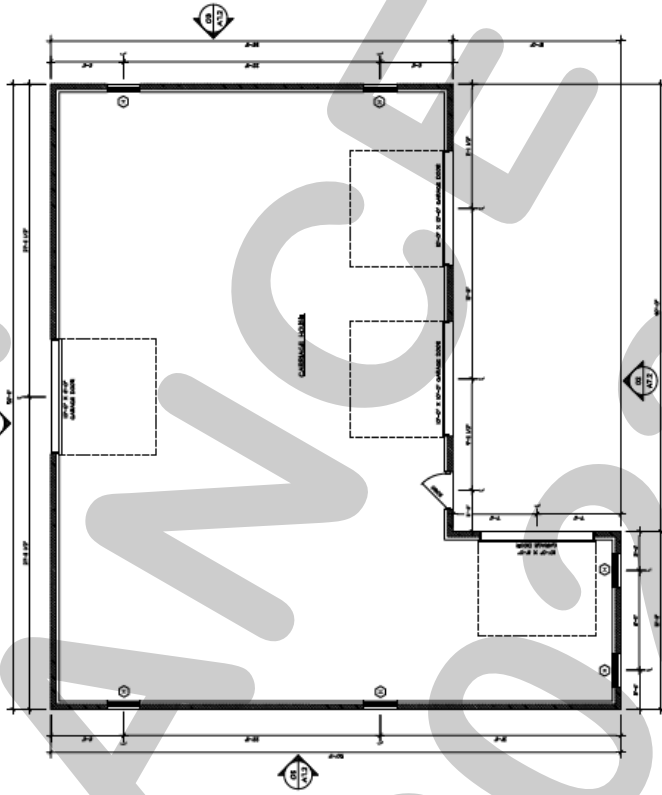


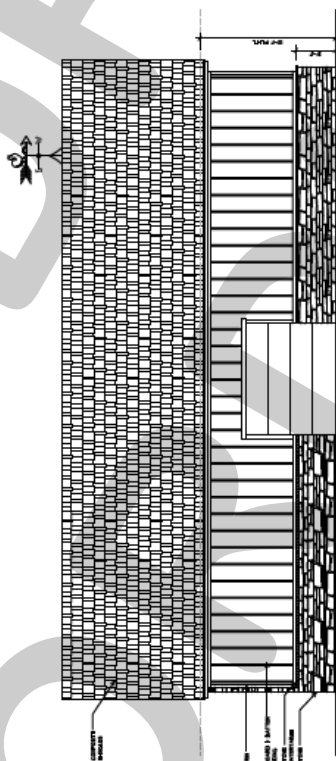
Exhibit 'C':
Building Elevations



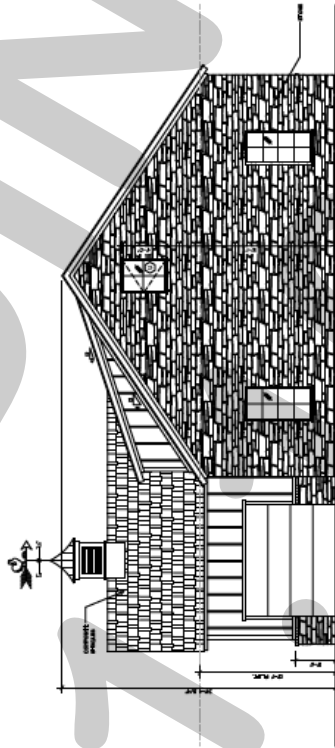
05 WEST ELEVATION
SCALE 1/8"=1'-0"



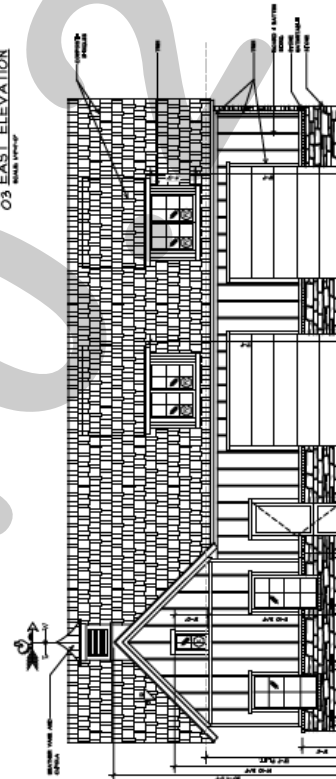
01 CARRIAGE HOUSE PLAN
SCALE 1/8"=1'-0"



04 NORTH ELEVATION
SCALE 1/8"=1'-0"



03 EAST ELEVATION
SCALE 1/8"=1'-0"



02 SOUTH ELEVATION
SCALE 1/8"=1'-0"



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 10, 2023
APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc.*
CASE NUMBER: Z2022-057; *Zoning Change from Agricultural (AG) District to Planned Development District*

SUMMARY

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses on a 25.87-acre tract of land identified as parcel of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH66 Overlay (E. SH-66 OV) District, generally located southside of SH-66 east of the intersection of SH-66 and Davis Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation the subject property was zoned Agricultural (AG) District. This designation has not changed since annexation and the subject property has remained vacant.

PURPOSE

On December 12, 2022 the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for General Retail (GR) District and Single-Family 10 (SF-10) District land uses.

ADJACENT LAND USES AND ACCESS

The subject property is generally located in between N. John King Boulevard and N. Stodghill Road, south of SH-66. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is SH-66, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT] roadway, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 55.08-acre tract of land zoned Agricultural (AG) District. Following this is a 14.219-acre tract of land zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses.

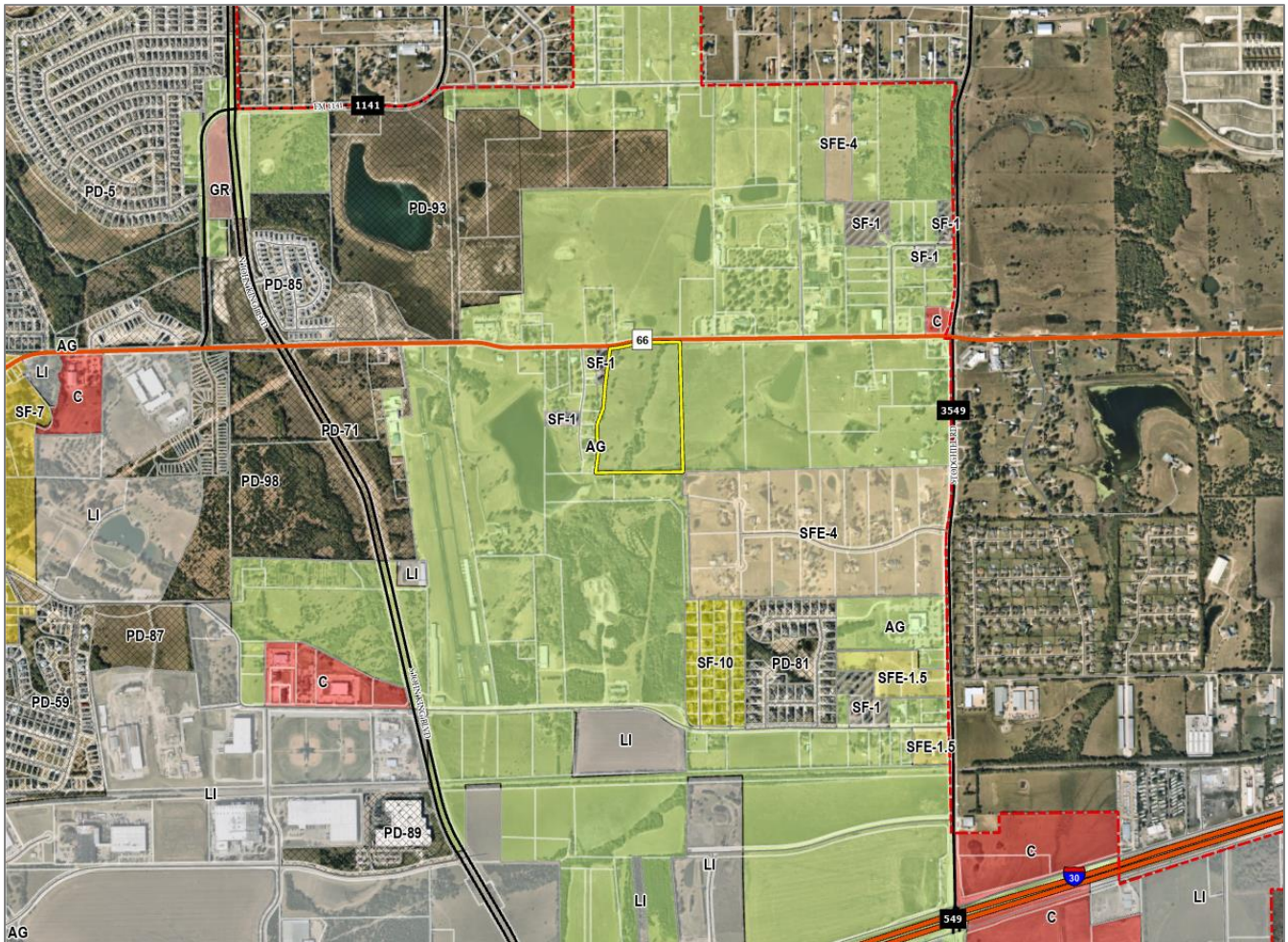
South: Directly south of the subject property are two (2) vacant tracts of land [*i.e. Tracts 17 & 17-1 of the D. H. Survey Abstract No. 102*] zoned Agricultural District. Beyond this is a 64.514-acre tract of land developed with the City of Rockwall's Animal Shelter and Gun Range, which is zoned Agricultural (AG) District.

East: Directly east of the subject property two (2) vacant tracts of land [*i.e. Tracts 9 & 9-01 of the E. M. E. Survey Abstract No. 77*] zoned Agricultural (AG) District. Beyond this are six (6) tracts of land, four (4) are developed with single-family homes [*i.e. 2755 E. SH-66 and, 1110 and 1226 N. Stodghill Road*], one (1) is vacant [*i.e. Tract 29-2 of the E. M. E. Survey Abstract 77*], and one (1) is developed with an *Animal Clinic* [*i.e. 2897 E. SH-66*]. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property are several properties developed with single-family homes that are zoned Agricultural (AG) District and Single-Family 1 (SF-1) District. Beyond this is a 47.89-acre parcel of land developed with the Ralph M. Hall Airport, which is zoned Agricultural (AG) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 25.87-acre subject property will consist of six (6) residential lots on 9.49-acres and a 1.68-acre *General Retail* lot. The applicant has submitted a letter requesting that the City Council approve On-Site Sewage Facilities (OSSF) [or *septic systems*] for all lots (*i.e. both the residential lots and general retail lot*). The purpose of this request is due to the proximity of the subject property to the City's existing sanitary sewer facilities, and the fact that five (5) of the six (6) lots are less than 1.50-acres in size. The proposed number of residential lots translates to a gross density of 0.23 dwelling units per gross acre (*i.e. six [6] lots/25.87-acres = 0.2319 dwelling units per gross acre*). The minimum dwelling unit size will be 3,000 SF (*i.e. air-condition space*). With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance; however, the applicant has indicated that these lots will most likely be custom homes built on an individual lot basis. With regard to the anti-monotony and masonry standards, the ordinance will require a minimum of 90% masonry, and be subject to the City's upgraded anti-monotony standards. In addition, the Planned Development District ordinance will incorporate a provision that allows up to 50.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a variation in the materials throughout the six (6) residential lots. The following are some of the examples showing horizontal lap-siding, *board-and-batten* siding, or decorative patterns that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



Looking at the garage orientation proposed for the development, the garage doors will be oriented in a *J-Swing* (or a *Traditional Swing*) configuration or *Recessed Front Entry* configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [1] divided garage bay doors, [2] carriage style hardware and lighting, and [3] decorative wood doors or wood overlays on insulated metal doors. On the following page are some of the examples of the upgrades required in the Planned Development District ordinance.

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES



The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following

is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: RESIDENTIAL LOT DIMENSIONAL REQUIREMENTS

Minimum Lot Width ⁽¹⁾	70'
Minimum Lot Depth	100'
Minimum Lot Area (SF)	43,560 SF
Minimum Front Yard Setback ⁽²⁾	20'
Minimum Side Yard Setback	6'
Minimum Side Yard Setback (Adjacent to a Street)	20'
Minimum Length of Driveway Pavement	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,000 SF
Maximum Lot Coverage	45%

General Notes:

- ^{1:} The *Minimum Lot Width* shall be measured from the *Front Yard Setback*.
- ^{2:} The location of the *Front Yard Building Setback* as measured from the front property line. The front yard building setback shall be increased to a minimum of 50-feet adjacent to homes along SH-66.
- ^{3:} The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ^{4:} The location of the *Rear Yard Building Setback* as measured from the rear property line.

The proposed concept plan shows that the development will consist of a total of 10.93-acres of open space (*i.e.* 4.78-acres outside of the floodplain and 6.15-acres situated within the floodplain), which equates to an open space percentage of 30.38% (*i.e.* $[6.15\text{-acres}/2] + 4.78\text{-acres}/25.87\text{-acres} = 0.30382$ or 30.38%). In addition, the applicant has incorporated a trail system on the concept plan that shows a six (6) foot hike and bike trail will be provided that will bisect the subject property from north to south. Staff should note that this trail is currently indicated on the City’s Master Trail Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

With regard to the proposed 1.68-acre *General Retail* lot depicted on the concept plan, this property will be subject to the density and development standards required for the General Retail (GR) District and the East SH-66 Overlay (E. SH-66 OV) District. These standards are summarized as follows:

TABLE 2: GENERAL RETAIL (GR) DISTRICT LOT DIMENSIONAL REQUIREMENTS

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
Minimum Lot Area	6,000 SF
Minimum Lot frontage	60-Feet
Minimum Lot Depth	100-Feet
Minimum Front Yard Setback	15-Feet
Minimum Rear Yard Setback	20-Feet
Minimum Side Yard Setback	10-Feet
Maximum Building Height	36-Feet
Max Building/Lot Coverage	40%
Minimum Landscaping Percentage	20%
Maximum Impervious Coverage	85%-90%

In addition to the residential and commercial land uses proposed by the applicant, the applicant has also requested to have the *Commercial Freestanding Antenna* land use as a permitted by right land use, and has indicated a future location of a *Commercial Freestanding Antenna* on the concept plan. Staff should point out that the proposed location for the *Commercial Freestanding Antenna* has direct adjacency to an existing single-family home, which is located directly west of the subject property. Typically, these types of facilities are discouraged from locating directly adjacent to or within the City’s residential areas; however, this aspect of the applicant’s request will be discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to be provided to adequately provide public services for the proposed development:

- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan SH-66 is required to be a TXDOT4D (*i.e.* a Texas Department of Transportation, four [4] lane, divided roadway), which requires a 140-foot right-of-way. The applicant will be required to dedicate a minimum of 60-feet of right-of-way from the current centerline of SH-66 and provide a reserve for any additional ROW above and beyond the 120-feet for the future expansion of SH-66.
- (2) Water. The applicant will be required to construct a 12-inch waterline in the future right-of-way of SH-66.
- (3) Wastewater. Each lot will be required to be at a minimum of 1.50-acres for On-Site Sanitary Facilities (OSSF) unless the City Council grants the applicant's request to allow these facilities on lots less than 1.50-acres.
- (4) Drainage. Detention will be required and sized per the required detention study and the residential and *General Retail* lots must utilize separate detention systems. The applicant will also be required to perform a Flood Study and a Wetlands and Waters of the United States (WOTUS) Study for the existing ponds and floodplain on the subject property.

CONFORMANCE TO THE CITY'S CODES

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

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) On-Site Sewage Facility (OSSF). Section 44-243, *On-Site Sewage Facility*, of Chapter 44, *Utilities*, of the Municipal Code of Ordinances states that, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½ acres."

Applicant's Response to (1) & (2): According to the applicant's letter they are requesting the waiver to the alleyways due to the size of the proposed lots. The applicant is also requesting to allow OSSF on lots less than 1.50-acres in size due to the availability of sewer to the subject property. Staff should note that OSSF for residential lots have been approved in previous cases, however it has not been approved for *Commercial/Retail* lots.

Staff Response to (1) & (2): The City Council and Planning and Zoning Commission have granted a waiver to the alleyways requirements on similar projects that have incorporated similar concessions (*i.e.* *conforming garage configurations, upgraded garage doors, and other improvements*) with regard to garage orientation. The City Council has granted *On-Site Sewage Facilities* (OSSF) for residential projects that have incorporated lot sizes less than 1.50-acres, but typically that are larger than one (1) acre. The City Council has not granted OSSF for any non-residential lots in a Planned Development District; however, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential land uses. The plan defines Low Density Residential land uses as "... residential subdivisions that are greater than two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and

a mix of land uses.” In this case, the applicant is proposing a total density of 0.23 dwelling units per acre. In addition, the applicant is proposing to incorporate 10.93-acres of open space, a 50-foot landscape buffer between the proposed *General Retail* and residential land uses, and a hike and bike trail. Based on this, the applicant’s request is in conformance with the Low Density Residential designation indicated for the subject property; however, the proposed *General Retail* land use will require the City Council to change the future land use map from a Low Density Residential designation to a Commercial/Retail land use designation for the 1.68-acre portion of the subject property. Based on this the applicant’s request is discretionary to the City Council and Planning and Zoning Commission.

According to the *District Strategies* for *Suburban Residential* in the Central District, “... many of the larger tracts in this area are not large enough to support a master planned community ... any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments ...” In this case, the proposed residential lots are large lots that compare to the existing surrounding housing. Based on this, the applicant’s request appears to be in conformance with the *District Strategies* for the Central District.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant’s request incorporates the majority of these policies and goals (e.g. *minimum of six [6] side yard setbacks on all lot types, providing a mixture of lot types throughout the development, etc.*); however, staff did identify the following non-conformities on the original concept plan. Based on these non-conformities, staff provided the below recommendations to the applicant. These recommendations are followed by the applicant’s response to each recommendation.

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 7; Goal #2 | Policy #3 (Page 7-1). Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.
- (2) CH. 1; Section 2.03; Goal #2 | Policy #4 (Page 1-2). Commercial developments should be constructed with logical connections and extensions to the City’s existing and proposed hike and bike trail.

Staff Response: Staff requested the applicant provide a hike and bike trail to connect the commercial and residential land uses. The applicant has shown a six (6) foot hike/bike trail along the east side of the proposed subdivision that extends the entire length of the subject property.

- (3) CH. 1; Section 2.03; Goal #2 | Policy #2 (Page 1-2). Commercial/retail shopping centers should be screened from residential areas utilizing landscape buffers that are composed of berms, landscaping, and trees.

Staff Response: Staff requested that the applicant provide a 50-foot landscape buffer with a berm, ground cover, shrubs, and canopy trees. The applicant has shown a 50-foot landscape buffer that will include three (3) tiered landscaping. This includes a berm, shrubs, accent trees, and canopy trees.

Taking all of this into account, the applicant’s concept plan and proposed density and development standards appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, with the addition and location of the proposed *Commercial Freestanding Antenna* and the proposed changes to the *Future Land Use Map*, this request remains a discretionary decision for the City Council pending a recommendation from the City Council.

NOTIFICATIONS

On December 14, 2022, staff mailed 36 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowner’s Association (HOA), which is the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) Five (5) property owner notifications from three (3) property owners who are in favor of the applicant’s request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) The proposed General Retail (GR) District and the *Commercial Freestanding Antenna* will require the Future Land Use Map to be changed from *Low Density Residential* to *commercial/retail*.
- (3) The 50-foot landscape buffer that incorporates the three (3) tiered landscaping shall be extended along the western property line of the *General Retail* lot adjacent to the adjoining residential property.
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS *Parcel situated in David Harr Survey Abs. 102*

SUBDIVISION *25.41 Cain Revocable Trust Property*

LOT

BLOCK

GENERAL LOCATION *located east of W.D Boom Add. adjacent to and south of SH 66 centered between J. King Blvd. & 9549*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING *AG*

CURRENT USE *AG*

PROPOSED ZONING *PD*

PROPOSED USE *PD*

ACREAGE *25.41*

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER *Dewayne Cain*

APPLICANT *Douphrate & Assoc. Inc*

CONTACT PERSON
ADDRESS *305 Stonebridge Dr*

CONTACT PERSON
ADDRESS *2235 Ridge Rd*

CITY, STATE & ZIP *Rockwall, TX 75087*

CITY, STATE & ZIP *Rockwall, TX 75087*

PHONE *214.533.8641*

PHONE *972.742.2210*

E-MAIL *dewaynecain25@outlook.com*

E-MAIL *wldouphrate@douphrate.com*

NOTARY VERIFICATION [REQUIRED]

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

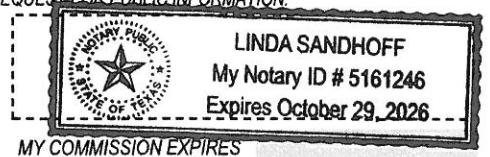
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ *581.15* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *16* DAY OF *December*, 20*12* BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE *12* DAY OF *Dec*, 20*21*.

OWNER'S SIGNATURE *Dewayne Cain*

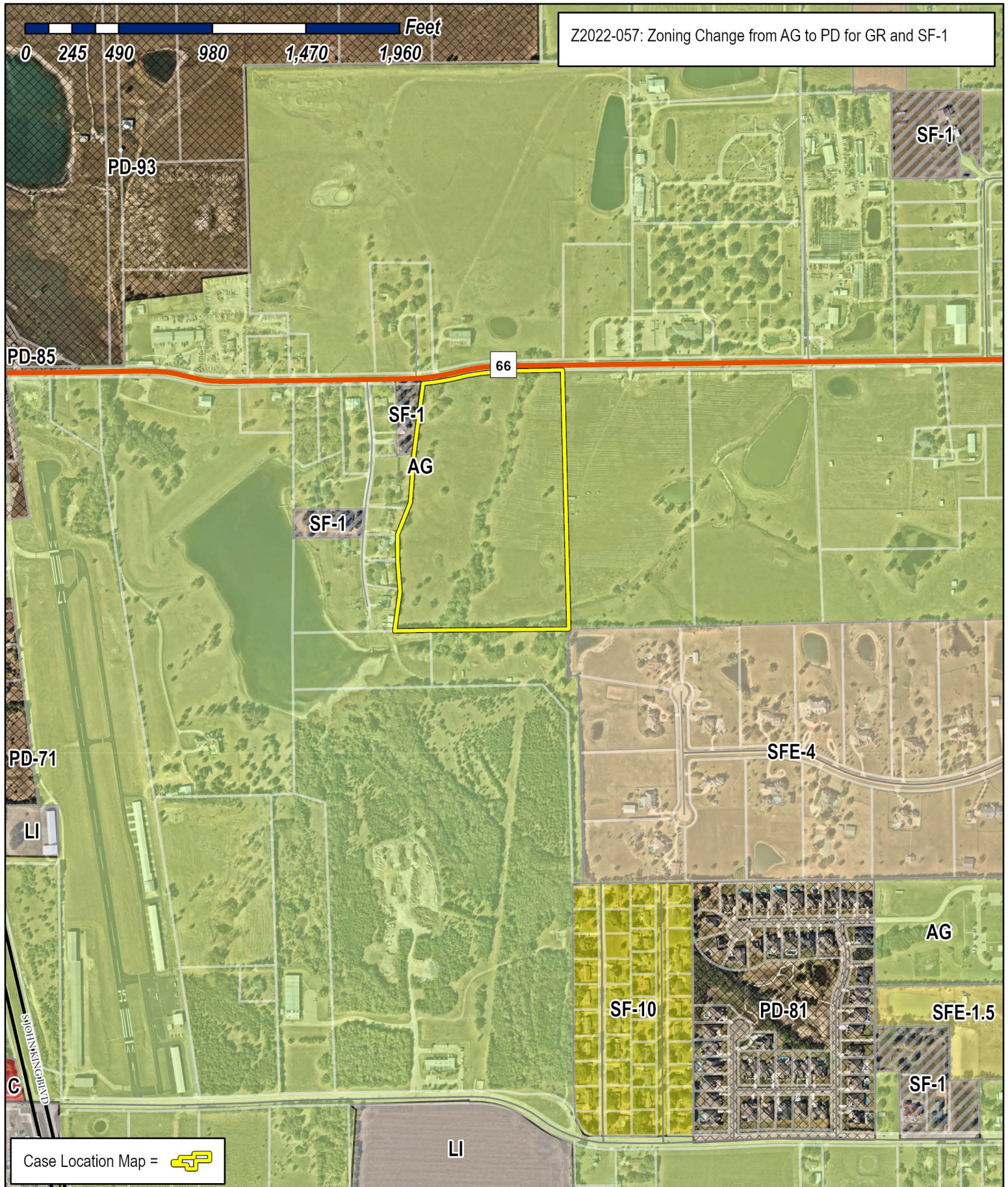
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff



MY COMMISSION EXPIRES

Z2022-057: Zoning Change from AG to PD for GR and SF-1



Case Location Map =



City of Rockwall

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

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

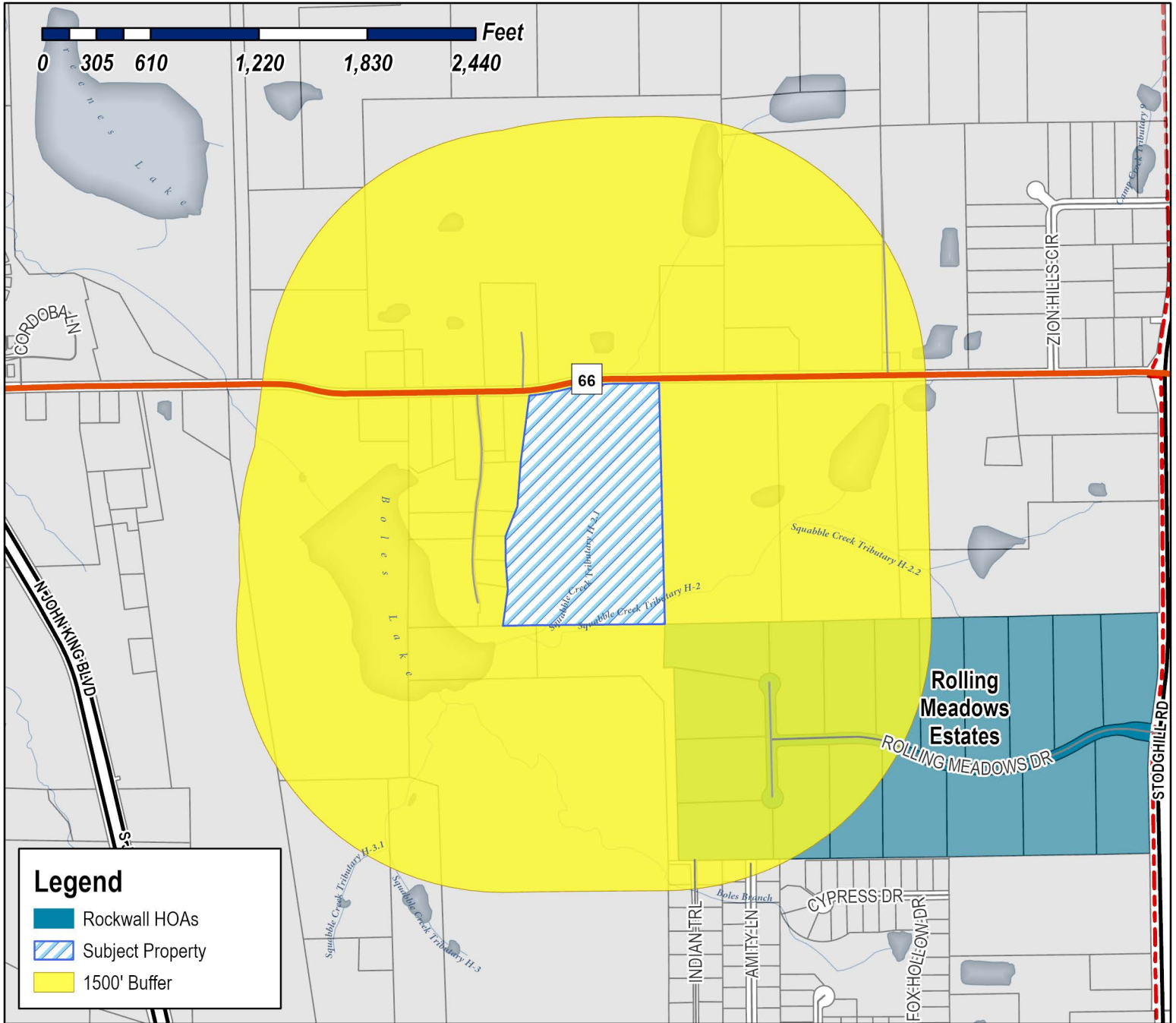




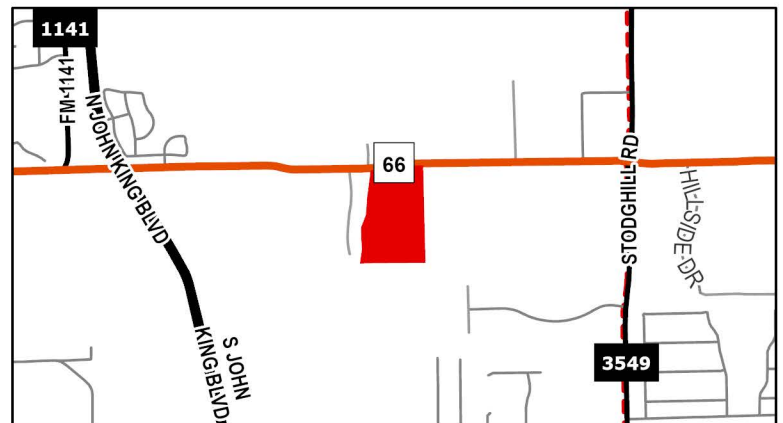
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Case Number: Z2022-057
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE of HWY 66 & John King Blvd



Date Saved: 12/12/2022
 For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Guevara, Angelica
Sent: Wednesday, December 14, 2022 3:02 PM
Cc: Miller, Ryan; Ross, Bethany; Chapin, Sarah; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-057]
Attachments: Public Notice Z2022-057.pdf; HOA Map (12.12.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 16, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-057: Zoning Change from AG to PD for GR and SF-1 District land uses

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

Thank you,

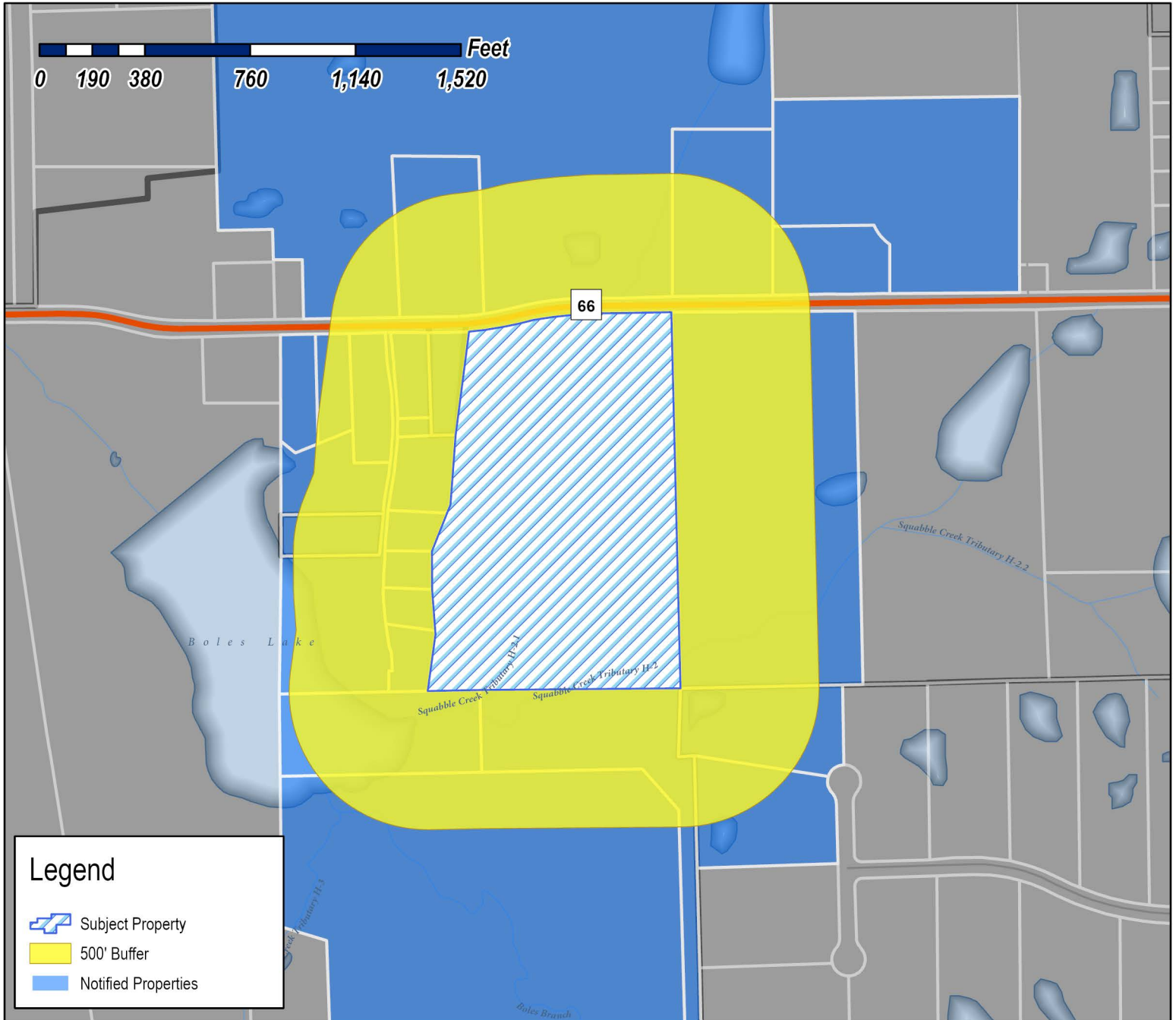
Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



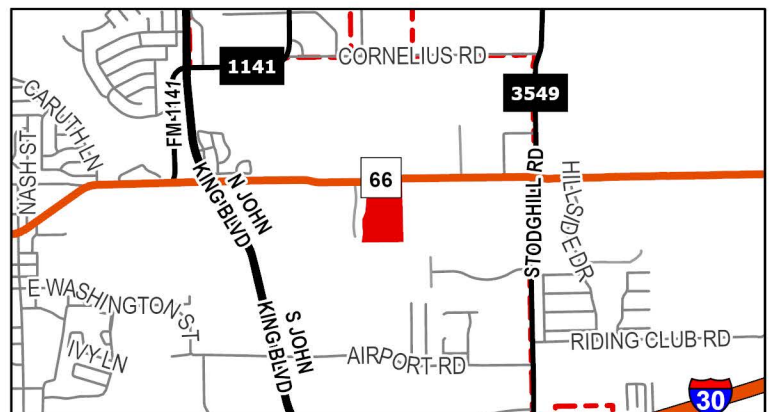
City of Rockwall

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

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: Z2022-057
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE of HWY 66 & John King Blvd



Date Saved: 12/12/2022

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

NELSON MARC J & MICHELLE L
135 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

152 HILL LN
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
1770 E HWY66
ROCKWALL, TX 75087

COLLIER JUDY KAY AND
THERESA ROBBINS
1780 WILLIAMS ST
ROCKWALL, TX 75087

MCILRATH PROPERTIES LLC
1790 WILLIAMS ST
ROCKWALL, TX 75087

RYAN BILL K
1800 WILLIAMS ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
1815 AIRPORT RD
ROCKWALL, TX 75087

SULLIVAN BRETT D & EDNA
195 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
2294 E STATE HIGHWAY 66
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
2500 HWY66
ROCKWALL, TX 75087

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

CARRIAGE MANAGEMENT INC
3040 POST OAK BLVD SUITE 300
HOUSTON, TX 77056

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CAIN FAMILY PARTNERSHIP LTD
305 STONEBRIDGE DR
ROCKWALL, TX 75087

CUMMINGS JOHN & LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

RYAN BILL K
330 VZ CR 2207
CANTON, TX 75103

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

MCILRATH PROPERTIES LLC
636 GRISHAM DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

SELLERS DONYA BEATRICE
700 DAVIS DR
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
710 DAVIS DR
ROCKWALL, TX 75087

MOCK ALYSSA
720 DAVIS DR
ROCKWALL, TX 75087

MA MICHAEL D AND CAROLINE J G MOORE
725 DAVIS DR
ROCKWALL, TX 75087

DAILEY MARK L
730 DAVIS DR
ROCKWALL, TX 75087

SARACAY JOSELIN E LANDAVERDE AND
JOSE ANTONIO LANDAVERDE
735 DAVIS DRIVE
ROCKWALL, TX 75087

RINKEVICH FAMILY LIVING TRUST
JOSEPH W RINKEVICH- TRUSTEE
740 DAVIS DR
ROCKWALL, TX 75087

RAINES SHERYL
745 DAVIS DR
ROCKWALL, TX 75087

COOK SHERRY LYNN
760 DAVIS DRIVE
ROCKWALL, TX 75087

WIDBOOM ROBBY AND KYLIE
770 DAVIS DR
ROCKWALL, TX 75087

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

CAIN CEMETARY CORP
N/A HWY66
ROCKWALL, TX 75087

CAIN CEMETARY CORP
PO BOX 1119
ROCKWALL, TX 75087

RAINES SHERYL
PO BOX 412
ROCKWALL, TX 75087

, 75087

PUBLIC NOTICE



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

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

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

Z2022-057: Zoning Change from AG to PD for GR and SF-1 District land uses

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-057: Zoning Change from AG to PD for GR and SF-1 District land uses

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](#)

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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: Cain Family Partnership (Across St. Hwy 66 From The Zoning Change)
Address: 305 Stonebridge Dr.

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.

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Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2022-057: Zoning Change from AG to PD for GR and SF-1 District land uses

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: Cain Family Partnership (Property Adjacent To Zoning Change)

Address: 305 Stonebridge Dr.

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.

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Chapin, Sarah

From: Donya Sellers <donyasellers@yahoo.com>
Sent: Wednesday, January 4, 2023 11:57 AM
To: Planning
Subject: Case Z2022-057 Zoning Change

I am in favor of the request as this SF land division is the least intrusive to my property

Donya Sellers-Horton
700 Davis Dr, Rockwall TX 75087

[Sent from Yahoo Mail on Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2022-057: Zoning Change from AG to PD for GR and SF-1 District land uses

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: *Hesli Johnson, Rest Haven Funeral Home*
Address: *2500 State Hwy 66 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.

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Case No. Z2022-057: Zoning Change from AG to PD for GR and SF-1 District land uses

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: *Lesli Johnson, Rest Haven Memorial Park*
Address: *2500 Stat Hwy Leb 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.

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November 10, 2022

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

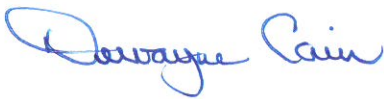
Rockwall, TX 75087

Dear Sirs:

I am requesting a Planned Development on a 25.41-acre tract of land my family trust owns. The property is in the David Harr Survey Abstract #102 and is adjacent to State Highway 66. The property falls within the Rockwall City Limits. The PD will be a mixed-use development consisting of residential lots that are larger than most currently being developed in Rockwall. As a buffer, the front of the property adjacent to State Highway 66 will be zoned commercial.

Respectfully submitted,

Cain Family Revocable Trust

A handwritten signature in blue ink that reads "Dewayne Cain". The signature is written in a cursive style with a large initial "D" and a long, sweeping underline.

Dewayne Cain, Trustee

December 5, 2022

Ryan Miller
Director of Planning
City of Rockwall, Texas

Re: Request for On-Site Sewage Facilities for the SH -66 Cain PD Zoning Case Z2022-053

Dear Ryan,

On behalf of Mr. Dewayne Cain, please allow this letter to serve as a formal request to allow on-site sewage facilities for the proposed residential and general retail lots since all the lots exceed the minimum 1.5-acre requirement. We request this waiver due to the size of the general retail and residential estate size lots proposed in this zoning application.

Should you have any questions regarding this request please let me know.

Sincerely,

W.L. Douphrate II

W.L. Douphrate II, P.E.

December 2, 2022

Ryan Miller
Director of Planning
City of Rockwall, Texas

Re: Request for Waiver of Alleys for the SH -66 Cain PD Zoning Case Z2022-053

Dear Ryan,

On behalf of Mr. Dewayne Cain, please allow this letter to serve as a formal request to waive the residential alley requirements as outlined in the City of Rockwall's Standards of Design and Construction Manual. We request this waiver due to the size of the estate size lots proposed in this zoning application.

Should you have any questions regarding this request please let me know.

Sincerely,

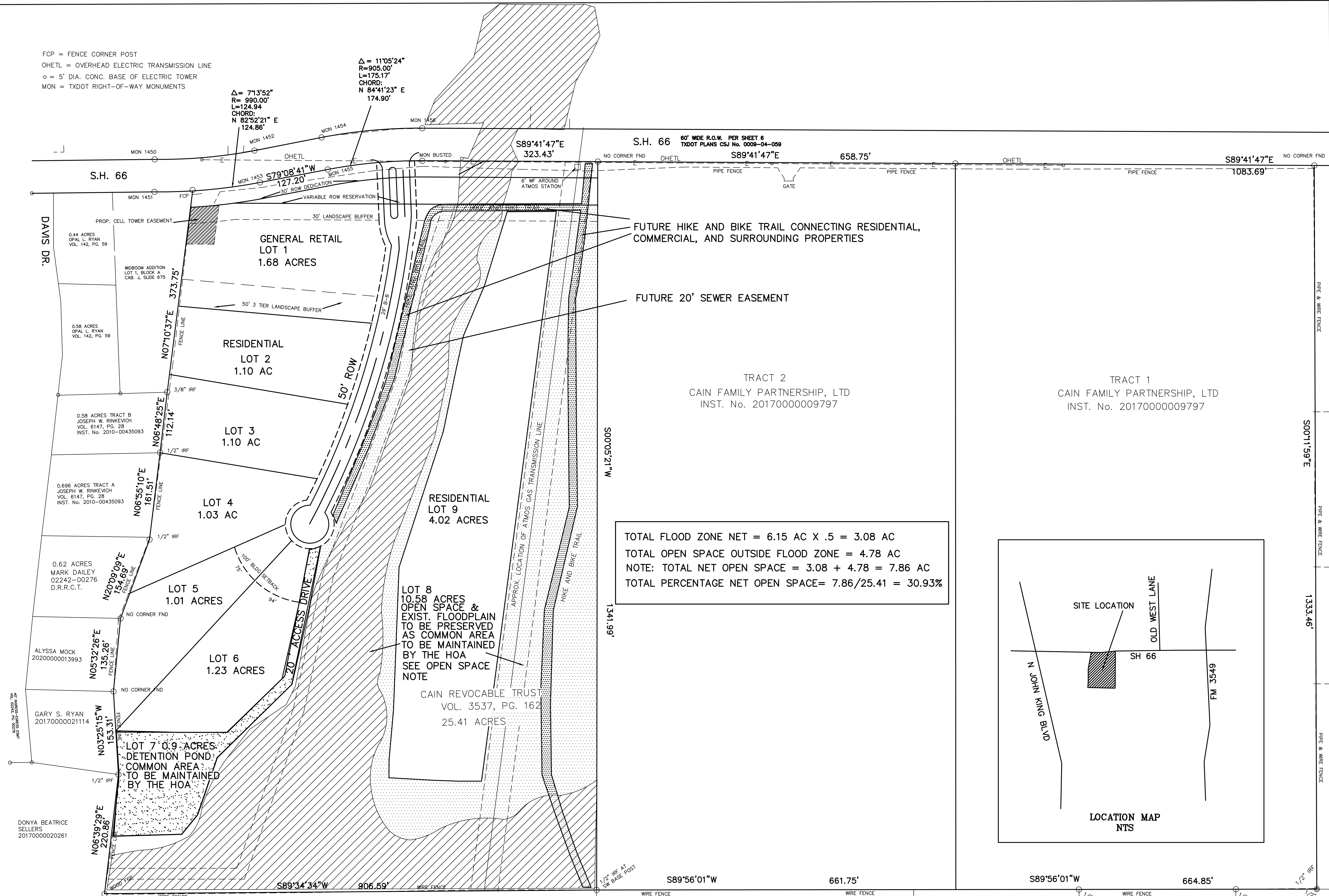
W.L. Douphrate II

W.L. Douphrate II, P.E.

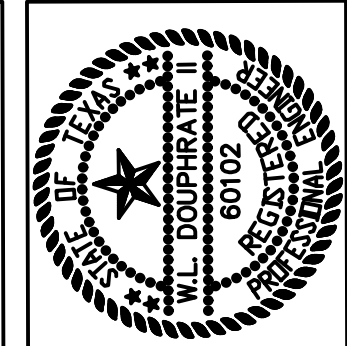
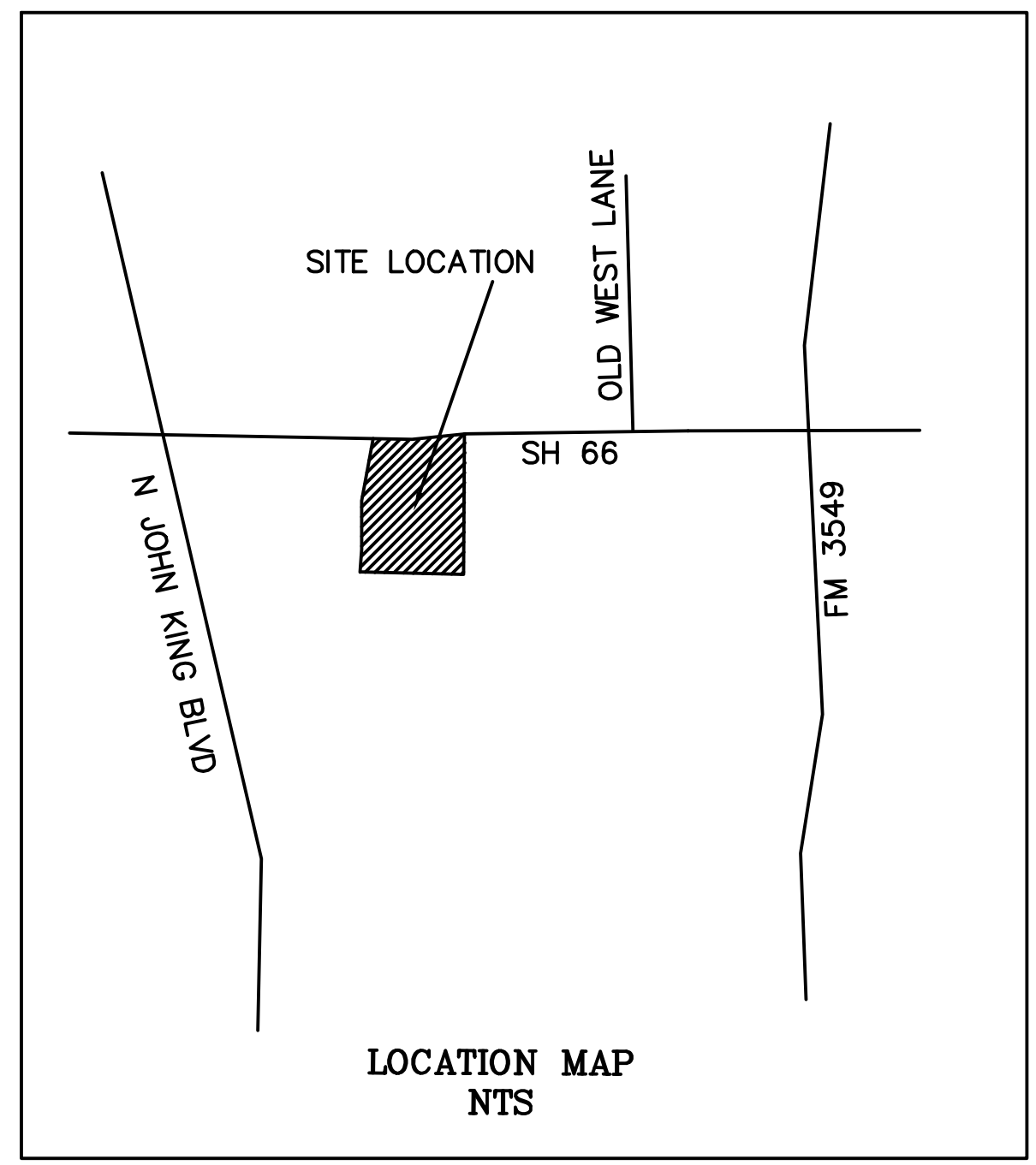
FCP = FENCE CORNER POST
 OHETL = OVERHEAD ELECTRIC TRANSMISSION LINE
 ○ = 5' DIA. CONC. BASE OF ELECTRIC TOWER
 MON = TXDOT RIGHT-OF-WAY MONUMENTS

$\Delta = 713'52"$
 $R = 990.00'$
 $L = 124.94'$
 CHORD:
 $N 82'32'21" E$
 $124.86'$

$\Delta = 11'05'24"$
 $R = 905.00'$
 $L = 175.17'$
 CHORD:
 $N 84'41'23" E$
 $174.90'$



TOTAL FLOOD ZONE NET = 6.15 AC X .5 = 3.08 AC
 TOTAL OPEN SPACE OUTSIDE FLOOD ZONE = 4.78 AC
 NOTE: TOTAL NET OPEN SPACE = 3.08 + 4.78 = 7.86 AC
 TOTAL PERCENTAGE NET OPEN SPACE = 7.86/25.41 = 30.93%



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERING EXAMINERS, STATE OF TEXAS, ON NOV 2, 2022.

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

CONCEPT PLAN W/ LOT LAYOUT
 CAIN SH 66 25 ACRE PLANNED DEVELOPMENT
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	
SCALE	1" = 80' H 1" = 1" V
DATE	NOV 4, 2022
PROJECT	21007 SITE PL.
	20

CASE NO. Z2022-053

STATE OF TEXAS:

COUNTY OF ROCKWALL:

FIELD NOTES:

BEING a 25.41 acre tract of land situated in the David Harr Survey, Abstract No. 102 and being the same tract of land as described in a Warranty Deed from J. Diane Folzenlogen to the Cain Revocable Family Trust as recorded in Volume 3537, Page 162 of the Deed Records of Rockwall, County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of the Lot 1, Block A of the Widboom Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 375 of the Plat Records of Rockwall County, Texas, said point being on the south right-of-way line of S.H. 66 (a 60' wide right-of-way);

THENCE along the south line of said S.H. 66 and along a curve to the left having a central angle of $7^{\circ}13'52''$, a radius of 990.00' and a chord that bears North $82^{\circ}52'21''$ East a distance of 124.86';

THENCE along said curve an arc distance of 124.94' to a TXDOT concrete monument with an aluminum cap stamped "1453";

THENCE North $79^{\circ}08'41''$ East a distance of 127.20' to a TXDOT concrete monument with an aluminum cap stamped "1455", said point being the beginning of a curve to the right having a central angle of $11^{\circ}05'24''$, a radius of 905.00' and a chord that bears North $84^{\circ}41'23''$ East a distance of 174.90';

THENCE along said right-of-way line an arc distance of 175.17' to a busted TXDOT monument found;

THENCE South $89^{\circ}41'47''$ East along said right-of-way line, a distance of 323.43' to a point for a corner, said point being the northwest corner of Tract 2 of a tract of land conveyed to Cain Family Partnership, Ltd. as recorded in Rockwall File Clerk's No. 20170000009797 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE South $00^{\circ}05'21''$ West along the west line of said Tract 2, a distance of 1341.99' to a $\frac{1}{2}$ " iron rod found at the southwest base of a wood fence corner post, said point being the northwest corner of Lot 10 of the revised Final Plat of Rolling Meadows Estates addition, an addition to Rockwall County, Texas as recorded in Cabinet D, Slide 59 of the Plat Records of Rockwall, County, Texas, said point also being the easterly northeast corner of a tract of land conveyed to Donya Beatrice Sellers as recorded in Instrument No. 20170000020261 of the Real Property Records of Rockwall County, Texas;

THENCE South $89^{\circ}34'34''$ West along the north line of said Sellers Tract, a distance of 906.59' to a wooden fence corner post being an "ell" corner of said Sellers tract;

THENCE North $06^{\circ}39'29''$ East along the east line of said Sellers Tract, a distance of 220.86' to a $\frac{1}{2}$ " iron pipe found, said point being the southeast corner of a tract of land conveyed to Gary S. Ryan as recorded in Instrument No. 20170000021114 R.P.R.R.C.T.;

THENCE North $03^{\circ}25'15''$ West a distance of 153.31' to a point for a corner, said point being the northeast corner of said Ryan Tract and the southeast corner of a tract of land conveyed to Alyssa Mock as recorded in Instrument No. 20200000013993 R.P.R.R.C.T.;

THENCE North 05°32'26" East a distance of 135.26' to a point for a corner, said point being the northeast corner of said Mock Tract and the southeast corner of a tract of land conveyed to Mark Dailey as recorded in Volume 2242, Page 276 of the Deed Records of Rockwall County, Texas;

THENCE North 20°09'09" East a distance of 154.69' to a ½" iron rod found for the northeast corner of said Dailey Tract and the southeast corner of a tract of land conveyed to Joseph W. Rinkevich as recorded in Volume 6147, Page 28 of the Deed Records of Rockwall County, Texas;

THENCE North 06°55'10" East a distance of 161.51' to a ½" iron rod found for a corner;

THENCE North 06°48'25" East a distance of 112.14' to a 3/8" iron rod found for the northeast corner of said Rinkevich Tract and the southeast corner of said Widboom Addition;

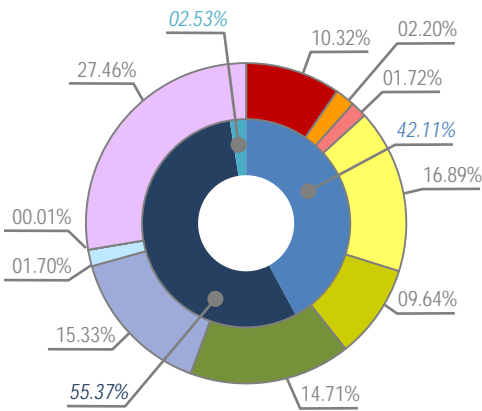
THENCE North 07°10'37" East a distance of 373.75' to the POINT OF BEGINNING and containing 25.41 acres or 1,107,008 square feet of land.

01 CENTRAL DISTRICT DISTRICT STRATEGIES

DISTRICT DESCRIPTION

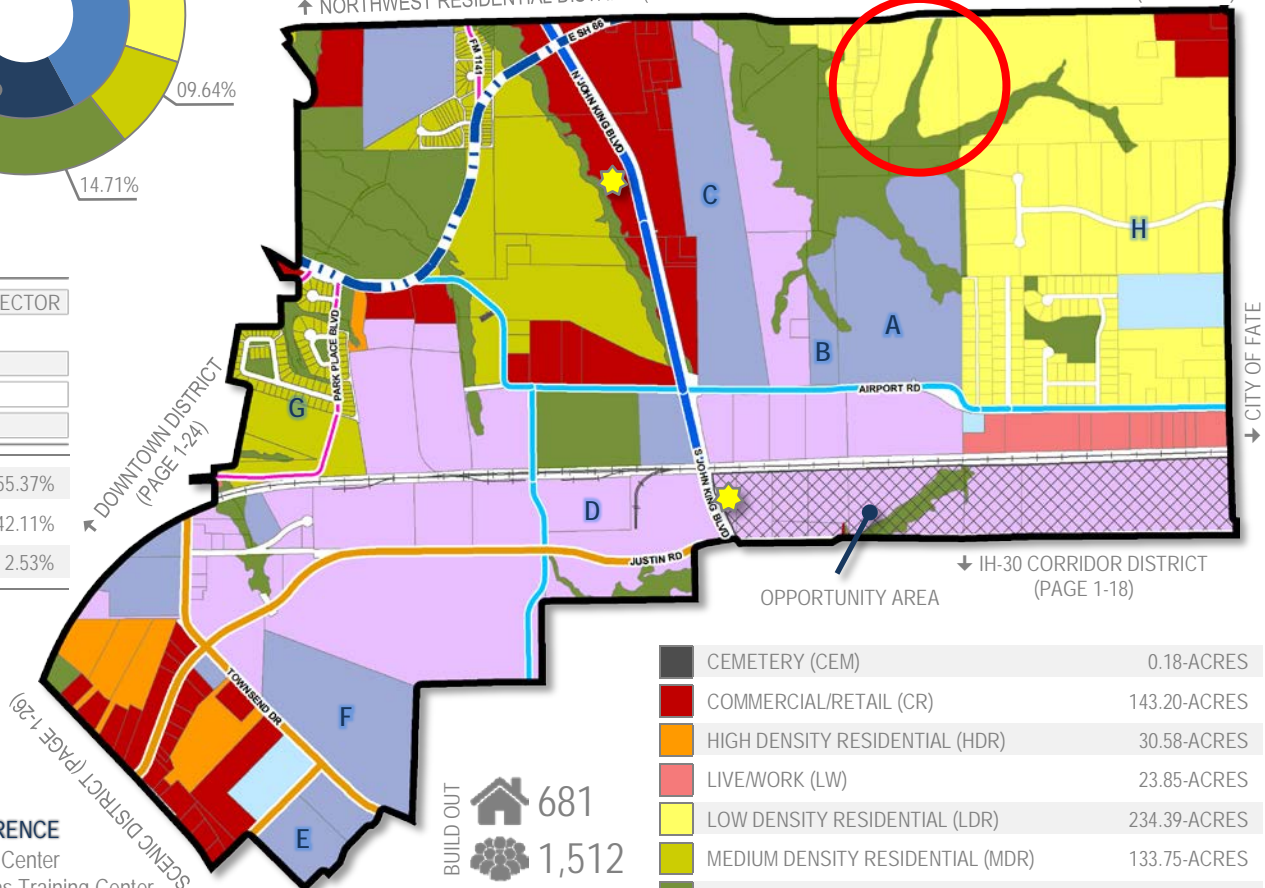
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Yellow	MINOR COLLECTOR	
Light Green	M4U	
Orange	M4D	
Dark Blue	P6D	
Dark Blue with square	TXDOT 4D	

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25) ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



- POINTS OF REFERENCE**
- A. Animal Adoption Center
 - B. Regional Firearms Training Center
 - C. Ralph Hall Municipal Airport
 - D. Leon Tuttle Athletic Complex
 - E. Rockwall County Courthouse
 - F. Utley Middle School
 - G. Park Place Subdivision
 - H. Rolling Meadows Subdivision

BUILD OUT

- House icon: 681
- Tree icon: 1,512

% OF ROCKWALL

- House icon: 1.10%
- Tree icon: 0.82%

CURRENT

- House icon: 220
- Tree icon: 488

Black	CEMETERY (CEM)	0.18-ACRES
Red	COMMERCIAL/RETAIL (CR)	143.20-ACRES
Orange	HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
Light Red	LIVE/WORK (LW)	23.85-ACRES
Yellow	LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
Light Green	MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
Dark Green	PARKS AND OPEN SPACE (OS)	204.05-ACRES
Light Blue	PUBLIC (P)	212.77-ACRES
Light Blue	QUASI-PUBLIC (QP)	23.65-ACRES
Dark Blue	SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
Purple	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR GENERAL RETAIL (GR) DISTRICT AND SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 25.87-ACRE TRACT OF LAND IDENTIFIED AS TRACT 14 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Dewayne Cain for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for General Retail (GR) District and Single-Family 1 (SF-1) District land uses, on a 25.87-acre tract of land identified as Tract 14 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, generally located on the southside of SH-66 east of the intersection of SH-66 and Davis Drive, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That 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. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with

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

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

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

trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

- (g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A':
Survey

BEING a 25.41 acre tract of land situated in the David Harr Survey, Abstract No. 102 and being the same tract of land as described in a Warranty Deed from J. Diane Folzenlogen to the Cain Revocable Family Trust as recorded in Volume 3537, Page 162 of the Deed Records of Rockwall, County, Texas and being more particularly described as follows:

BEGINNING at the northeast corner of the Lot 1, Block A of the Widboom Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 375 of the Plat Records of Rockwall County, Texas, said point being on the south right-of-way line of S.H. 66 (a 60' wide right-of-way);

THENCE along the south line of said S.H. 66 and along a curve to the left having a central angle of 7°13'52", a radius of 990.00' and a chord that bears North 82°52'21" East a distance of 124.86';

THENCE along said curve an arc distance of 124.94' to a TXDOT concrete monument with an aluminum cap stamped "1453";

THENCE North 79°08'41" East a distance of 127.20' to a TXDOT concrete monument with an aluminum cap stamped "1455", said point being the beginning of a curve to the right having a central angle of 11°05'24", a radius of 905.00' and a chord that bears North 84°41'23" East a distance of 174.90';

THENCE along said right-of-way line an arc distance of 175.17' to a busted TXDOT monument found;

THENCE South 89°41'47" East along said right-of-way line, a distance of 323.43' to a point for a corner, said point being the northwest corner of Tract 2 of a tract of land conveyed to Cain Family Partnership, Ltd. as recorded in Rockwall File Clerk's No. 2017000009797 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE South 00°05'21" West along the west line of said Tract 2, a distance of 1341.99' to a 1/2" iron rod found at the southwest base of a wood fence corner post, said point being the northwest corner of Lot 10 of the revised Final Plat of Rolling Meadows Estates addition, an addition to Rockwall County, Texas as recorded in Cabinet D, Slide 59 of the Plat Records of Rockwall, County, Texas, said point also being the easterly northeast corner of a tract of land conveyed to Donya Beatrice Sellers as recorded in Instrument No. 20170000020261 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°34'34" West along the north line of said Sellers Tract, a distance of 906.59' to a wooden fence corner post being an "ell" corner of said Sellers tract;

THENCE North 06°39'29" East along the east line of said Sellers Tract, a distance of 220.86' to a 1/2" iron pipe found, said point being the southeast corner of a tract of land conveyed to Gary S. Ryan as recorded in Instrument No. 20170000021114 R.P.R.R.C.T.;

THENCE North 03°25'15" West a distance of 153.31' to a point for a corner, said point being the northeast corner of said Ryan Tract and the southeast corner of a tract of land conveyed to Alyssa Mock as recorded in Instrument No. 2020000013993 R.P.R.R.C.T.;

THENCE North 05°32'26" East a distance of 135.26' to a point for a corner, said point being the northeast corner of said Mock Tract and the southeast corner of a tract of land conveyed to Mark Dailey as recorded in Volume 2242, Page 276 of the Deed Records of Rockwall County, Texas;

THENCE North 20°09'09" East a distance of 154.69' to a 1/2" iron rod found for the northeast corner of said Dailey Tract and the southeast corner of a tract of land conveyed to Joseph W. Rinkevich as recorded in Volume 6147, Page 28 of the Deed Records of Rockwall County, Texas;

THENCE North 06°55'10" East a distance of 161.51' to a 1/2" iron rod found for a corner;

THENCE North 06°48'25" East a distance of 112.14' to a 3/8" iron rod found for the northeast corner of said Rinkevich Tract and the southeast corner of said Widboom Addition;

THENCE North 07°10'37" East a distance of 373.75' to the *POINT OF BEGINNING* and containing 25.41 acres or 1,107,008 square feet of land.

Exhibit 'B': Concept Plan

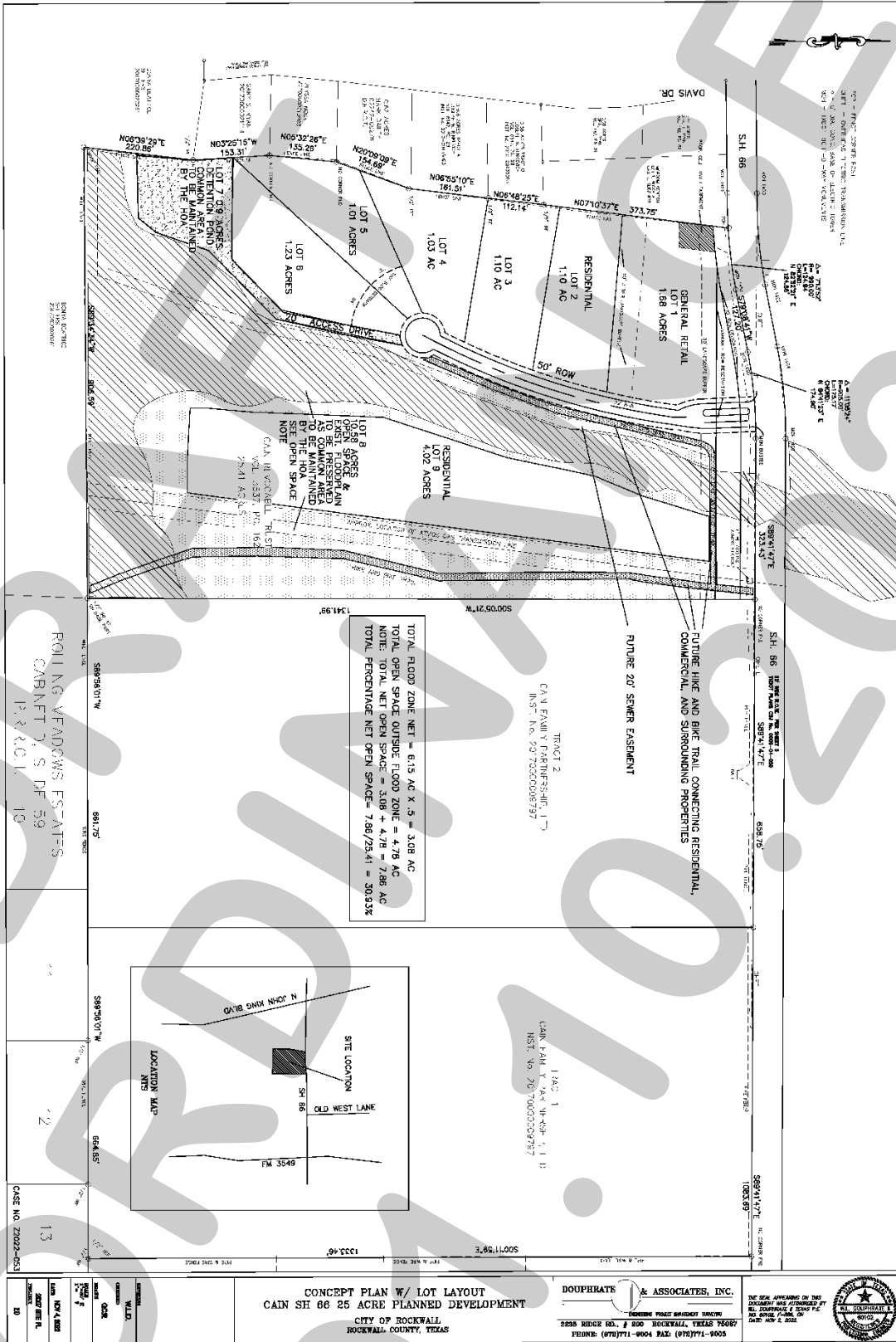


Exhibit 'C':
Density and Development Standards

DENSITY AND DEVELOPMENT STANDARDS.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the General Retail (GR) District and Single-Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance. These areas are limited to those uses permit by-right or by Specific Use Permit (SUP) for the Single-Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *General Retail* land uses as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the subject property shall be subject to the following:

The following land uses shall be permitted by-right:

- Commercial Freestanding Antenna

The following uses shall be expressly prohibited:

- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Convent, Monastery, or Temple
- Commercial Parking Garage
- Limited-Service, Full-Service, and/or Residence Hotel
- Motel
- Cemetery/Mausoleum
- Church/House of Worship
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Hospital
- Mortuary or Funeral Chapel
- Financial Institution with Drive-Through
- Temporary Carnival, Circus, or Amusement
- Outdoor Commercial Amusement/Recreation
- Private Country Club
- Golf-Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Private Club, Lodge or Fraternal Organization

Exhibit 'C':
Density and Development Standards

- Tennis Courts
- Banquet Facility/Event Hall
- Brew Pub
- Private Sports Arena, Stadium, and or Track
- Portable Beverage Service Facility
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Restaurant with less/more than 2,000 SF with a Drive-Through or Drive-In
- Rental Store without Outside Storage and/or Display
- Retail Store with Gasoline Sales that has less/more than Two (2) Dispensers
- Trade School
- Minor Auto Repair Garage
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- Non-Commercial Parking Lot
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) Residential. Except as provided by this Planned Development District ordinance, the residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 0.23 dwelling units per gross acre of land; however, in no case should the proposed development exceed 6 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Lot Type (see Concept Plan) ►</i>	
<i>Minimum Lot Width ⁽¹⁾</i>	70'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	43,560 SF
<i>Minimum Front Yard Setback ⁽²⁾</i>	20'
<i>Minimum Side Yard Setback</i>	6'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height ⁽³⁾</i>	36'
<i>Minimum Rear Yard Setback ⁽⁴⁾</i>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,000 SF

Exhibit 'C':
Density and Development Standards

Maximum Lot Coverage

45%

General Notes:

- ¹: The *Minimum Lot Width* shall be measured from the *Front Yard Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line. The front yard building setback shall be increased to a minimum of 50-feet adjacent to homes along SH-66.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of landscaping buffers utilizing a berm and three (3) tiered screening (*i.e.* [1] *a small to mid-sized shrub*, [2] *large shrubs or accent trees*, and [3] *canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(3) *Building Standards for Residential*. All development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 90.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



Exhibit 'C':
Density and Development Standards

FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (b) ***Roof Pitch.*** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) ***Garage Orientation and Garage Doors.*** Garages shall be oriented in a traditional swing (or j-swing) or recessed front entry (i.e. the garage door may be oriented toward the street as long as it is setback a minimum of 20-feet behind the front façade of the primary structure). All garage doors shall be required to have upgraded finishes (e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff):

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Exhibit 'C':
Density and Development Standards

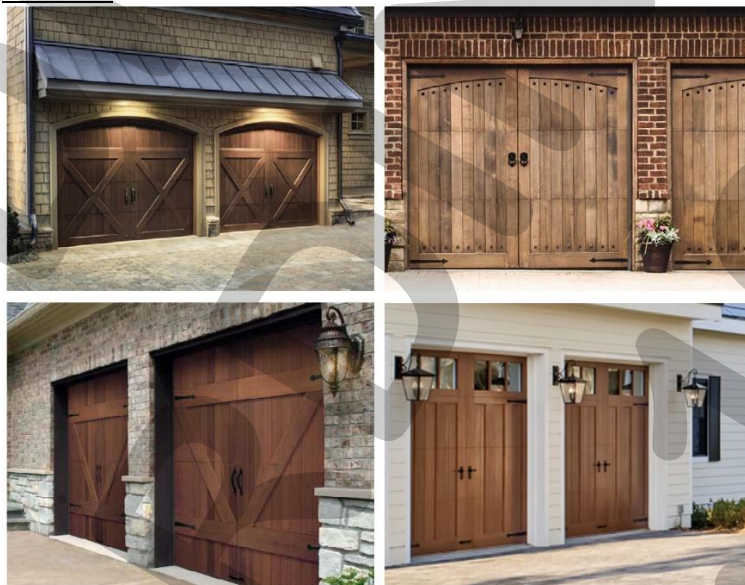
FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



FIGURE 6: EXAMPLES OF UPGRADED GARAGES



- (4) Anti-Monotony Restrictions. The development shall adhere to the following *Anti-Monotony* standards:
- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on

Exhibit 'C':
Density and Development Standards

the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

- (b) Front building elevations shall not repeat along any block face. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Number of Stories
 - (2) Roof Type and Layout
 - (3) Articulation of the Front Façade
 - (c) The subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
- (5) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Wrought Iron/Tubular Steel. All lots shall utilize fencing materials that shall be open in nature and not to exceed six (6) feet in height. Fences that extend beyond the front building line of any structure shall be required to be pipe-rail or similar fencing. No chain-link or wooden fencing shall be allowed.
 - (b) Lots with Floodplain. No fences shall be permitted within the floodplain.
- (6) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
 - (b) Landscape Buffer and Sidewalks (State Highway 66). A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
 - (c) Landscape Buffer (Adjacent to Residential Properties). A minimum of a 50-landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) along the entire adjacency.

Exhibit 'C':
Density and Development Standards

- (d) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches and ten (10) feet from public water, sanitary sewer and storm lines that are greater than ten (10) inches. All street trees shall be reviewed with the *PD Site Plan*.
- (e) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (f) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (g) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (7) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's standards.
- (8) Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (9) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (10) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (11) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

Exhibit 'C':
Density and Development Standards

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



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 10, 2023
APPLICANT: Asher Hamilton; *RIV Properties, LLC*
CASE NUMBER: Z2022-058; *PD Development Plan for the Harbor Residence*

SUMMARY

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

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [FM-3097] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. On December 2, 2002, Planned Development District 32 (PD-32) [*Ordinance No. 89-20*] was amended by *Ordinance No. 02-55*. This amendment brought the entire subject property into Planned Development District 32 (PD-32), which -- *at the time* -- designated the property for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as PD-32 or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (i.e. *condominiums and/or townhomes*) and 49 *single-family residential units* (i.e. *zero-lot-line or patio homes*) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* ... The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22* [i.e. *the regulating ordinance for Planned Development District 32 (PD-32)*] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.

On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. Under this approval a 176-unit condominium building was permitted to be established on the subject property. Also contained within this approval, was a reconfigured street network changing the alignments of Glen Hill Way and Pinnacle Way (see *Figure 1 for*

the alignment of these roadways prior to the approval of Ordinance No. 22-10). Specifically, the concept plan contained in Ordinance No. 22-10 showed Glen Hill Way being extended around the proposed building, connecting it to the section of Pinnacle Way adjacent to Trend Tower and the stub of Pinnacle Way of off Horizon Road (see Figure 2).

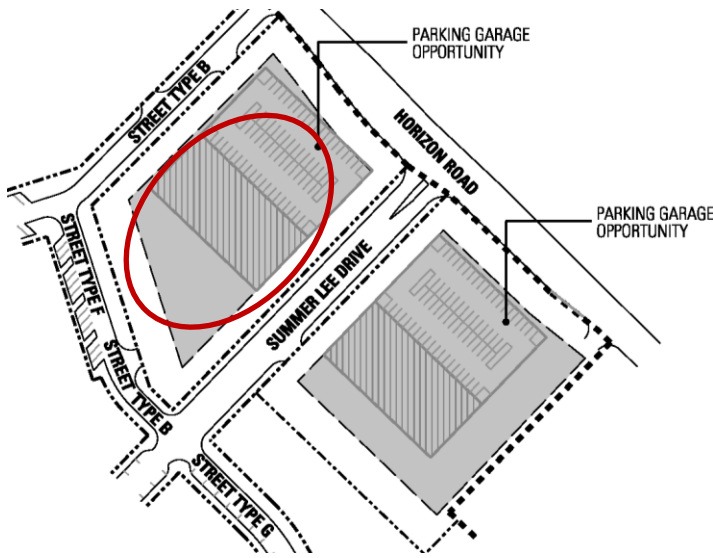


FIGURE 1: HORIZON/SUMMER LEE SUBDISTRICT CONCEPT PLAN CONTAINED IN ORDINANCE NO. 10-22
 RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY

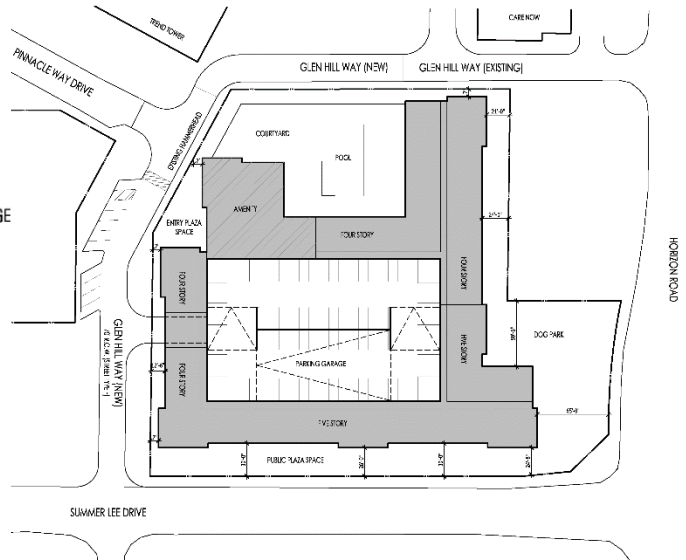


FIGURE 2: CONCEPT PLAN APPROVED WITH ORDINANCE NO. 22-10 SHOWING THE UPDATED AND APPROVED ALIGNMENT FOR GLEN HILL WAY AND PINNACLE WAY.

On July 5, 2022, the City Council approved the *PD Development Plan* [Ordinance No. 22-36] for the subject property. Under this approval the future 176-unit condominium building was permitted to adjust the alignments of Glenn Hill Way and Pinnacle Way. Specifically, the concept plan contained in Ordinance No. 22-36 showed Glenn Hill Way creating a ‘T’ intersection into Pinnacle Way instead of Pinnacle Way creating a ‘T’ intersection into Glen Hill Way.

PURPOSE

On December 12, 2022, the applicant -- *Asher Hamilton of RIV Properties, LLC* -- submitted an application requesting to amend the *PD Development Plan* approved by Ordinance No. 22-36 to add additional acreage into the proposed 176-unit condominium building and adjusting the building footprint of the proposed structure.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Horizon Road and [FM-3097] and Summer Lee Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [1] a 0.915-acre parcel of land (i.e. Lot 4, Block A, *Briscoe/Hillcrest Addition*) with a medical/office building (i.e. *CareNow*) situated on it, [2] a 2.0617-acre parcel of land (i.e. Lot 6, Block A, *Harbor District Addition*) with a multi-tenant office building and structured parking garage (i.e. *Trend Tower*) situated on it, and [3] a 0.45-acre vacant tract of land owned by the City of Rockwall. All of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Summit Office Subdistrict*. Beyond this are three (3) vacant tracts of land also situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32). Beyond this is the eastbound frontage road and main lane of E. IH-30.

South: Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the *OURHometown Vision 2040 Comprehensive Plan*. Beyond this is: [1] a 2.15-acre parcel of land (i.e. Lot 5, Block A, *Harbor Village Addition*) with a hotel (i.e. *Tru by Hilton*) situated on it, and [2] a 2.144-acre parcel of land (i.e. Lot 1, Block A, *Harbor Village Addition*) with a 228-unit condominium building situated on it. Running in between these properties in Glen Hill Way, which is identified as a *Minor Collector* on the City’s Master Thoroughfare Plan contained in the *OURHometown Vision 2040 Comprehensive Plan*. These

properties are situated within the *Horizon/Summer Lee, Interior, and Residential Subdistricts* of Planned Development District 32 (PD-32).

East: Directly east of the subject property is Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*) that is occupied with a portion of an existing commercial retail shopping center (*i.e. Carlisle Plaza*). This property is zoned Commercial (C) District.

West: Directly west of the subject property is a vacant 6.1978-acre tract of land (*i.e. Tract 41 of the E. Teal Survey, Abstract No. 207*) owned by the City of Rockwall. Adjacent to this tract of land is a 2.0617-acre parcel of land (*i.e. Lot 6, Block A, Harbor District Addition*) with a seven (7) story multi-tenant office building (*i.e. Trend Tower*). Both of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Summit Office Subdistrict*. Beyond this is Sunset Ridge Drive, which is identified as a *Type 'E' roadway* by Planned development District 32 (PD-32) or a roadway that serves as a primary street frontage for retail, residential and mixed-use developments.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing a revised building footprint and the additional acreage from what was approved with the *PD Development Plan* adopted by *Ordinance No. 22-36*. Specifically, the concept plan contained in *Ordinance No. 22-36* shows the parking garage being wrapped by the 176-condominium units, the dog park was to be located along Horizon Road, and the pool/courtyard was to be located along Pinnacle Way. Under the new proposed concept plan -- *depicted in Figure 3* --, both the parking garage and the pool/courtyard are wrapped by the condominium units. The dog park was also moved from Horizon Road to Pinnacle way. Staff should note that despite the increased size of the subject property and the change in the building footprint the number of *urban residential* units for the proposed project has not changed.

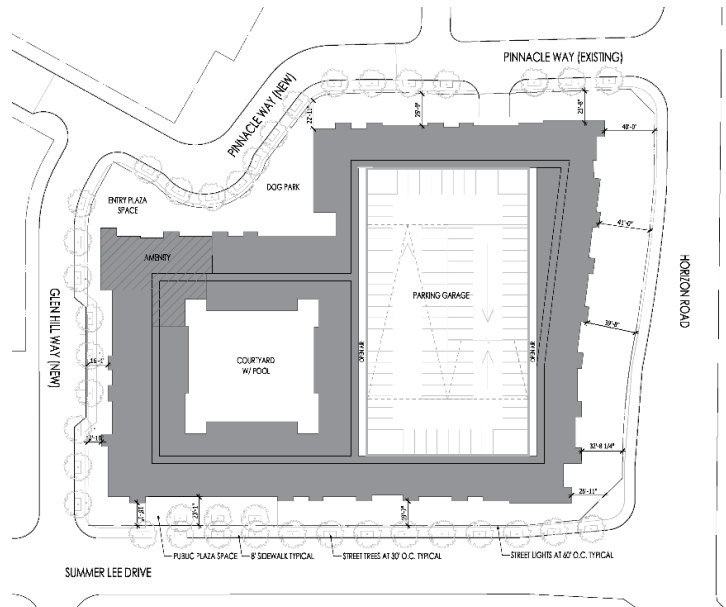


FIGURE 3: PROPOSED CONCEPT PLAN WITH REVISED BUILDING FOOTPRINT

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is partially located within the *Hillside Mixed-Use Subdistrict*; however, the majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*. This subdistrict is also where all of the development is being proposed for the urban residential units or condominiums. The following is a summary of the form-based code requirements for the *Horizon/Summer Lee Subdistrict* and how the project approved with *Ordinance No. 10-22* conforms to these requirements:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE FOR THE CONDOMINIUMS IN THE HORIZON/SUMMER LEE SUBDISTRICT

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILD-TO-LINE (FROM THE ROW): SUMMER LEE DRIVE	30-Feet	30-Feet; <i>IN CONFORMANCE</i>
SETBACK (FROM THE ROW): HORIZON ROAD	40-Feet	41-Feet; <i>IN CONFORMANCE</i>
GLEN HILL WAY (STREET TYPE F)	50-Feet	X ≥ 7'; <i>APPROVED WITH ORD. 10-22</i>
GLEN HILL WAY (STREET TYPE B)	30-Feet	7' to 12' 6"; <i>APPROVED WITH ORD. 10-22</i>
BUILDING FORM:	Summer Lee Drive block must have a minimum of 50% of its length defined by the building façade. Summer Lee Drive minimum façade built to the build-to-line is 45%	~87%; <i>IN CONFORMANCE</i> 60.77%; <i>IN CONFORMANCE</i>

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	Between 2' & 4'; <i>IN CONFORMANCE</i>
MAXIMUM LOT COVERAGE	60%	~60.009%; <i>IN CONFORMANCE</i>
LAND USE:		
GROUND FLOOR	Office, Retail, and Restaurant	Condominiums; <i>APPROVED WITH ORD. 10-22</i>
UPPER FLOORS	Office	Condominiums; <i>APPROVED WITH ORD. 10-22</i>
BUILDING HEIGHT	8-Stories	4-Stories; <i>IN CONFORMANCE</i>
ENCROACHMENTS	5-Feet	No Encroachments Defined; <i>IN CONFORMANCE</i>
SURFACE PARKING:		
SETBACK FROM ROW LINE	Summer Lee Drive and Horizon Road: 30-Feet Street Type 'F' and Street Type 'B': 10-Feet	No Surface Parking Indicated; <i>IN CONFORMANCE</i>
MAXIMUM AMOUNT OF SURFACE PARKING	20%	0%; <i>IN CONFORMANCE</i>
MAXIMUM NUMBER OF DRIVEWAYS	Summer Lee Drive: 2; Horizon Road: 0; Street Type 'F' and Street Type 'B': 1	1 on Glen Hill Way (Street Type 'F'); <i>IN CONFORMANCE</i>

Staff should note, that the applicant's current request does not change the conformance of the concept plan to the standards listed above; however, it does require the *PD Development Plan* to be amended. According to Planned Development District 32 (PD-32) [Ordinance No. 17-22], "(a) development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided by Section 9.3 of this ordinance." This section of the ordinance states "(i)n order to provide flexibility and create high quality projects, an applicant for development within the *PD District* [PD-32] may request a waiver of the following *District* or *Subdistrict* standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict."

In evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: "(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and (c) Will not prevent the implementation of the intent of this *PD District*." In this case, the applicant's request does not appear to change the intent of the *Sub-District* as approved by the City Council by Ordinance No. 10-22, or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density approved with Ordinance No. 22-10, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) **Roadways**. The applicant will be responsible for the construction of portions of Glen Hill Way and Pinnacle Way. Specifically, the applicant will be required to [1] build a 28-foot *face-to-face* concrete street from Summer Lee Drive to the proposed 'T' intersection of Glen Hill Way and Pinnacle Way, and [2] build a 28-foot *face-to-face* concrete street from the stub of Pinnacle Way adjacent to Trend Tower to the stub of Pinnacle Way off of Horizon Road [FM-3097]. A *Streetscape Plan* showing the sidewalks and pedestrian areas will be required to be submitted with site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the *Harbor District* per the City Council's direction from the November 5, 2018 City Council meeting.
- (2) **Wastewater and Water**. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan. In addition, a minimum of a 12-inch waterline shall be installed and looped through Glen Hill Way Drive.
- (3) **Drainage**. The applicant shall be required to pay a stormwater pro-rata fee of \$7,226.59 per acre.

NOTIFICATIONS

On December 14, 2022, staff mailed 37 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor and one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a PD Development Plan, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the PD Development Plan ordinance.
- (2) The applicant shall provide a *Streetscape Plan* for the proposed plazas and open spaces indicated along Summer Lee Drive and Glen Hill Way at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Department, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.
- (3) Any construction resulting from the approval of this PD Development Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Property ID	Legal Description	19924	19925	19926	19927	19930	19932	19928	83086	19931
		MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE					MOTON, BLOCK 7, LOT 2,3 & 4				
		MOTON, BLOCK 3, LOT 1,2,3 & 4					MOTON, BLOCK 9, LOT 1,2,3 & 4				
SUBDIVISION		MOTON, BLOCK 2, LOT 1,2,3 &4, FRONTAGE					MOTON, BLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD)				
GENERAL LOCATION		MOTON, BLOCK 5, LOT 1,2,3 & 4					MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD)				
							MOTON, BLOCK 8, LOT 1 & 2				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	2.84	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

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

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

<input checked="" type="checkbox"/> OWNER	RIV Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	RIV Rockwall LLC
CONTACT PERSON	Asher Hamilton	CONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684	PHONE	(214) 908-4684
E-MAIL	ahamilton@realityinvestments.com	E-MAIL	ahamilton@realityinvestments.com

NOTARY VERIFICATION [REQUIRED]

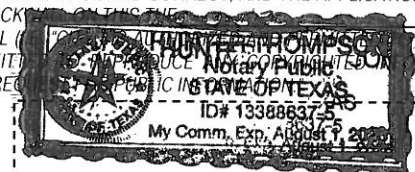
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Asher Hamilton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF December, 2022.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 08/01/2026



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

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OTHER APPLICATION FEES:

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

NOTES:

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² A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Condominium

ACREAGE .22 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

<input checked="" type="checkbox"/> OWNER	Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC RIV Rockwall LLC
CONTACT PERSON	David Stubblefield	CONTACT PERSON	Asher Hamilton
ADDRESS	709B W Rusk St #520	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(972) 772-0100	PHONE	(214) 908-4684
E-MAIL	david@davidstubblefield.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

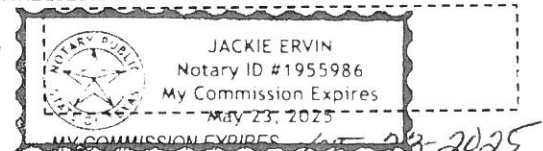
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tony Curtis Moton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING.

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF December 2022

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

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MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE LOT BLOCK

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Condominium

ACREAGE .22 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

<input checked="" type="checkbox"/> OWNER	Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC RIV Rockwall LLC
CONTACT PERSON	David Stubblefield	CONTACT PERSON	Asher Hamilton
ADDRESS	709B W Rusk St #520	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(972) 772-0100	PHONE	(214) 908-4684
E-MAIL	david@davidstubblefield.com	E-MAIL	ahamilton@realtyinvestments.com

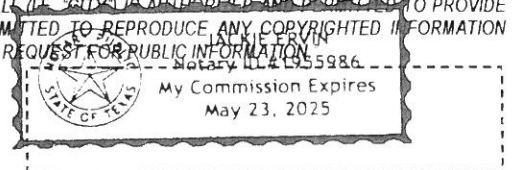
NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 500.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5TH DAY OF December, 2022

OWNER'S SIGNATURE Kathy A Moton



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jackie Erin

MY COMMISSION EXPIRES 05 23 2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Condominium

ACREAGE .22 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

<input checked="" type="checkbox"/> OWNER	Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC <i>RIV Rockwall LLC</i>
CONTACT PERSON	David Stubblefield	CONTACT PERSON	Asher Hamilton
ADDRESS	709B W Rusk St #520	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(972) 772-0100	PHONE	(214) 908-4684
E-MAIL	david@davidstubblefield.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

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

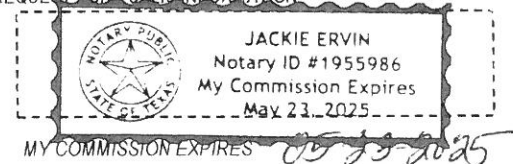
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF December, 2022

OWNER'S SIGNATURE

Terra Moton
Jackie Ervin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE .22

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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

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

OWNER Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton

APPLICANT ~~RIV Properties LLC~~ **RIV Properties LLC**
RIV Rockwall LLC

CONTACT PERSON David Stubblefield

CONTACT PERSON Asher Hamilton

ADDRESS 709B W Rusk St #520

ADDRESS PO Box 192054

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75219

PHONE (972) 772-0100

PHONE (214) 908-4684

E-MAIL david@davidstubblefield.com

E-MAIL ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

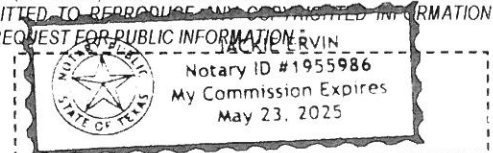
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Debra Lynn Heard [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF December, 2022

OWNER'S SIGNATURE Debra Lynn Heard

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jackie Ervin



MY COMMISSION EXPIRES 05-23-2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

<p>PLATTING APPLICATION FEES:</p> <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹	<p>ZONING APPLICATION FEES:</p> <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
<input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹	<input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
<input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹	<input checked="" type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
<input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹	<p>OTHER APPLICATION FEES:</p> <input type="checkbox"/> TREE REMOVAL (\$75.00)
<input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)	<input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²
<input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)	<p>NOTES:</p> <p>¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.</p> <p>² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
<p>SITE PLAN APPLICATION FEES:</p> <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹	
<input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Condominium

ACREAGE .12 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

<input checked="" type="checkbox"/> OWNER	Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC RIV Rockwall LLC
CONTACT PERSON	David Stubblefield	CONTACT PERSON	Asher Hamilton
ADDRESS	709B W Rusk St #520	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(972) 772-0100	PHONE	(214) 908-4684
E-MAIL	david@davidstubblefield.com	E-MAIL	ahamilton@realtyinvestments.com

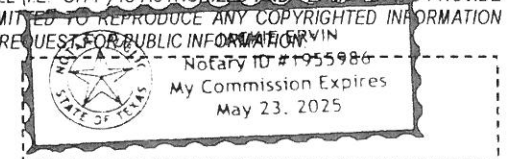
NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF December 2022
OWNER'S SIGNATURE James A. Moton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jackie Green



MY COMMISSION EXPIRES 05-23-2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE .12

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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

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

OWNER Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton

APPLICANT RIV Properties LLC ~~RIV Properties LLC~~
RIV Rockwall LLC

CONTACT PERSON David Stubblefield

CONTACT PERSON Asher Hamilton

ADDRESS 709B W Rusk St #520

ADDRESS PO Box 192054

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75219

PHONE (972) 772-0100

PHONE (214) 908-4684

E-MAIL david@davidstubblefield.com

E-MAIL ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alvin David Moton, Jr. [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING.

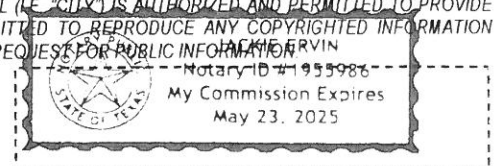
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF December 2022. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF December 2022

OWNER'S SIGNATURE

Alvin David Moton, Jr.
Jackie Erwin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 05-23-2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 19920 MOTON, BLOCK 1, LOT 1, FRONTAGE

SUBDIVISION 19921 MOTON, BLOCK 1, LOT 2, FRONTAGE LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32 CURRENT USE Undeveloped

PROPOSED ZONING PD-32 PROPOSED USE Condominium

ACREAGE .12 LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

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

OWNER Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, Kathy Moton

APPLICANT RIV Properties LLC *RIV Rockwall LLC*

CONTACT PERSON David Stubblefield

CONTACT PERSON Asher Hamilton

ADDRESS 709B W Rusk St #520

ADDRESS PO Box 192054

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75219

PHONE (972) 772-0100

PHONE (214) 908-4684

E-MAIL david@davidstubblefield.com

E-MAIL ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

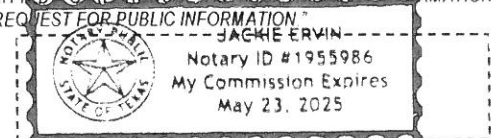
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Beulah Jean Robertson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 20 22. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF December, 2022

OWNER'S SIGNATURE Beulah Jean Robertson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jackie Ervin



MY COMMISSION EXPIRES 05-23 2025



DEVELOPMENT APPLICATION

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

CC 9

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE)¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹

FINAL PLAT (\$300.00 + \$20.00 ACRE)¹

REPLAT (\$300.00 + \$20.00 ACRE)¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE)¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 19922 MOTON, BLOCK 1, LOT 3, FRONTAGE

SUBDIVISION: 19923 MOTON, BLOCK 1, LOT 4, FRONTAGE

GENERAL LOCATION	LOT	BLOCK

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32	CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	.22	LOTS [CURRENT]	N/A
		LOTS [PROPOSED]	N/A

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

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

<input checked="" type="checkbox"/> OWNER	Judy Grace Bryant, individually and as Administrator of the Estate of Douglass Frederick Wygal, Deceased	<input checked="" type="checkbox"/> APPLICANT	RIV Properties LLC RIV Rockwall LLC
CONTACT PERSON	David Stubblefield	CONTACT PERSON	Asher Hamilton
ADDRESS	709B W Rusk St #520	ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(972) 772-0100	PHONE	(214) 908-4684
E-MAIL	david@davidstubblefield.com	E-MAIL	ahamilton@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

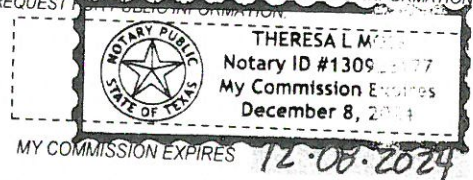
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Judy Grace Bryant [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF December, 2022

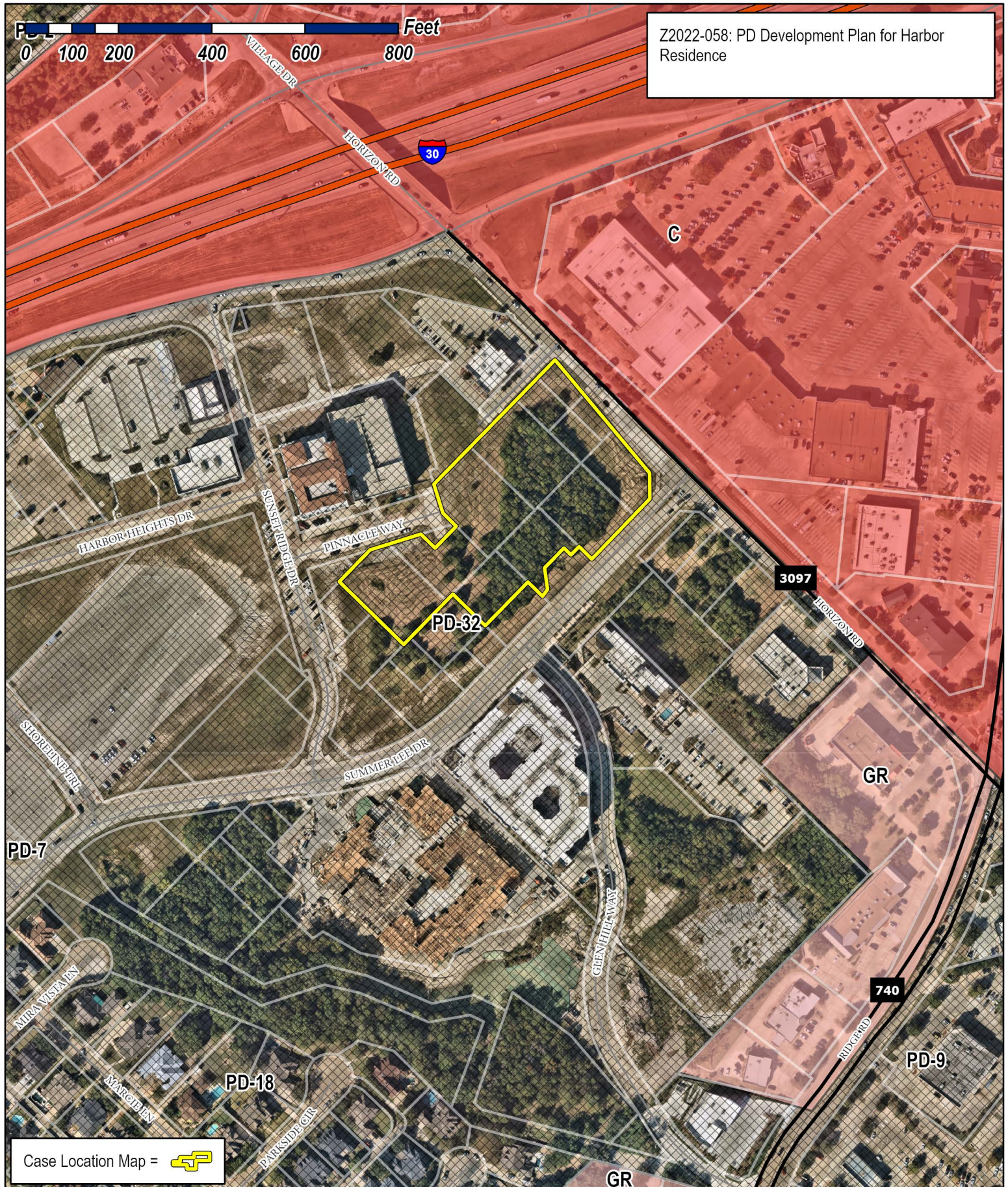
OWNER'S SIGNATURE: Judy Grace Bryant


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Theresa L. M...





Z2022-058: PD Development Plan for Harbor Residence



Case Location Map = 



City of Rockwall

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

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

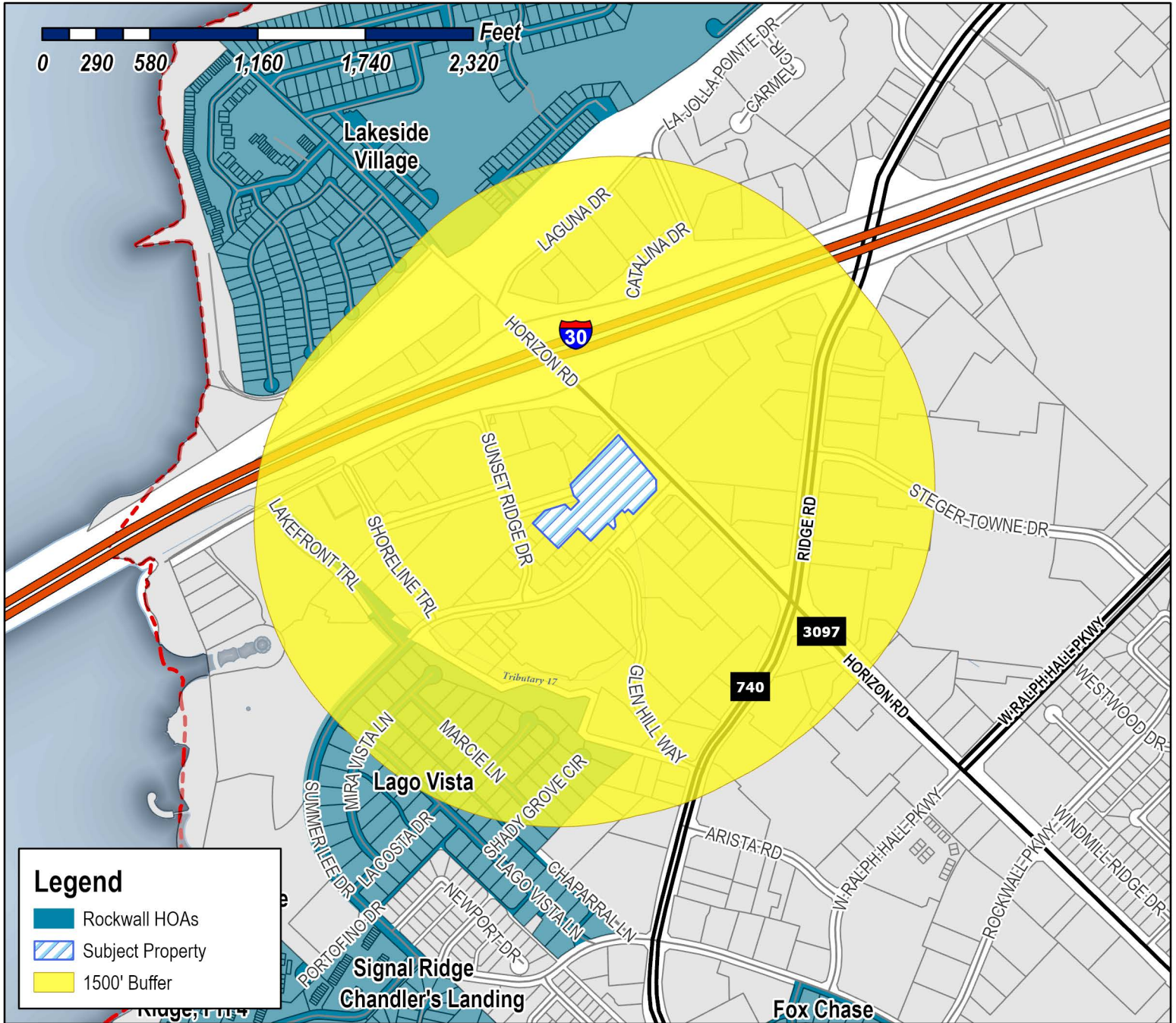




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2022-058
Case Name: PD Development Plan for Harbor Residence
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address:

Date Saved: 12/12/2022

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



Lee, Henry

From: Guevara, Angelica
Sent: Wednesday, December 14, 2022 3:03 PM
Cc: Miller, Ryan; Ross, Bethany; Chapin, Sarah; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-058]
Attachments: Public Notice Z2022-058.pdf; HOA Map Z2022-058.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 16, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 17, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-058: PD Development Plan for a 176-Unit Condominium Building

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

Thank you,

Angelica Guevara

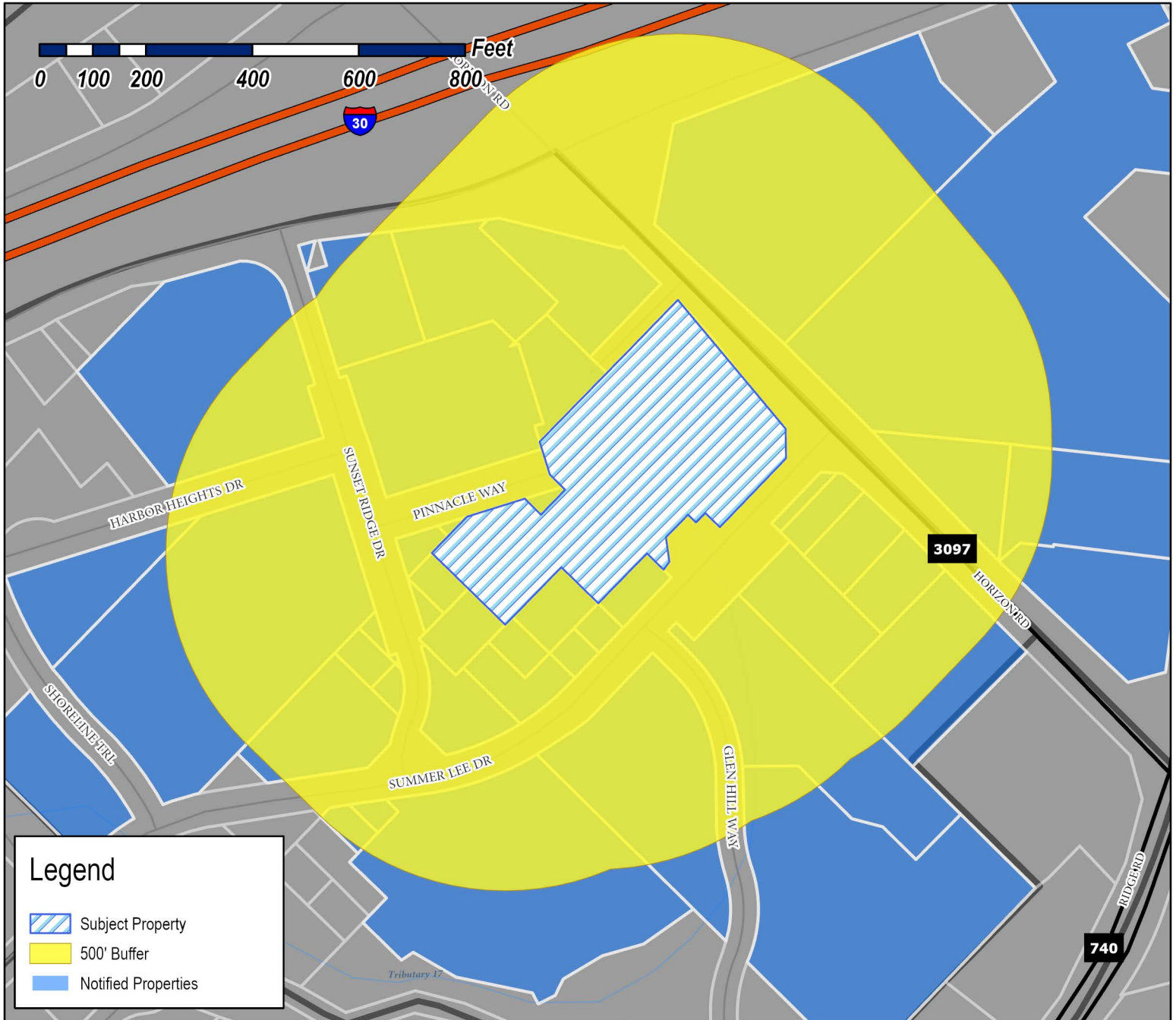
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7145
Direct: 972-772-6438



City of Rockwall

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

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Case Number: Z2022-058
Case Name: PD Development Plan for Harbor Residence
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address:

Date Saved: 12/12/2022

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



SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

CAIN DOYLE E
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

CAIN DOYLE
1375 COUNTY ROAD 2290
MINEOLA, TX 75773

MHC ROCKWALL LLC
1468 KIMBROUGH RD SUITE 103
GERMANTOWN, TN 38138

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

ADEBOWALE OLUMIDE
17639 TRINITY MEADOW LANE
RICHMOND, TX 77407

WHITE MICHAEL AND
MARION E WILSON AND DIMENSIONS REAL
ESTATE SERVICES LLC
2304 W WHEATLAND RD
DALLAS, TX 75232

RESIDENT
2400 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

BRYANT JUDY GRACE AND
DOUGLASS FREDERICK WYGAL
2528 MARK
MESQUITE, TX 75150

RESIDENT
2620 SUNSET RIDGE DR
ROCKWALL, TX 75032

RESIDENT
2651 SUNSET RIDGE DR
ROCKWALL, TX 75032

RESIDENT
2701 SUNSET RIDGE
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HH RETAIL CENTER LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

HARBOR HEIGHTS INVESTORS LP
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

101 HUBBARD DR LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

MOTON ALVIN D SR & ETHEL
3419 LILY LN
ROWLETT, TX 75089

MOTON ETHEL REED
C/O OF TONY C MOTON
3419 LILY LN
ROWLETT, TX 75089

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

RESIDENT
405 I30
ROCKWALL, TX 75032

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

EIGHTYTWO REAL ESTATE HOLDINGS LLC
5740 PROSPECT AVE SUITE 2001
DALLAS, TX 75206

RESIDENT
600 HORIZON DR
ROCKWALL, TX 75032

CARSON MARK R
701 N MUNSON RD
ROYSE CITY, TX 75189

BUILDERS ASSOCIATES #3
ATTN: ARNOLD SCHLESINGER
9595 WILSHIRE BLVD STE 700
BEVERLY HILLS, CA 90212

TX FLORENCE APARTMENTS LLC
9757 NE JUANITA DRIVE SUITE 300
KIRKLAND, WA 98034

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

CULPEPPER /SPATEX JV
%GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

SPATEX GROUP PARTNERSHIP
C/O GARY SHULTZ
PO BOX 190569
DALLAS, TX 75219

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

PUBLIC NOTICE



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

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

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

Z2022-058: PD Development Plan for a 176-Unit Condominium Building

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, January 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

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

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2022-058: PD Development Plan for a 176-Unit Condominium Building

Please place a check mark on the appropriate line below:

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

[Redacted area for reasons]

Name: [Redacted]
Address: [Redacted]

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

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

Lee, Henry

From: Tiki Sherman <tiki_sherman@msn.com>
Sent: Wednesday, December 14, 2022 11:33 AM
To: Lee, Henry
Subject: Condos at Summer Lee and Horizon

Good afternoon Mr. Lee,

I am opposed to more multi family condos being built in Rockwall.

My property backs up to Summer Lee. I don't want to hear even more traffic on my road. It already takes 15-20 minutes to get on I-30 and I live less than 2 miles away.

I will be at the meeting on 12/27 and I will be voicing my opposition.

Sincerely,

Tiki Sherman
112 Mayflower CT
214-796-5291

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: DEBRA HEARD
To: Planning
Subject: Case #Z2022-058
Date: Sunday, December 18, 2022 6:50:24 PM

Good evening,

My name is Debra Moton Heard and I live at 7021 Jack Franzen Dr, Garland, TX 75043.

I am in favor of the building of a 176 unit condominium being built on the property outlined in the case.

My reasons for agreeing are twofold.

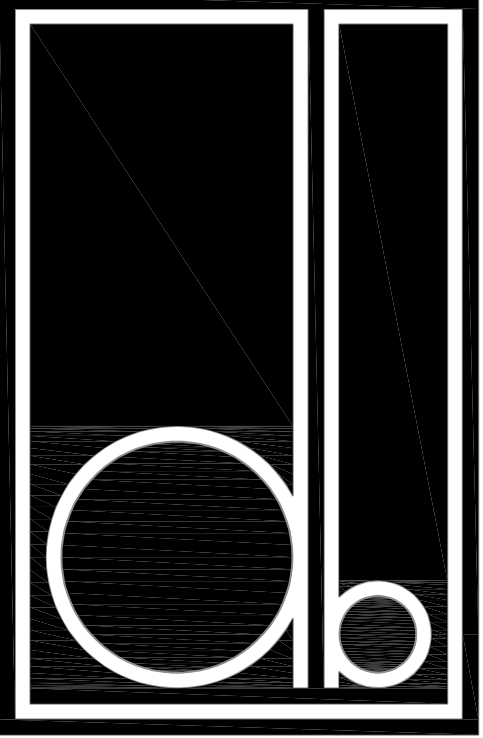
1) I moved to Rockwall in 1967 in this area when the properties around Ridge Road and Horizon Rd. were filled with homes and only one gas station/convenience store. I am happy to see the growth in this community, and I would love to see our property providing housing for others.

and

2) I would profit financially

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



DESIGN BALANCE, INC.
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
214.668.2306

OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCE

ROCKWALL, TEXAS

PROJECT NUMBER:
22008

DATE ISSUED:
12/12/2022

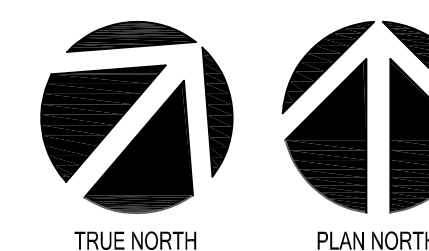
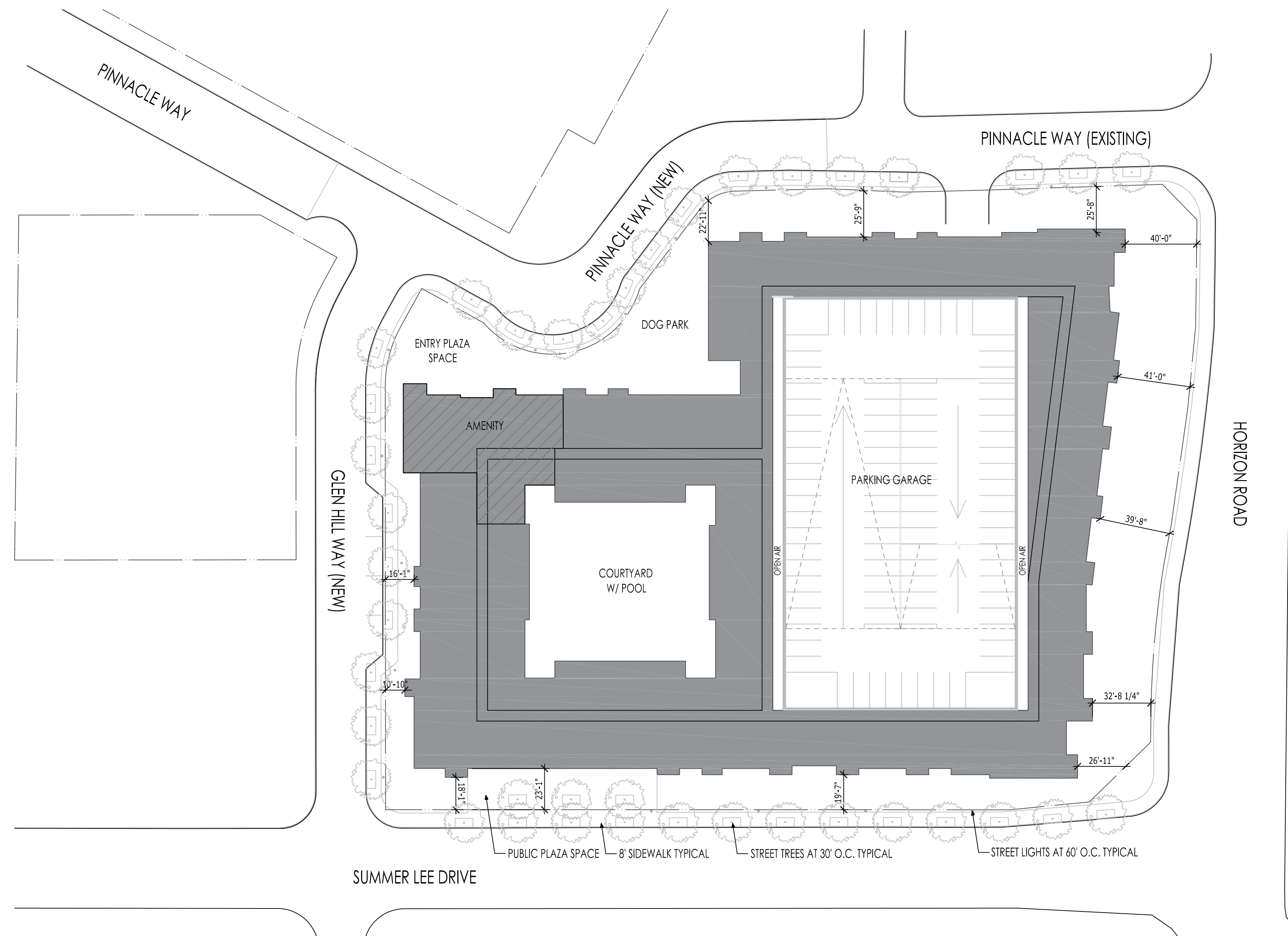
REVISIONS:

SHEET TITLE:
PD DEVELOPMENT
PLAN

SHEET NAME:
A100

CASE NUMBER:
Z2022-001

PROJECT DATA		
SITE AREA: 3.2 ACRES (ESTIMATED) 76% LOT COVERAGE		
REQUIRED PARKING:		
1 BR UNITS	108 UNITS	162 SPACES
2 BR UNITS	60 UNITS	120 SPACES
3 BR UNITS	8 UNITS	20 SPACES
TOTAL UNITS	176 UNITS	302 SPACES
(1) THREE/FOUR STORY BUILDING 421,964 GSF 1,58,923 NRSF 890 SF AVG. UNIT SIZE 176 UNITS		
PROVIDED PARKING:		
GARAGES		305 SPACES
TOTAL PARKING		305 SPACES
INTERIOR AMENITY SPACE 6,850 GSF	302 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	



01

PD DEVELOPMENT PLAN

Scale: 1" = 40'-0"

CITY OF ROCKWALL

ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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

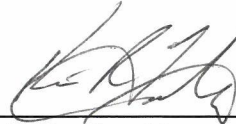
SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance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

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2022.



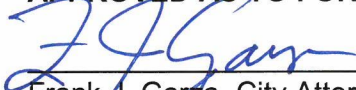
Kevin Fowler, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2nd Reading: March 7, 2022



Exhibit 'A':
Legal Description and Location Map

PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number 2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1, Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

Exhibit 'A':
Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South 45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

Exhibit 'A':
Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 foot wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

Exhibit 'A':
Legal Description and Location Map

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4, Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8, the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the *POINT OF BEGINNING* and containing 0.230-acres (10,002 square-feet) of land.

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

Exhibit 'A':
Legal Description and Location Map

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

Exhibit 'A':
Legal Description and Location Map

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

Exhibit 'A':
Legal Description and Location Map

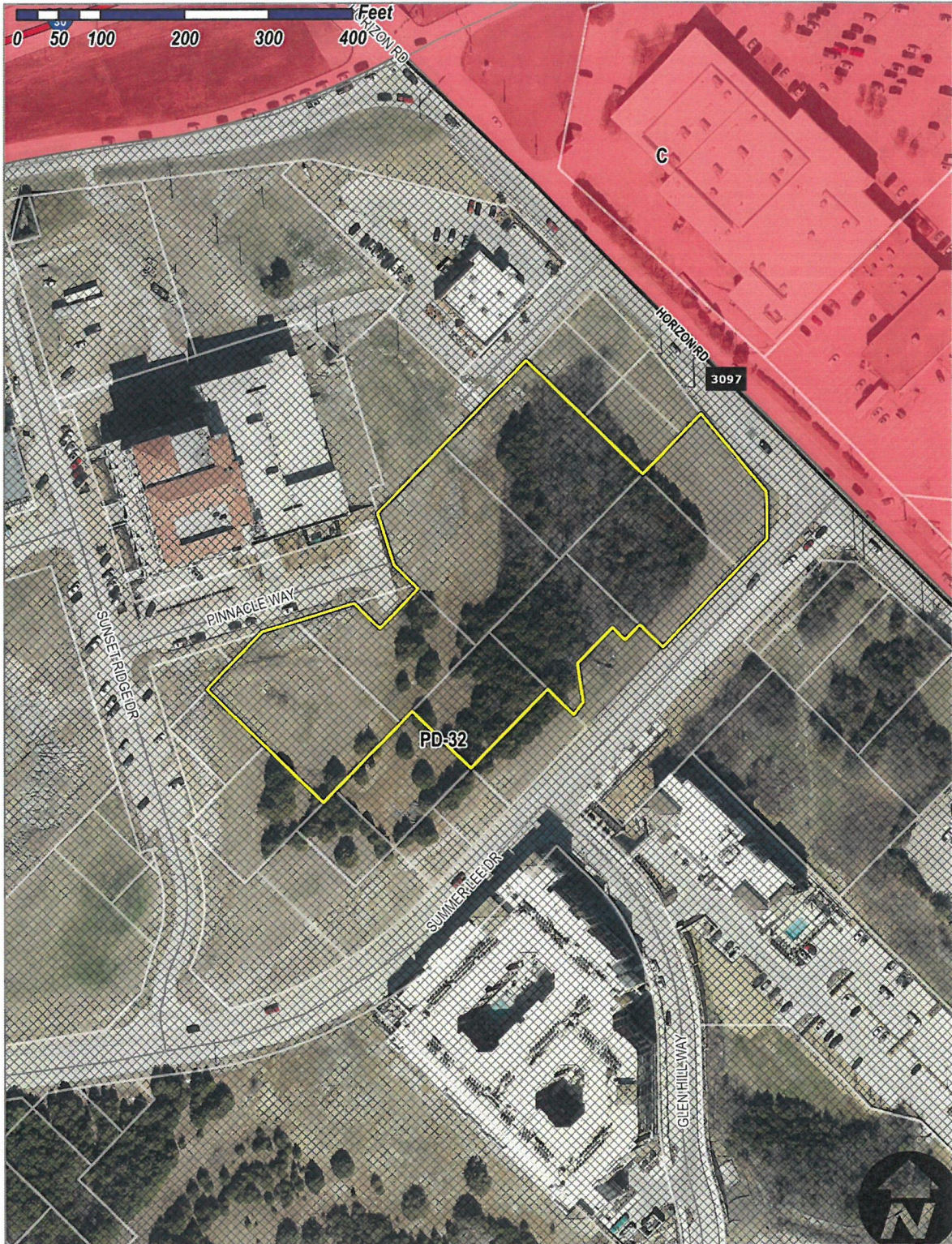
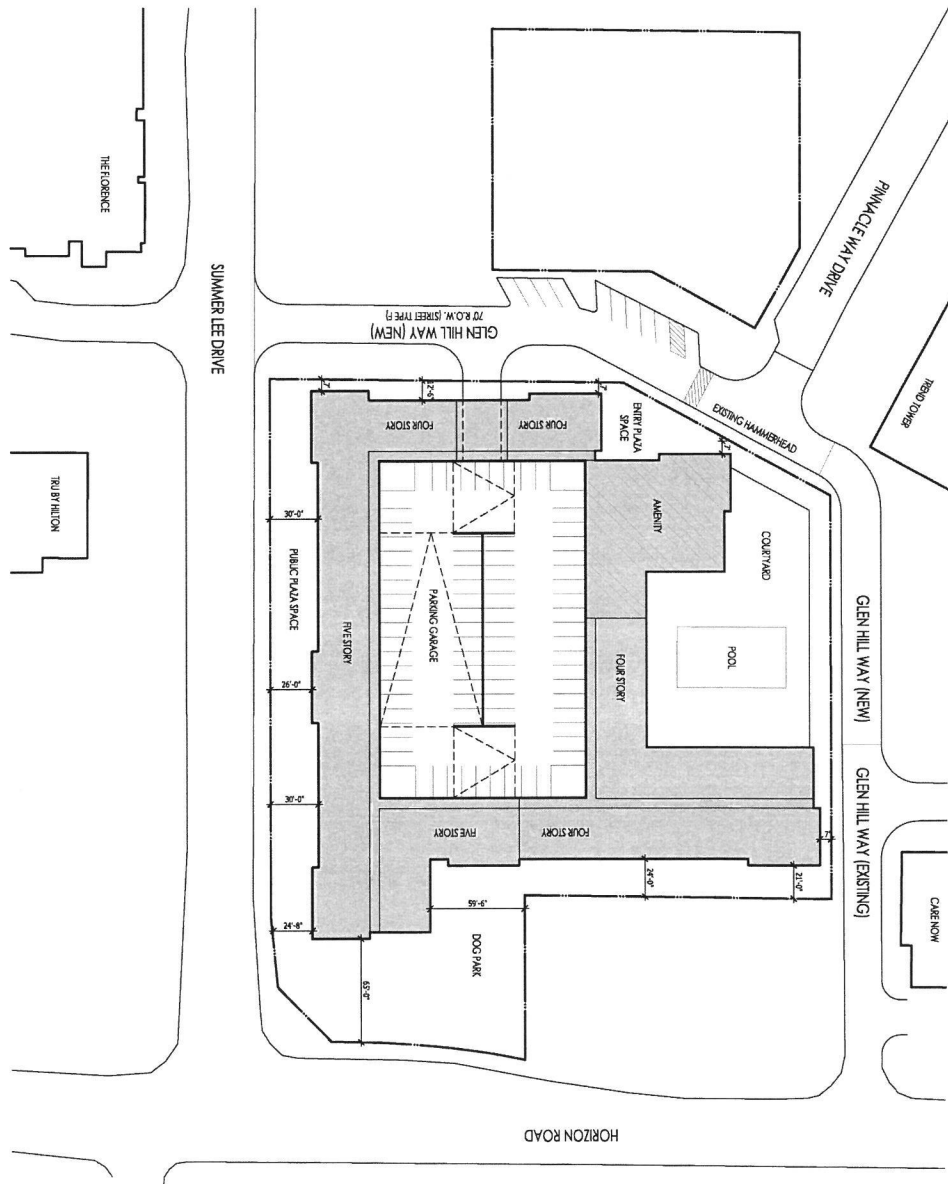


Exhibit 'B': Concept Plan

PROJECT DATA	
SITE AREA: 2.84 ACRES (ESTIMATED)	REQUIRED PARKING: 128 UNITS
698,407 COVERAGE	288 UNITS
(1) FOUR/FIVE STORY BUILDING	TOTAL UNITS 178 UNITS
297,000 GSF	PROVIDED PARKING: GARAGES 300 SPACES
167,200 NSF	TOTAL PARKING 300 SPACES
950 SF AVG. UNIT SIZE	
178 UNITS	
INTERIOR AMBIENT SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT



01

PD DEVELOPMENT PLAN
Scale: 1" = 60'-0"

Exhibit 'C':
Conceptual Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2, BLOCK 1; LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton on behalf of RIV Properties; Alvin Moton Jr.; James Moton; Debra Heard; Beulah Robertson; Tony Moton; and Kathy Moton for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede *Ordinance No. 22-10*; and,

SECTION 2. That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 3. That development of the *Subject Property* shall generally be in accordance with

the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

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

SECTION 5. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) A 20-foot landscape buffer along Horizon Road [*FM-3097*] shall be provided that includes two (2) canopy and four (4) accent trees per 100-linear feet, and a generally continuous berm and evergreen shrub row.
- (6) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (7) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph,

or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF FEBRUARY, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

Exhibit 'A':
Legal Description and Location Map

PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number 2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1, Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

Exhibit 'A':
Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01 feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-foot wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South 45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

Exhibit 'A':
Legal Description and Location Map

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS

Exhibit 'A':
Legal Description and Location Map

6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4, Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8, the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the *POINT OF BEGINNING* and containing 0.230-acres (10,002 square-feet) of land.

Exhibit 'A':
Legal Description and Location Map

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43” East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped “RPLS 6484” set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03” West, a distance of 184.95-feet;

THENCE North 72°49'03” East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped “RPLS 5034” found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46” East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped “RPLS 5034” found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16” East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped “Maddox” found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03” West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped “Maddox” found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51” West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped “RPLS6484” set in the northwest line of said Lot 2, Block 5 and in the southeast line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43” East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped “Sam Inc” bears North 44°39'37” West, a distance of 19.25-feet;

THENCE South 45°21'44” East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the west corner of said Lot 4, Block 5 and the intersection of said southwest

Exhibit 'A':
Legal Description and Location Map

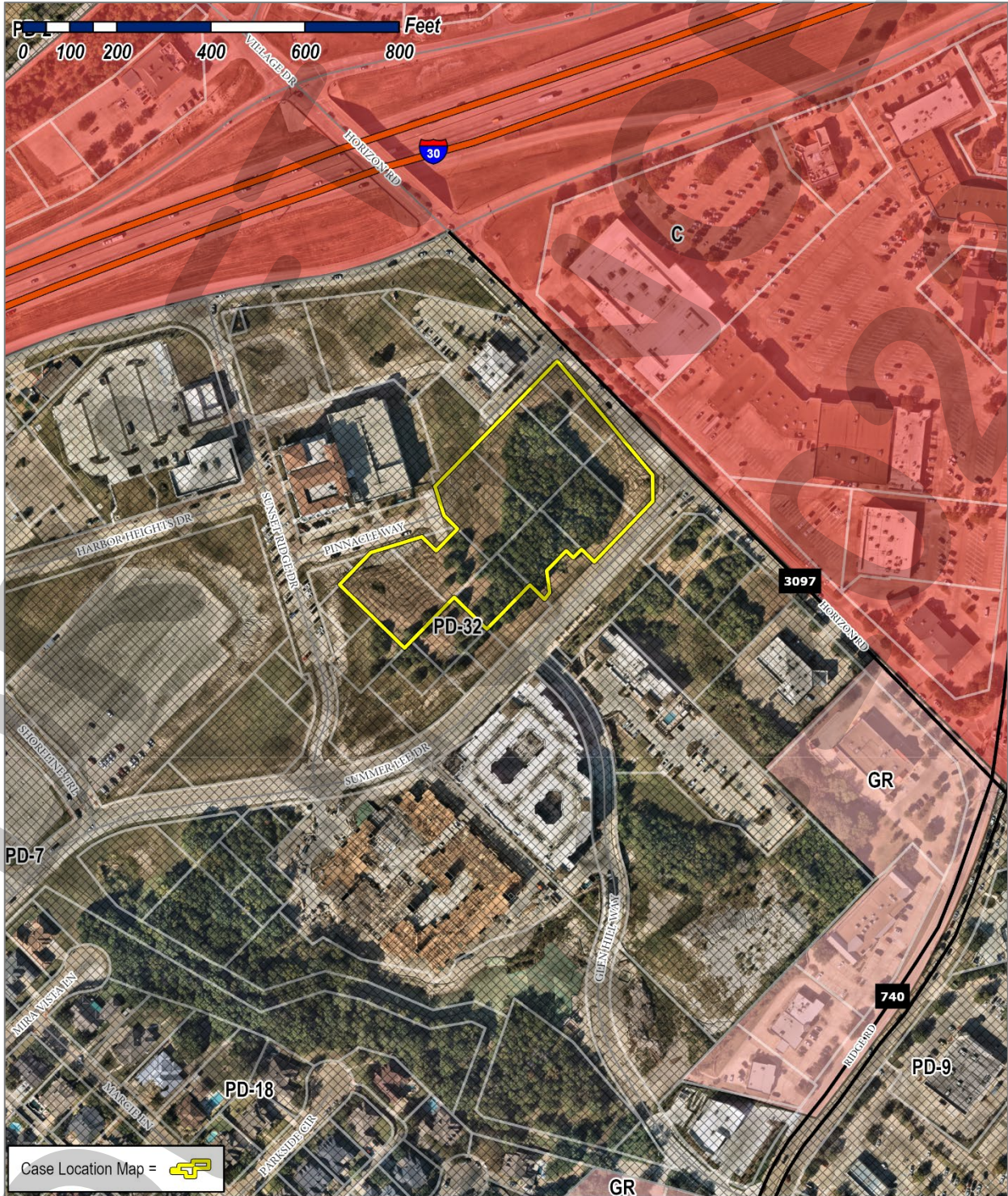
line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South 45°25'13" East, a distance of 18.07-feet;

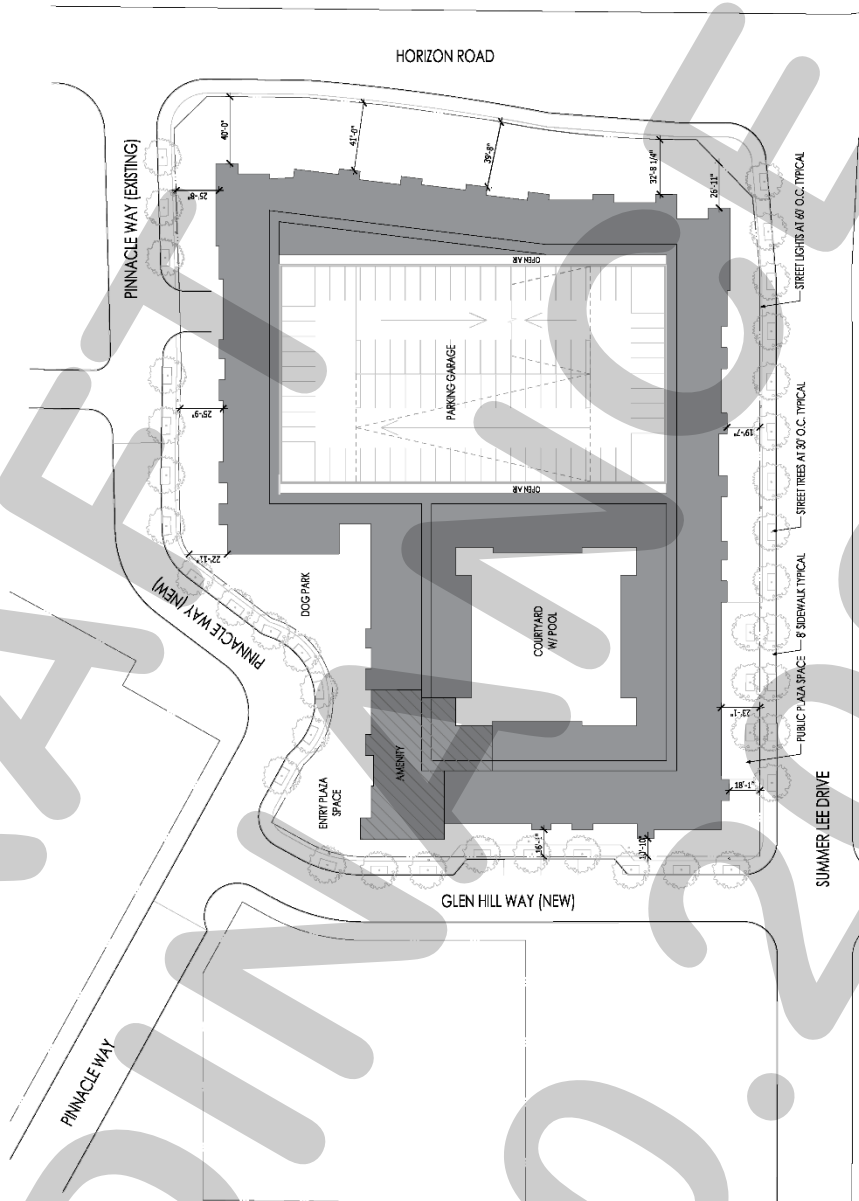
THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

Exhibit 'A':
Legal Description and Location Map

Legal Description: Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition



**Exhibit 'B':
Concept Plan**



PROJECT DATA	
SITE AREA:	32 ACRES (ESTIMATED)
7/8% LOT COVERAGE	421,794 GSF
(1) THREE-FOUR STORY BUILDING	158,529 NSF
	890 SF AVG. UNIT SIZE
	176 UNITS
REQUIRED PARKING:	108 UNITS
	248 UNITS
	3 BR UNITS
	8 UNITS
	176 UNITS
TOTAL UNITS	176 UNITS
PROVIDED PARKING:	305 SPACES
GARAGES	305 SPACES
TOTAL PARKING	305 SPACES
INTERIOR AMENITY SPACE	302 PARKING SPACES PROVIDED
6,880 GSF	@ 1.7 SPACE / UNIT

Exhibit 'C':
Conceptual Building Elevations



Exhibit 'C':
Conceptual Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: January 10, 2023

APPLICANT: Dwayne Zinn; *Cross Engineering Consultants, Inc.*

CASE NUMBER: Z2022-059; *Specific Use Permit for a Restaurant with Drive-Through or Drive-In at 150 Pecan Valley Drive*

On January 4, 2023, staff received a letter from the applicant requesting an extension for Case No. Z2022-059 until the February 14, 2023 Planning and Zoning Commission meeting. The reason for the request was the inability of the applicant to fully address staff's comments by the January 3, 2023 deadline. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required." This means the Planning and Zoning Commission will need to announce the new public hearing date of February 14, 2023 and no further action or motions are required. Should the Planning and Zoning Commission have any questions, staff will be available at the January 10, 2023 City Council Meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 10, 2023
SUBJECT: Z2022-060; *Amendment to Subsection 02.03(K)(7), Solar Energy Collector Panels and System, of Article 04, Permissible Uses, of the UDC*

Recently, the City of Rockwall has seen an increased number of building permits for *Solar Energy Collector Panels and Systems*. Since the City of Rockwall started tracking *Solar Energy Collector Panels and Systems* as a separate permit type in 2020, the number of permits has nearly doubled each year with 27 permits being issued in 2020, 64 permits being issued in 2021, and 124 permits being issued in 2022 (as of November 16, 2022). More recently, the City received a development application for a Specific Use Permit (SUP) [Case No. Z2022-045] requesting to exceed 1,000.00 SF coverage area for *Solar Energy Collector Panels* in a residentially zoned district. In reviewing this case on October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the case to the City Council, and requested that staff review the City's current requirements for *Solar Energy Collector Panels and Systems* and bring back recommendations concerning changes to the ordinance. On November 15, 2022, staff presented their findings to the Planning and Zoning Commission, and the Planning and Zoning Commission directed staff to bring forward a text amendment with the recommendations.

The attached text amendment proposes the following changes to Subsection 02.03(K)(7), *Solar Energy Collector Panels and System, of Article 04, Permissible Uses, of the Unified Development Code (UDC)*:

- (1) Remove the 1,000.00 SF coverage area maximum requirement, and change the coverage area to a scaled percentage of the roof area (i.e. 45.00%).
- (2) Add a requirement that *Solar Energy Collector Panels and Systems* not be located on accessory buildings or structures in a residentially zoned or used property.
- (3) Adds requirements that addresses *Solar Shingles*, and allows/requires them to be installed on 100.00% of the total roof area less any accent roofing materials (e.g. *metal roofs over gabled windows, porches, entryways, and etcetera*).
- (4) Adds a requirement that allows *Solar Shingles* on accessory structures.

For reference, an example of 45.00% roof coverage (that meets all applicable codes) has been provided in Figure 1. Staff should note that at the Planning and Zoning Commission's direction, staff has removed all requirements associated with the visibility of *Solar Energy Collector Panels and Systems* from public right-of-way.

To assist the Planning and Zoning Commission and City Council in evaluating the proposed text amendment, staff has provided a breakdown of all building permits issued for *Solar Collector Panels and Systems* -- from 2020 to present --, indicating the size (in square footage) and the type (i.e.

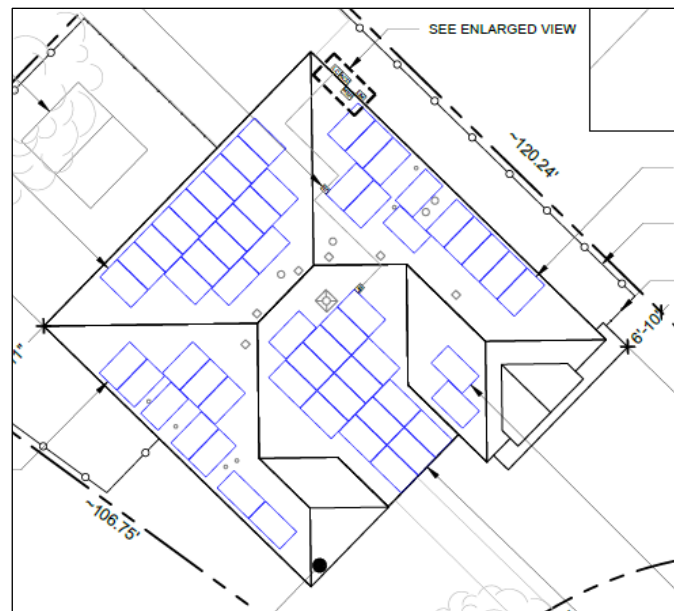


FIGURE 1: EXAMPLE OF 45% ROOF COVERAGE OF SOLAR ENERGY COLLECTOR PANELS

Solar Collector Panels or Solar Shingles) of the permitted system. Staff has also included a redlined copy of the proposed changes along with a draft ordinance in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Commission Work Session: December 27, 2022~~

Planning and Zoning Commission Public Hearing: January 10, 2023

City Council Public Hearing/First Reading: January 17, 2023

City Council Second Reading: February 6, 2023

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on January 10, 2023.



(7) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).

(7) Solar Energy Collector Panels and System.

(a) ~~Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ installed on a pitched roof shall be of a flat configuration and shall be subject to the following requirements:

- (1) ~~Solar Energy Collector Panels~~ shall not extend beyond the roofline or eave lines of a roof.
- (2) ~~Solar Energy Collector Panels~~ shall not exceed more than 45.00% of the total roof area of the primary structure on a residentially zoned or used property.

~~(1)~~(3) Configuration of ~~Solar Energy Collector Panels~~ on a pitched roof ~~solar energy collector panels~~ shall be a regular quadrangular shape, flat to the roof or integrated with the roof, and aligned with the natural roof edges.

(4) The surface of the ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panel~~ ~~Panel~~ shall not be more than six (6) inches above the surface of the pitched roof.

~~(2)~~(5) ~~Solar Energy Collector Panels~~ shall not be located on an accessory building or structure of a residentially zoned or used property.

(b) ~~Solar Shingles~~ may be installed on a pitched roof; however, ~~Solar Shingles~~ are subject to the following requirements:

- (1) ~~Solar Shingles~~ shall be installed on 100.00% of the total roof area -- *excluding accent roof materials (e.g. metal roofs over gabled windows, porches, entryways, and etcetera)* --, and shall not be installed alongside another roof mounted ~~Solar Energy Collector System~~.
- (2) ~~Solar Shingles~~ may be located on the primary structure and accessory buildings of a residentially zoned or used property.

~~(b)~~(c) ~~Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view, and meet the following requirements:-

- (1) The height of such screening, at the minimum, shall be the height of the ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panel~~ ~~Panel~~.
- (2) The screening may be by a parapet or screening wall replicating the materials of the building.

~~(e)~~(d) Reflective ~~flare~~ ~~glare~~ of ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ shall be minimized by the positioning of the ~~solar Solar collector~~ ~~Collector panels~~ ~~Panels~~ or by the use of non-glare glazing.

~~(e)~~(e) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panel~~ ~~Panel~~. If some portion of the piping, wiring or other mechanical

accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

~~(e)~~(f) Ground mounted or pole mounted ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ shall be located behind the primary building, and shall be fully screened from public view by a solid screening fence or wall that meets all code requirements of the ~~city~~ City of Rockwall.

~~(f)~~(g) The maximum overall height of ground mounted or pole mounted ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ shall not exceed ~~12~~eight (8) feet.

~~(g)~~ In residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 SF on a single lot.

(h) Any ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ or ~~systems~~ ~~Systems~~ not meeting these requirements, or any installation of ~~solar Solar energy~~ ~~Energy systems~~ ~~Systems~~ as the principal use on any property, shall require approval of a Specific Use Permit (SUP).

SECTION 03 | OTHER SPECIAL USE STANDARDS

SUBSECTION 03.01: FARM ANIMALS AND HORSES

(A) Grazing Animals. In the SF-E and SF-1 Districts, grazing animals 500 pounds or greater, including horses and cattle must have a minimum fenced or enclosed area of 40,000 square feet per animal. Grazing animals of less than 500 pounds, including sheep and goats, must have a minimum fenced or enclosed area of 15,000 square feet per animal.

(B) Other Animals. An SUP is required for other farm animals, including chickens and swine (except for "potbellied pigs" as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#)), and for a reduction in the land area required for grazing farm animals. The city shall not grant a SUP for any farm animal unless it is convinced that the presence of such animals will not injure the use and enjoyment of neighboring properties, including the impact of dust, flies and odor.

(C) General Conditions. Notwithstanding the conditions above,

(1) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals;

(2) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal; and

(3) In SF-E and SF-1 Districts, no swine or fowl are permitted, except for *potbellied pigs* as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).

(4) In the Agricultural District or on unplatted tracts of land of five acres or more, standards for animals are found in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).



- (7) The antenna will meet all applicable requirements of [Subsection 03.06. Antennas](#).
- (7) Solar Energy Collector Panels and System.
- (a) *Solar Energy Collector Panels* installed on a pitched roof shall be of a flat configuration and shall be subject to the following requirements:
- (1) *Solar Energy Collector Panels* shall not extend beyond the roofline or eave lines of a roof.
 - (2) *Solar Energy Collector Panels* shall not exceed more than 45.00% of the total roof area of the primary structure on a residentially zoned or used property.
 - (3) Configuration of *Solar Energy Collector Panels* on a pitched roof shall be a regular quadrangular shape, flat to the roof or integrated with the roof, and aligned with the natural roof edges.
 - (4) The surface of the *Solar Energy Collector Panel* shall not be more than six (6) inches above the surface of the pitched roof.
 - (5) *Solar Energy Collector Panels* shall not be located on an accessory building or structure of a residentially zoned or used property.
- (b) *Solar Shingles* may be installed on a pitched roof; however, *Solar Shingles* are subject to the following requirements:
- (1) *Solar Shingles* shall be installed on 100.00% of the total roof area -- *excluding accent roof materials (e.g. metal roofs over gabled windows, porches, entryways, and etcetera)* --, and shall not be installed alongside another roof mounted *Solar Energy Collector System*.
 - (2) *Solar Shingles* may be located on the primary structure and accessory buildings of a residentially zoned or used property.
- (c) *Solar Energy Collector Panels* installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view, and meet the following requirements:
- (1) The height of such screening, at the minimum, shall be the height of the *Solar Energy Collector Panel*.
 - (2) The screening may be by a parapet or screening wall replicating the materials of the building.
- (d) Reflective glare of *Solar Energy Collector Panels* shall be minimized by the positioning of the *Solar Collector Panels* or by the use of non-glare glazing.
- (e) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted *Solar Energy Collector Panel*. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.
- (f) Ground mounted or pole mounted *Solar Energy Collector Panels* shall be located behind the primary building, and

shall be fully screened from public view by a solid screening fence or wall that meets all code requirements of the City of Rockwall.

- (g) The maximum overall height of ground mounted or pole mounted *Solar Energy Collector Panels* shall not exceed eight (8) feet.
- (h) Any *Solar Energy Collector Panels* or *Systems* not meeting these requirements, or any installation of *Solar Energy Systems* as the principal use on any property, shall require approval of a Specific Use Permit (SUP).

SECTION 03 | OTHER SPECIAL USE STANDARDS

SUBSECTION 03.01: FARM ANIMALS AND HORSES

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- (B) *Other Animals*. An SUP is required for other farm animals, including chickens and swine (except for "potbellied pigs" as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#)), and for a reduction in the land area required for grazing farm animals. The city shall not grant a SUP for any farm animal unless it is convinced that the presence of such animals will not injure the use and enjoyment of neighboring properties, including the impact of dust, flies and odor.
- (C) *General Conditions*. Notwithstanding the conditions above,
- (1) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals;
 - (2) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal; and
 - (3) In SF-E and SF-1 Districts, no swine or fowl are permitted, except for *potbellied pigs* as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).
 - (4) In the Agricultural District or on unplatted tracts of land of five acres or more, standards for animals are found in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).

SUBSECTION 03.02: TEMPORARY ACCOMMODATION FOR EMPLOYEES, CUSTOMERS AND VISITORS

- (A) Temporary accommodations. Temporary accommodation for employees, customers and visitors may be provided as an ancillary use in commercial zoning districts provided that:
- (1) Such accommodation is clearly in support of the business operation;
 - (2) No rental of such facilities to the general transient public occurs;


Residential Solar Permits

	2020 (7/8-12/31)	2021	2022 (1/1-11/16)
Case Count	27	64	124
Avg. Size	577.35	556.68	665.78
Avg. %	19.50%	17.63%	20.77%
Over 1,000	2	4	10
Fronts	11	17	34
Sides	2	2	10





















Residential Solar Panel Permits 2020				
Type	Size	Percent	Fronts	Sides
Panel	571.70			
Panel	474.32			
Panel	695.28			
Panel	451.10			
Panel	366.05			
Shingles				
Panel	216.50			
Panel	446.00			
Panel	809.17			
Panel	627.39			
Panel	812.00			
Panel	1,061.40			
Panel	819.90			
Panel	655.90			
Panel	485.19	27.75%		
Panel	338.12			
Panel	575.04	18.86%		
Panel	262.70	6.70%		
Panel	1,019.40			
Panel	628.95	24.70%		
Panel	646.80			
Panel	836.30			
Panel	713.77			
Panel	539.20			
Panel	164.69			
Panel	215.70			
Panel	578.42			
Case Count	27			
Avg Size	577.35			
Avg %	19.50%			
Over 1,000	2			
Fronts	11			
Sides	2			


Residential Solar Panel Permits 2021				
Type	Size	Percent	Fronts	Sides
Panel	825.66			
Panel	598.02			
Panel	479.65			
Panel	714.00			
Panel	292.90			
Panel	145.00	9.79%		
Panel	470.60			
Panel	752.35			
Panel	306.00			
Panel	347.24			
Panel	1,089.37			
Panel	208.50			
Panel	210.50			
Panel	1,064.95	24.77%		
Panel	817.35	25.34%		
Panel	280.67			
Panel	395.24			
Panel	448.90			
Panel	529.40			
Panel	448.79			
Panel	540.65			
Panel	789.37			
Panel	443.69			
Panel	926.50			
Panel	422.05			
Panel	897.00			
Panel	89.63			
Panel	1,025.00			
Panel	643.50			
Panel	1,223.37			
Panel	948.92			
Panel	381.51			
Panel	561.90			
Panel	450.90			
Panel	315.20			
Panel	634.56			
Panel	594.90			
Panel	562.95			
Panel	636.90			
Panel	646.94	20.50%		
Panel	473.62			
Panel	997.51			
Panel	594.90			
Panel	754.79			
Panel	195.16			
Panel	415.38	13.00%		
Panel	247.40			
Panel	477.00			
Panel	299.20			
Shingle				
Panel	449.55			
Panel	360.00	15.60%		
Panel	757.31			
Panel	696.32	19.03%		
Panel	897.80			
Panel	358.00			
Panel	396.15			
Panel	532.86	14.96%		
Panel	506.90	15.72%		

Residential Solar Panel Permits 2022				
Type	Size	Percent	Fronts	Sides
Panel	374.83			
Panel	507.00	15.49%		
Panel	1,026.00			
Panel	1,252.38			
Panel	726.40			
Panel	983.92			
Panel	529.43			
Panel	289.80			
Panel	819.55	22.86%		
Panel	944.30			
Panel	331.50	11.97%		
Panel	778.77			
Panel	650.31			
Panel	638.82			
Panel	354.02			
Panel	1,288.37	30.00%		
Panel	760.00	19.00%		
Panel	275.35			
Panel	696.76			
Panel	464.98			
Panel	1,031.42			
Panel	749.20			
Panel	510.97			
Panel	532.98	31.00%		
Panel	908.20	19.45%		
Panel	697.50			
Panel	804.47			
Panel	710.10	44.65%		
Panel	454.73			
Panel	689.50	22.00%		
Panel	413.70	11.00%		
Panel	378.66			
Panel	612.51	24.20%		
Panel	336.00			
Panel	996.80	18.68%		
Panel	788.83	16.41%		
Panel	625.50			
Panel	311.69			
Panel	718.61			
Panel	588.00	19.33%		
Panel	894.00			
Panel	1,569.26			
Panel	394.81			
Panel	1,035.64			
Shingle				
Panel	943.00			
Panel	887.69			
Panel	504.00	21.10%		
Panel	421.17			
Panel	436.37			
Panel	733.48			
Panel	810.67	21.62%		
Panel	328.05			
Panel	375.30			
Panel	793.25			
Panel	359.05	16.25%		
Panel	570.30			
Panel	633.60			
Panel	673.53			

Panel	981.29	
Panel	270.08	
Panel	431.40	
Panel	350.00	
Panel	467.48	

Case Count	64
Avg Size	556.68
Avg %	17.63%
Over 1,000	4
Fronts	17
Sides	2

Panel	387.60	14.65%	
Panel	739.30		
Panel	525.00		
Panel	477.92		
Panel	249.35		
Panel	462.29		
Panel	510.96		
Panel	887.65		
Panel	503.93	11.14%	
Panel	401.23	27.22%	
Panel	317.10		
Panel	987.60		
Panel	477.92		
Panel	1,150.00	42.00%	
Panel	594.90		
Panel	1,365.90		
Panel	380.48	9.00%	
Panel	372.59	23.48%	
Panel	530.24		
Panel	735.00		
Panel	749.83	13.25%	
Panel	836.50		
Panel	510.96	23.04%	
Panel	431.30		
Panel	509.86		
Panel	654.75	26.61%	
Panel	533.78		
Panel	929.30		
Panel	992.68		
Panel	792.30		
Panel	985.44	18.96%	
Panel	354.45		
Panel	372.57	9.14%	
Panel	987.94	29.62%	
Panel	591.80		
Panel	546.35	13.81%	
Panel	987.94	29.62%	
Panel	609.56		
Panel	451.00	17.00%	
Panel	981.93		
Panel	1,336.88		
Panel	946.79	15.00%	
Panel	328.02		
Panel	745.01	27.00%	
Panel	991.50		
Panel	996.32	24.83%	
Panel	316.00		
Panel	196.63		
Panel	963.34		
Panel	327.98		
Panel	798.60		
Panel	438.00	18.00%	
Panel	860.56		
Panel	1,372.86		
Panel	906.20	18.00%	
Panel	736.77	29.47%	
Panel	736.75	26.36%	
Panel	531.90	12.00%	
Panel	366.00		
Panel	497.00		
Panel	595.30	15.00%	

Panel	538.81	
Panel	585.00	22.42% 
Panel	468.29	16.19%
Panel	528.02	16.19%

Case Count	124
Avg Size	665.78
Avg %	20.77%
Over 1,000	10
Fronts	34
Sides	10

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 02.03(K)(7), SOLAR ENERGY COLLECTOR PANELS AND SYSTEMS, OF ARTICLE 04, PERMISSIBLE USES, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Subsection 02.03(K)(7), *Solar Energy Collector Panels and Systems*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*]; and,

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

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

SECTION 1. That Subsection 02.03(K)(7), *Solar Energy Collector Panels and Systems*, of Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

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

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF FEBRUARY, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 17, 2023

2nd Reading: February 6, 2023

DRAFT
ORDINANCE
07.10.2023

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

See Next Page ...



(7) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).

(7) Solar Energy Collector Panels and System.

(a) ~~Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ installed on a pitched roof shall be of a flat configuration and shall be subject to the following requirements:

- (1) ~~Solar Energy Collector Panels~~ shall not extend beyond the roofline or eave lines of a roof.
- (2) ~~Solar Energy Collector Panels~~ shall not exceed more than 45.00% of the total roof area of the primary structure on a residentially zoned or used property.

~~(1)(3)~~ Configuration of ~~Solar Energy Collector Panels~~ on a pitched roof ~~solar energy collector panels~~ shall be a regular quadrangular shape, flat to the roof or integrated with the roof, and aligned with the natural roof edges.

(4) The surface of the ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panel~~ ~~Panel~~ shall not be more than six (6) inches above the surface of the pitched roof.

~~(2)(5)~~ ~~Solar Energy Collector Panels~~ shall not be located on an accessory building or structure of a residentially zoned or used property.

(b) ~~Solar Shingles~~ may be installed on a pitched roof; however, ~~Solar Shingles~~ are subject to the following requirements:

- (1) ~~Solar Shingles~~ shall be installed on 100.00% of the total roof area -- *excluding accent roof materials (e.g. metal roofs over gabled windows, porches, entryways, and etcetera) --*, and shall not be installed alongside another roof mounted ~~Solar Energy Collector System~~.
- (2) ~~Solar Shingles~~ may be located on the primary structure and accessory buildings of a residentially zoned or used property.

~~(b)(c)~~ ~~Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ installed on a flat roof, whether rack-mounted or flat-mounted, shall be screened from public view, and meet the following requirements:-

- (1) The height of such screening, at the minimum, shall be the height of the ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panel~~ ~~Panel~~.
- (2) The screening may be by a parapet or screening wall replicating the materials of the building.

~~(e)(d)~~ Reflective ~~flare~~ ~~glare~~ of ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ shall be minimized by the positioning of the ~~solar Solar collector~~ ~~Collector panels~~ ~~Panels~~ or by the use of non-glare glazing.

~~(e)(e)~~ Piping, wiring and other mechanical accessories shall be concealed within a roof mounted ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panel~~ ~~Panel~~. If some portion of the piping, wiring or other mechanical

accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

~~(e)(f)~~ Ground mounted or pole mounted ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ shall be located behind the primary building, and shall be fully screened from public view by a solid screening fence or wall that meets all code requirements of the ~~city~~ ~~City of Rockwall~~.

~~(f)(g)~~ The maximum overall height of ground mounted or pole mounted ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ shall not exceed ~~42~~ ~~eight~~ (8) feet.

~~(g)~~ In residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 SF on a single lot.

(h) Any ~~solar Solar energy~~ ~~Energy collector~~ ~~Collector panels~~ ~~Panels~~ or ~~systems~~ ~~Systems~~ not meeting these requirements, or any installation of ~~solar Solar energy~~ ~~Energy systems~~ ~~Systems~~ as the principal use on any property, shall require approval of a Specific Use Permit (SUP).

SECTION 03 | OTHER SPECIAL USE STANDARDS

SUBSECTION 03.01: FARM ANIMALS AND HORSES

(A) Grazing Animals. In the SF-E and SF-1 Districts, grazing animals 500 pounds or greater, including horses and cattle must have a minimum fenced or enclosed area of 40,000 square feet per animal. Grazing animals of less than 500 pounds, including sheep and goats, must have a minimum fenced or enclosed area of 15,000 square feet per animal.

(B) Other Animals. An SUP is required for other farm animals, including chickens and swine (except for "potbellied pigs" as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#)), and for a reduction in the land area required for grazing farm animals. The city shall not grant a SUP for any farm animal unless it is convinced that the presence of such animals will not injure the use and enjoyment of neighboring properties, including the impact of dust, flies and odor.

(C) General Conditions. Notwithstanding the conditions above,

- (1) Ground accumulations of manure shall be collected and properly disposed of so as not to create offensive odors, fly breeding, or in any way pose a health hazard or nuisance to humans and animals;
- (2) Fences or pens, corrals or similar enclosures shall be of sufficient height and strength to properly retain the animal; and
- (3) In SF-E and SF-1 Districts, no swine or fowl are permitted, except for *potbellied pigs* as defined in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).
- (4) In the Agricultural District or on unplatted tracts of land of five acres or more, standards for animals are found in [Section 6-1, Definitions, of Chapter 6, Animals, of the Municipal Code of Ordinances](#).



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Bethany Ross, *Planner*

DATE: January 10, 2023

SUBJECT: SP2022-062; *Amended Site Plan for Advantage Storage*

The applicant, Bob Pruet of Urban Structure, is requesting the approval of an Amended Site Plan to update the building elevations for a previously approved Mini-Warehouse Facility [Case No. SP2022-044]. The subject property is a 7.154-acre parcel of land (i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2), zoned Planned Development 10 (PD-10) District for Commercial (C) District land uses, and situated within the SH-205 Overlay (SH-205 OV) District and the SH-276 Overlay (SH-276 OV) District. The subject property is generally located at the southeast corner of the intersection of John King Boulevard and Discovery Boulevard. On September 13, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-044] allowing the construction of a Mini-Warehouse Facility (i.e. Advantage Storage) on the subject property. According to the applicant, the approved building elevations reflected the wrong material percentages, which prompted the applicant to resubmit the proposed revised building elevations. On December 27, 2022, the Architecture Review Board reviewed the updated elevations and found that the applicant did not add the parapets to all four (4) sides of the building and therefore approved a motion to recommend denial of the proposed amended elevations. Due to this, the Planning and Zoning Commission approved a motion to table the case to the January 10, 2023 Planning and Zoning Commission Meeting to allow the applicant time to add the parapets to all four (4) sides of the building.

The proposed building elevations submitted by the applicant indicate the following updates to the material percentages: [1] a decreased use of stone on the north elevation (i.e. from 27% to 19%) of Building A, and [2] a decreased use of stone on the north elevation (i.e. from 5% to 4%) and west elevation (i.e. from 3% to 2%) of Building C. The decreased use of stone brings the proposed building further out of compliance with the 20% stone requirements stipulated by the General Overlay District Standards and increase the variance for the amount of stone already provided for the building. According to Subsection 06.02(C)(1)(a)(1), of Article 05, of the General Overlay District Development Standards of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building fa9ades ... " In this case, the applicant is requesting less than 20% natural stone. Staff should note that a variance to the 20% stone requirement was approved as part of the previous site plan (Case No. SP2022-044), and if the proposed amended site plan is approved the variance would be amended for the new material percentages. In this case, as compensatory measures, the applicant is proposing to: [1] add large shrubs along SH-276, [2] add shrubs along the front of Building A, and [3] have 37% landscaping in lieu of the required 20%. The Architectural Review Board (ARB) will review the elevations at the January 10, 2023 Architecture Review Board meeting and be asked to provide a recommendation to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the January 10, 2023 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION N/A

LOT ---

BLOCK ---

GENERAL LOCATION NE Quadrant of John King Blvd & US Hwy 276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10 & John King/US 276 overlays

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Self-Storage

ACREAGE 3.682

LOTS [CURRENT] 0

LOTS [PROPOSED] 1

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

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

OWNER The Cambridge Companies, Inc.

APPLICANT BACA

CONTACT PERSON James J. Melino

CONTACT PERSON David Baca

ADDRESS 8750 N Central Expy, Ste. 1735

ADDRESS 100 N. Travis St, No. 500

CITY, STATE & ZIP Dallas, TX 75231

CITY, STATE & ZIP Sherman, Texas 75090

PHONE 972.832.8933

PHONE 903.893.5800

E-MAIL rjones@advantagestorage.net

E-MAIL david@baca.team

NOTARY VERIFICATION [REQUIRED]

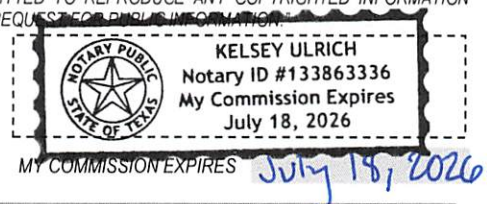
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES J. MELINO [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

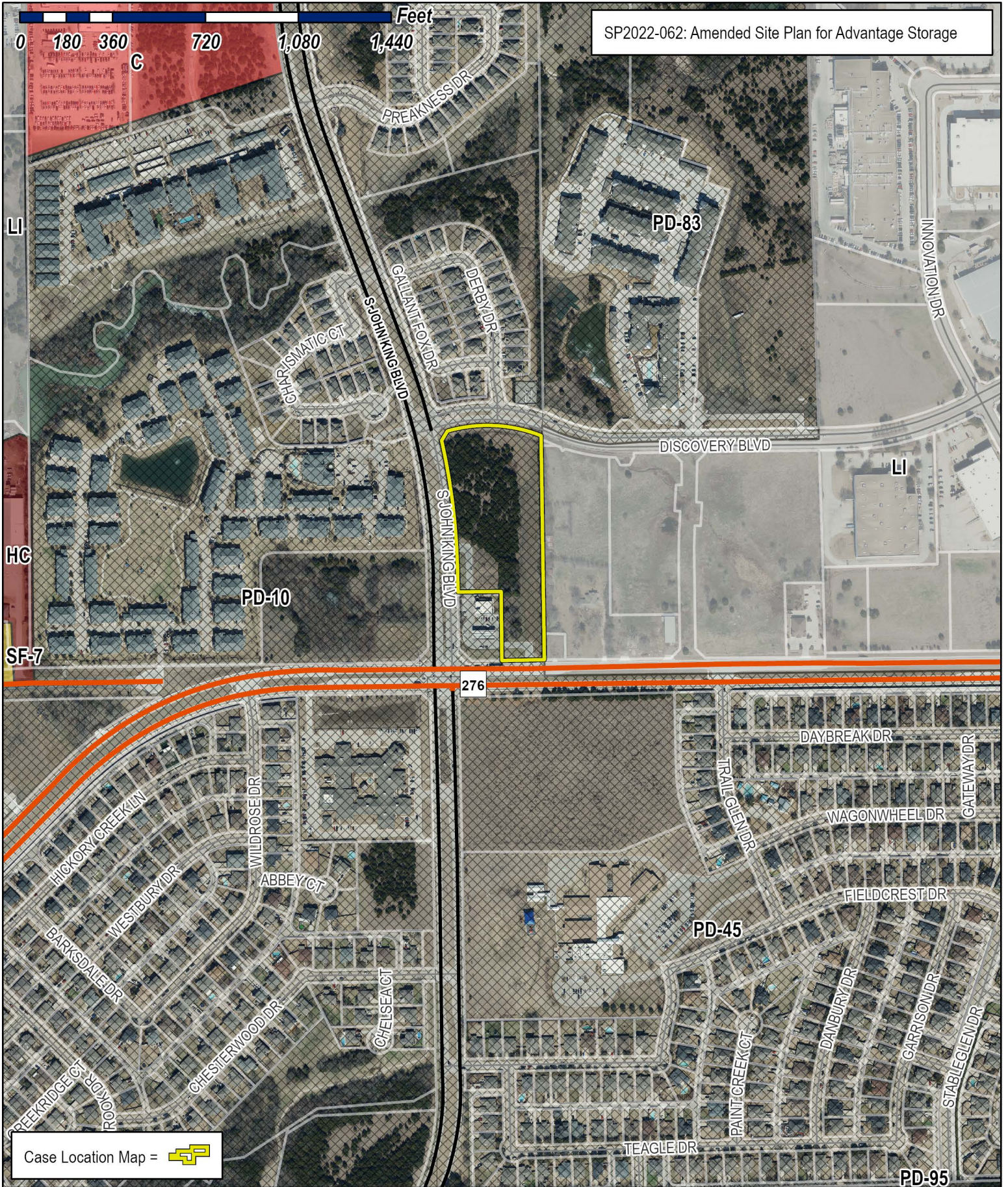
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF DECEMBER, 2022.

OWNER'S SIGNATURE Dr. James Melino, President

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich



0 180 360 720 1,080 1,440 Feet



Case Location Map = 



City of Rockwall

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

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



05 January 2023

Bethany Ross
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

RE: SP2022-044; Compensatory Measures for Reduction in Stone percentage request

Dear Ms. Ross,

This submittal, for amending the approved Façade Plans, is being presented to bring errant stone percentages in line with what was shown/drawn on the Façade plans. The required parapet on the rear façade of each building has also been added, which has changed other materials percentages slightly due to the increased height of the wall with the added parapet, thus covering materials that previously were shown in full since the roof was visible. The building design is essentially the same as the previously approved facades, the only change being the addition of rear parapets.

The entire project, under the errant calculations showed the percentage of stone at 30% for all buildings combined, but what we are requesting is approval of the corrected calculations to match the drawings which puts the stone percentage of the entire development at 25%. For the request to reduce the previously approved percentages of stone, we'd like to offer additional compensatory measures, as follows:

- (1) Added large shrubs (Rhus Virens) along SH 276 in place of the trees due to the utilities and easements which do not allow large or small trees along this frontage.
- (2) Added large shrubs along the front of Building A which will grow taller.
- (3) We have 58,742 SF (37%) of landscape area on the entire site in lieu of the required 32,071 SF (20%).

Refer to the attached Landscape Plan showing where the compensatory measures were added (highlighted in green). Thank you for your time in reviewing this request, along with our compensatory measures

Please do not hesitate to contact me with any questions or clarifications.

Sincerely,



David Baca AIA, Architect + Principal

DESIGN DEVELOPMENT REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	REVISIONS	
		DATE	DATE



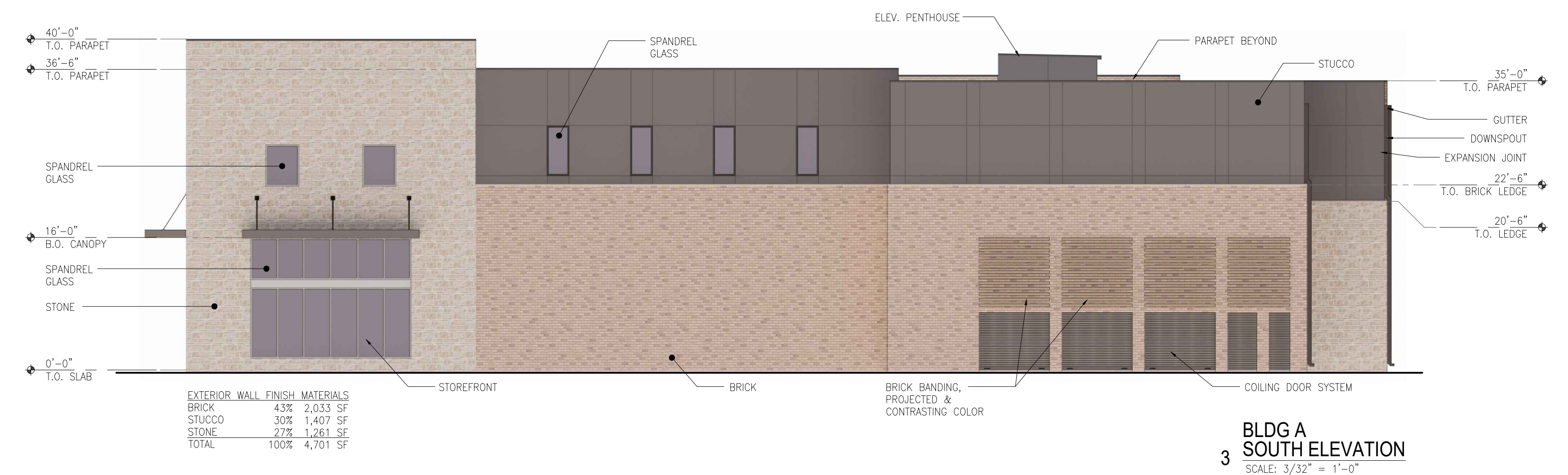
EXTERIOR WALL FINISH MATERIALS

BRICK	29%	1,743 SF
STUCCO	32%	1,936 SF
STONE	39%	2,413 SF
TOTAL	100%	6,092 SF

BUILDING TOTALS

BRICK	51%	11,167 SF
STUCCO	25%	5,512 SF
STONE	24%	5,428 SF
TOTAL	100%	22,107 SF

BLDG A WEST ELEVATION
4
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	43%	2,033 SF
STUCCO	30%	1,407 SF
STONE	27%	1,261 SF
TOTAL	100%	4,701 SF

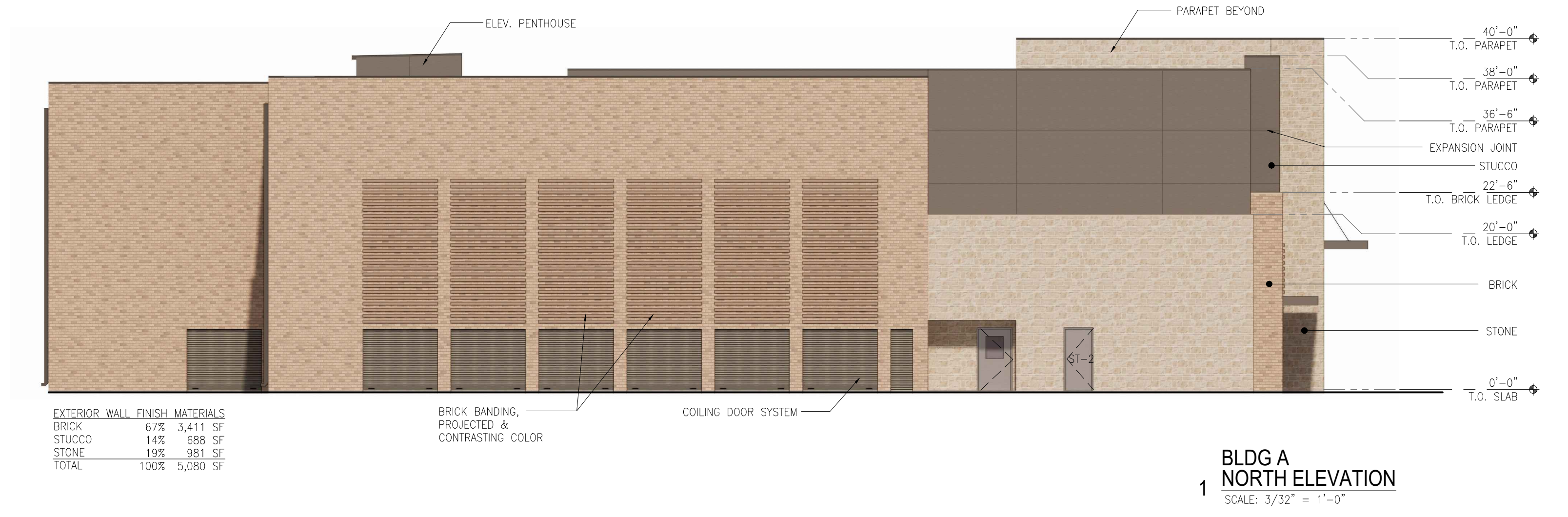
BLDG A SOUTH ELEVATION
3
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	65%	4,163 SF
STUCCO	23%	1,489 SF
STONE	12%	773 SF
TOTAL	100%	6,425 SF

BLDG A EAST ELEVATION
2
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	67%	3,411 SF
STUCCO	14%	688 SF
STONE	19%	981 SF
TOTAL	100%	5,080 SF

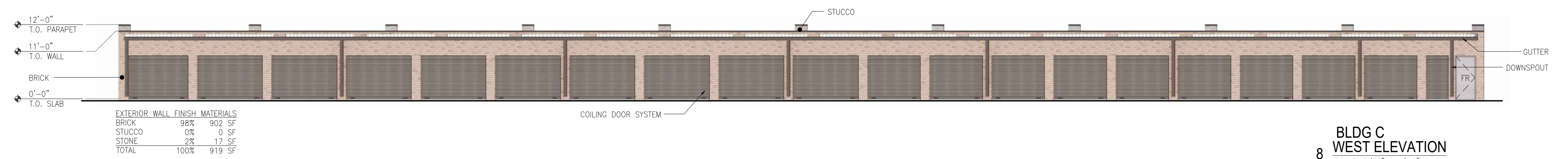
BLDG A NORTH ELEVATION
1
SCALE: 3/32" = 1'-0"

Advantage Storage
New Storage Facility
1701 State Highway 276
Rockwall, Texas

exterior elevations - bldg a

PROJECT NUMBER	2225
DATE	01.04.23
SHEET NUMBER	A6.0

NO.	DESCRIPTION	DATE



EXTERIOR WALL FINISH MATERIALS

BRICK	98%	902 SF
STUCCO	0%	0 SF
STONE	2%	17 SF
TOTAL	100%	919 SF

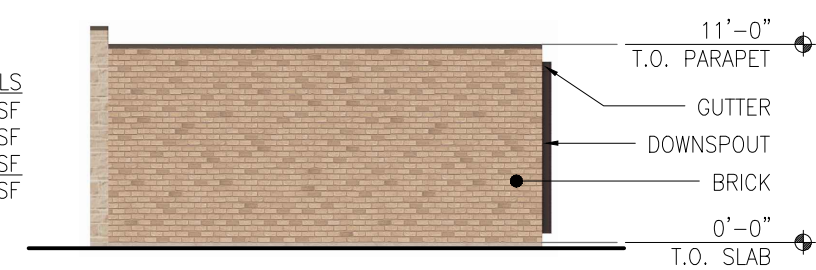
BUILDING TOTALS

BRICK	92%	3,504 SF
STUCCO	0%	0 SF
STONE	8%	306 SF
TOTAL	100%	3,810 SF

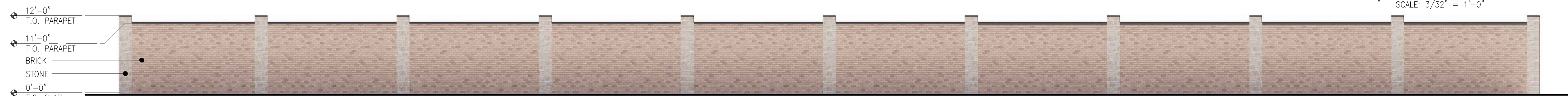
BLDG C WEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR WALL FINISH MATERIALS

BRICK	96%	282 SF
STUCCO	0%	0 SF
STONE	4%	13 SF
TOTAL	100%	295 SF



BLDG C NORTH ELEVATION
SCALE: 3/32" = 1'-0"

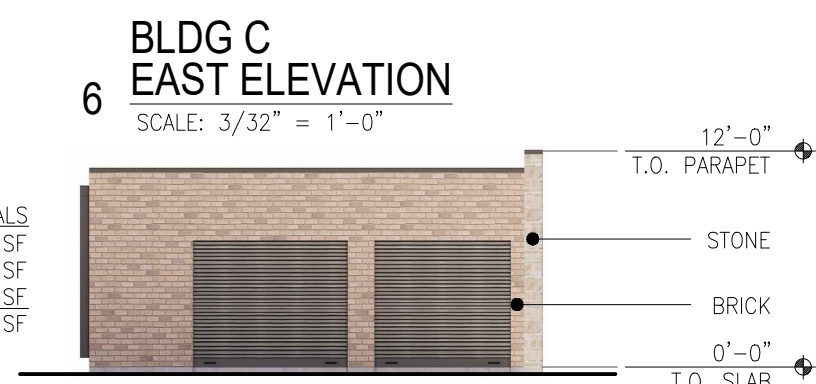


EXTERIOR WALL FINISH MATERIALS

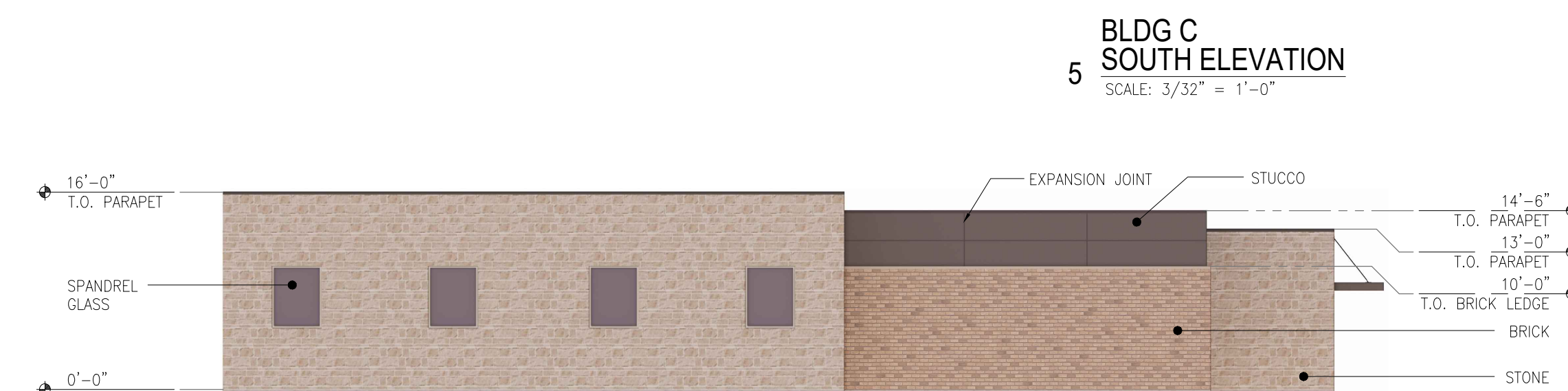
BRICK	89%	2,174 SF
STUCCO	0%	0 SF
STONE	11%	264 SF
TOTAL	100%	2,438 SF

EXTERIOR WALL FINISH MATERIALS

BRICK	88%	146 SF
STUCCO	0%	0 SF
STONE	12%	12 SF
TOTAL	100%	158 SF



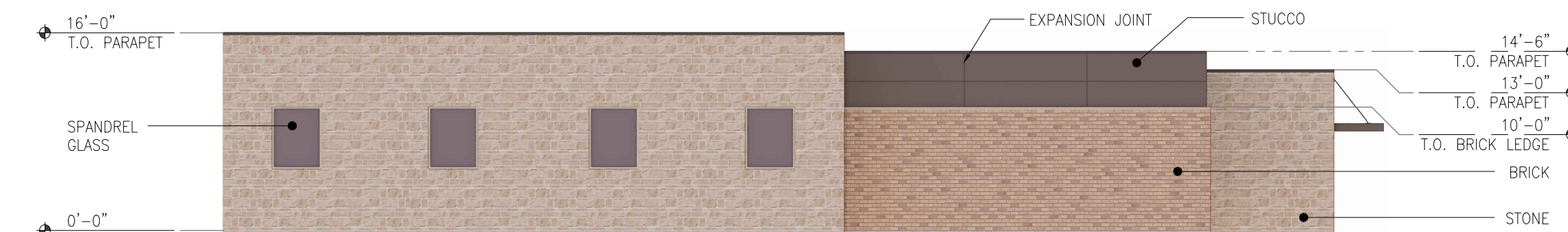
BLDG C EAST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	23%	297 SF
STUCCO	10%	132 SF
STONE	67%	861 SF
TOTAL	100%	1,290 SF

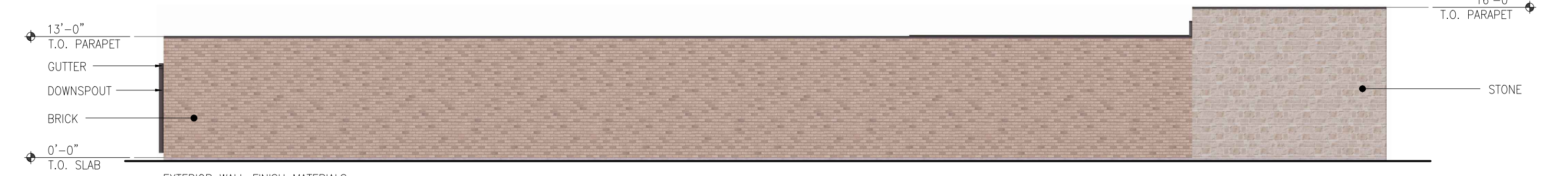
BLDG C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING TOTALS

BRICK	63%	3,479 SF
STUCCO	4%	205 SF
STONE	33%	1,832 SF
TOTAL	100%	5,516 SF

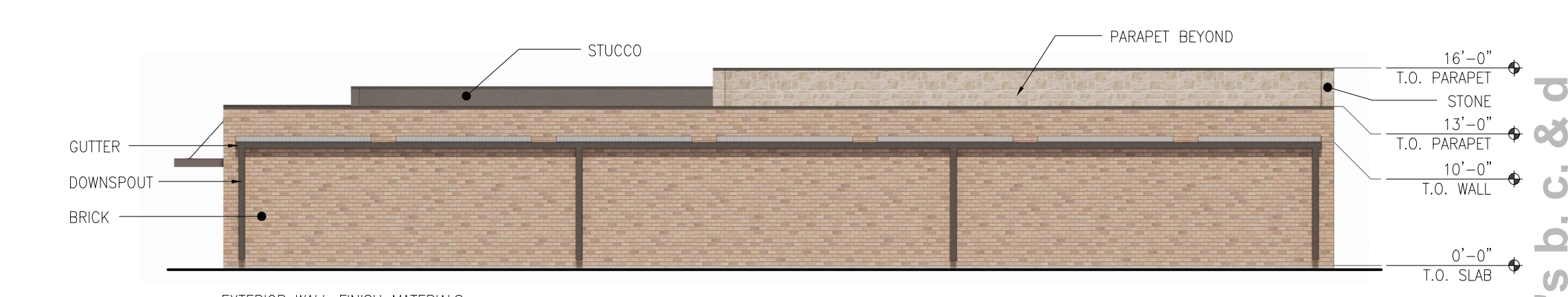
BLDG B WEST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	81%	1,418 SF
STUCCO	0%	0 SF
STONE	19%	315 SF
TOTAL	100%	1,734 SF

BLDG B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	87%	1,115 SF
STUCCO	2%	37 SF
STONE	11%	136 SF
TOTAL	100%	1,288 SF

BLDG B EAST ELEVATION
SCALE: 3/32" = 1'-0"



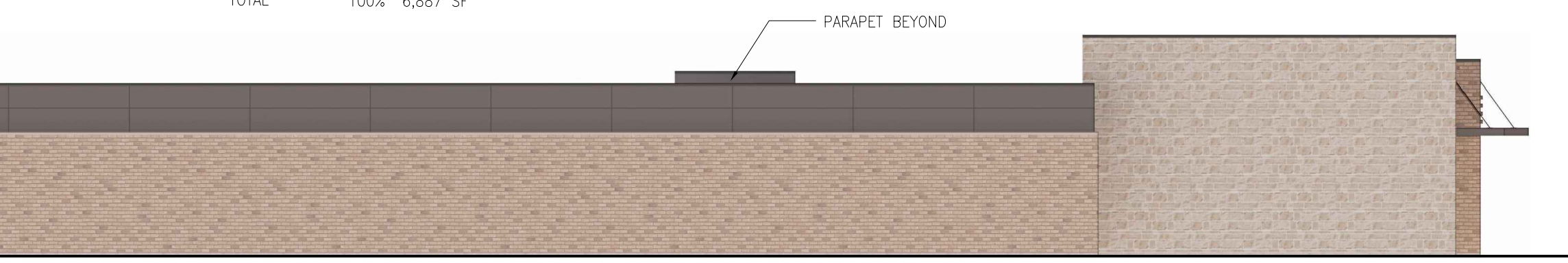
EXTERIOR WALL FINISH MATERIALS

BRICK	47%	515 SF
STUCCO	2%	18 SF
STONE	51%	552 SF
TOTAL	100%	1,085 SF

BLDG D WEST ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING TOTALS

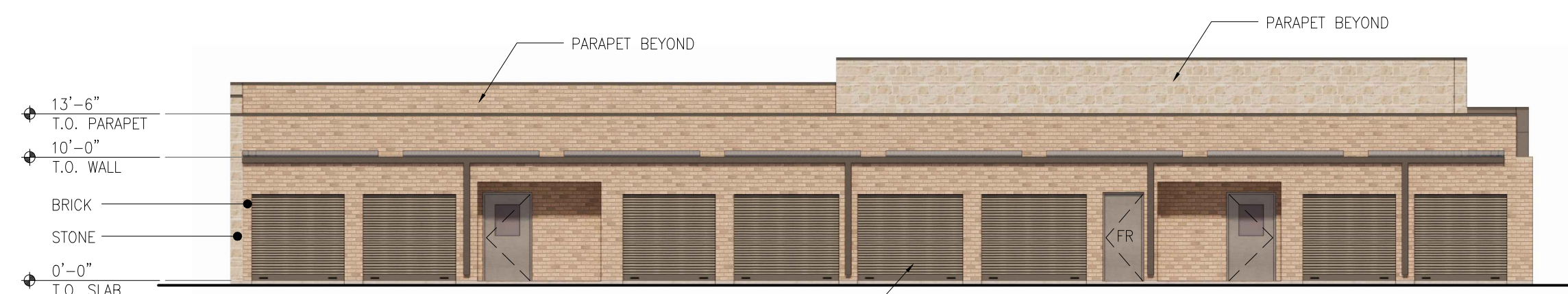
BRICK	66%	4,573 SF
STUCCO	7%	471 SF
STONE	27%	1,843 SF
TOTAL	100%	6,887 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	57%	1,352 SF
STUCCO	19%	450 SF
STONE	24%	562 SF
TOTAL	100%	2,364 SF

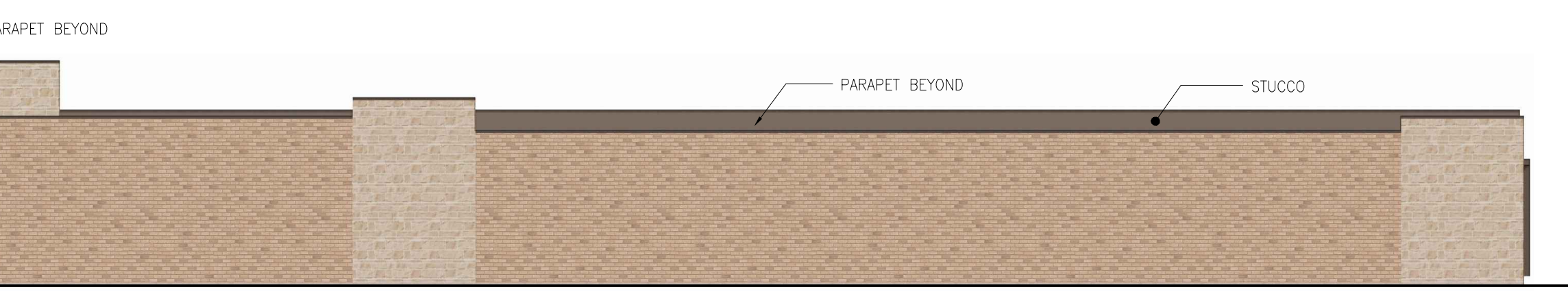
BLDG D SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	81%	1,047 SF
STUCCO	1%	4 SF
STONE	18%	234 SF
TOTAL	100%	1,285 SF

BLDG D EAST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	74%	1,659 SF
STUCCO	0%	0 SF
STONE	26%	572 SF
TOTAL	100%	2,231 SF

BLDG D NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	53%	658 SF
STUCCO	3%	42 SF
STONE	44%	533 SF
TOTAL	100%	1,232 SF

BLDG B NORTH ELEVATION
SCALE: 3/32" = 1'-0"

exterior elevations - bldg's b, c, & d

Advantage Storage
New Storage Facility

1701 State Highway 276
Rockwall, Texas

PROJECT NUMBER

2225

DATE

01.04.23

SHEET NUMBER

A6.1

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NO.	DESCRIPTION	DATE

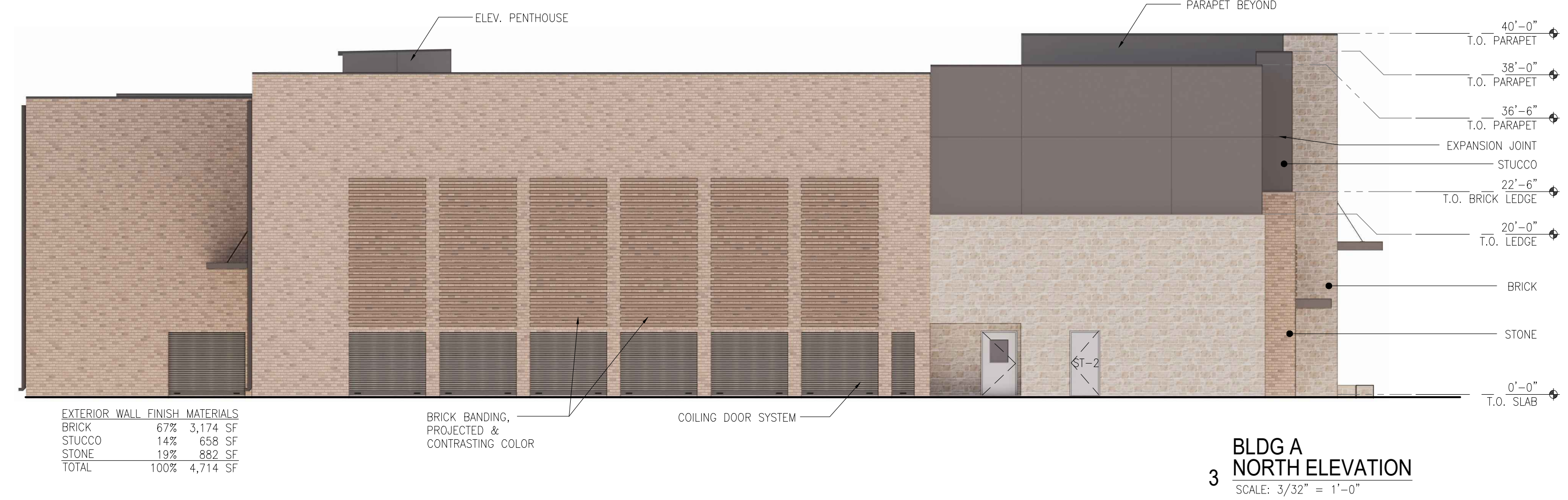


EXTERIOR WALL FINISH MATERIALS

BRICK	28%	1,674 SF
STUCCO	32%	1,968 SF
STONE	40%	2,411 SF
TOTAL	100%	6,053 SF

BUILDING TOTALS

BRICK	52%	10,855 SF
STUCCO	24%	5,005 SF
STONE	24%	5,015 SF
TOTAL	100%	20,875 SF



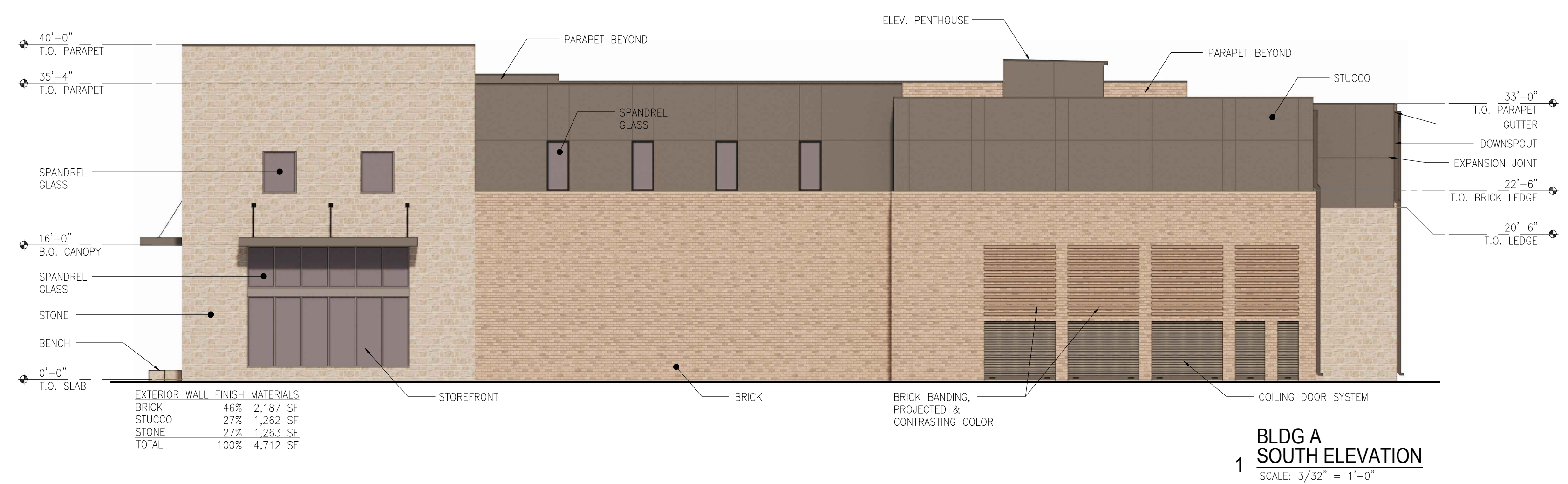
EXTERIOR WALL FINISH MATERIALS

BRICK	67%	3,174 SF
STUCCO	14%	658 SF
STONE	19%	882 SF
TOTAL	100%	4,714 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	71%	3,820 SF
STUCCO	21%	1,117 SF
STONE	8%	459 SF
TOTAL	100%	5,396 SF



EXTERIOR WALL FINISH MATERIALS

BRICK	46%	2,187 SF
STUCCO	27%	1,263 SF
STONE	27%	1,263 SF
TOTAL	100%	4,712 SF

exterior elevations - bldg a

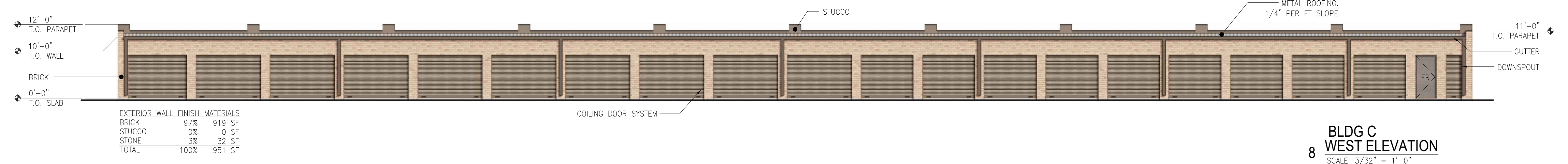
Advantage Storage
Contact: Advantage Construction - 214.308.5225
1701 State Highway 276
Rockwall, Texas

PROJECT NUMBER
2225
DATE
11.14.22
SHEET NUMBER
A6.0

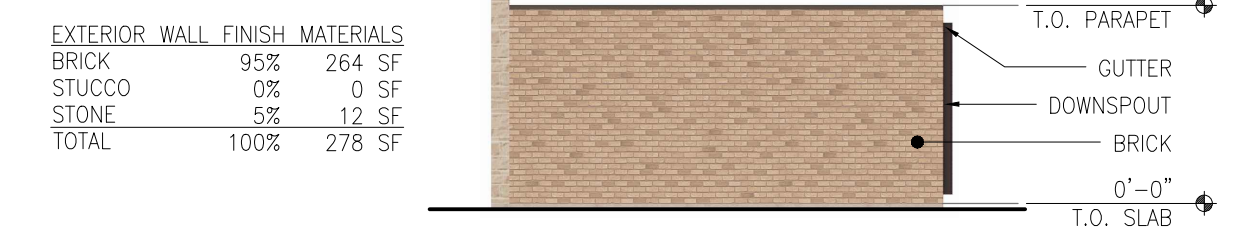
SCHEMATIC DESIGN REVIEW

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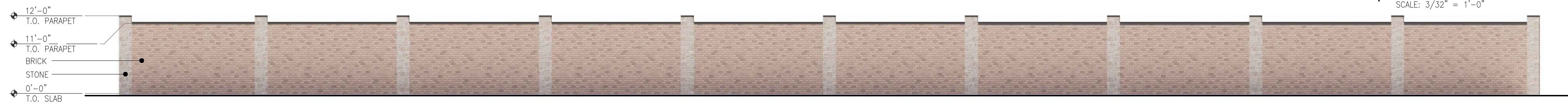
NO.	DESCRIPTION	DATE



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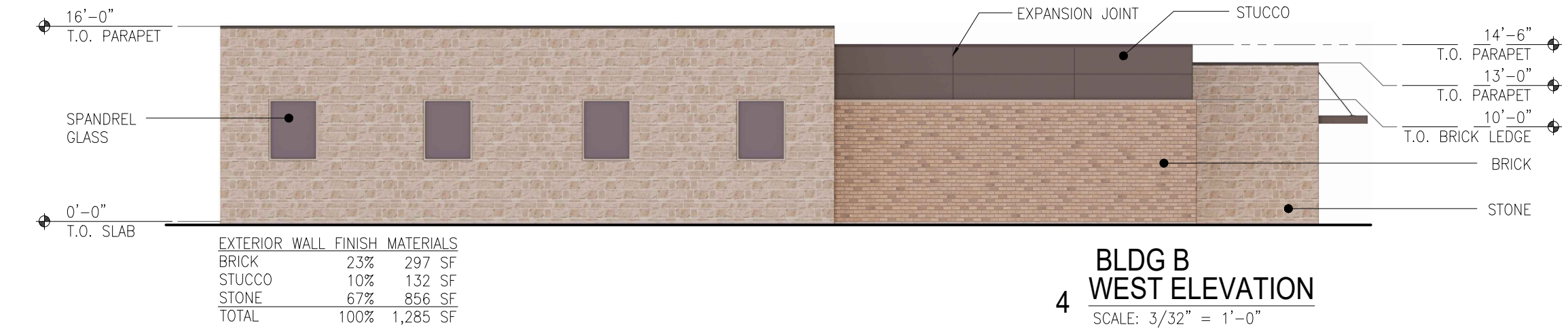
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BLDG C SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



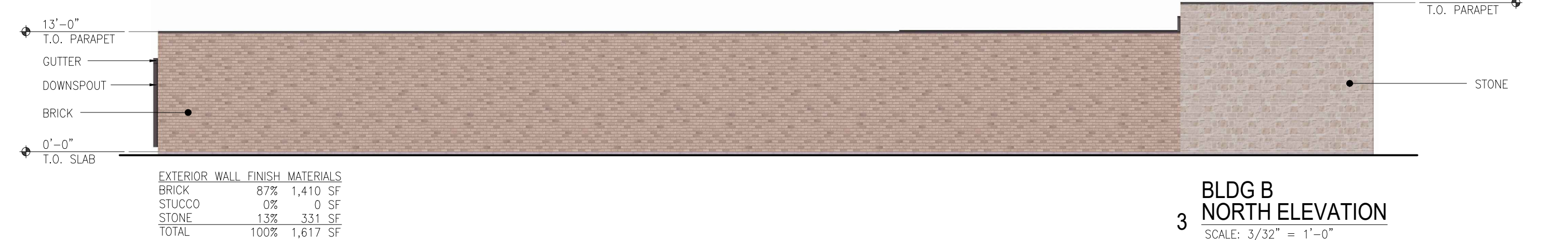
BLDG C EAST ELEVATION
SCALE: 3/32" = 1'-0"



BLDG B WEST ELEVATION
SCALE: 3/32" = 1'-0"

BRICK	64%	3,247 SF
STUCCO	4%	200 SF
STONE	32%	1,638 SF
TOTAL	100%	5,085 SF

BLDG B NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG B EAST ELEVATION
SCALE: 3/32" = 1'-0"



BLDG B SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



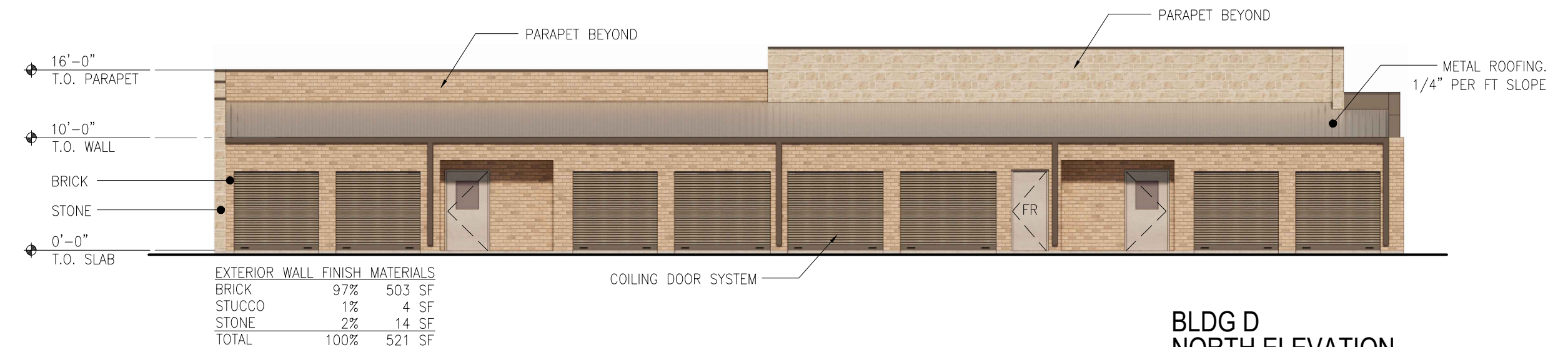
BLDG D SOUTH ELEVATION
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BRICK	65%	3,768 SF
STUCCO	8%	503 SF
STONE	27%	1,509 SF
TOTAL	100%	5,807 SF

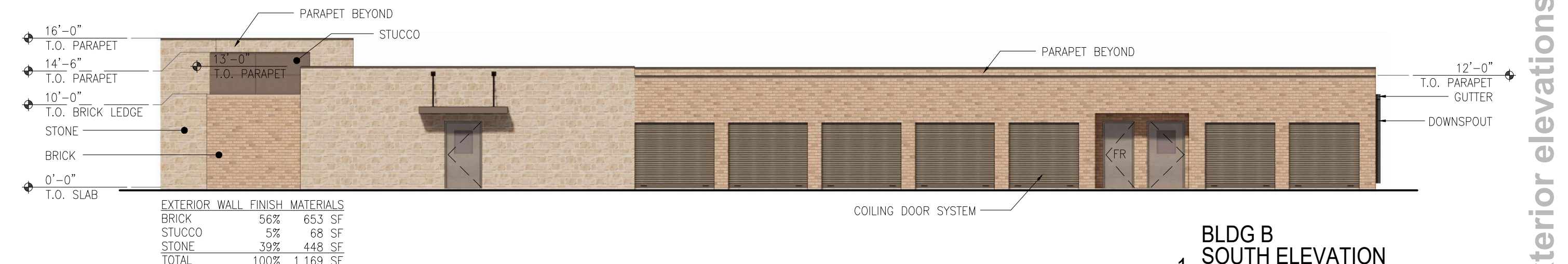
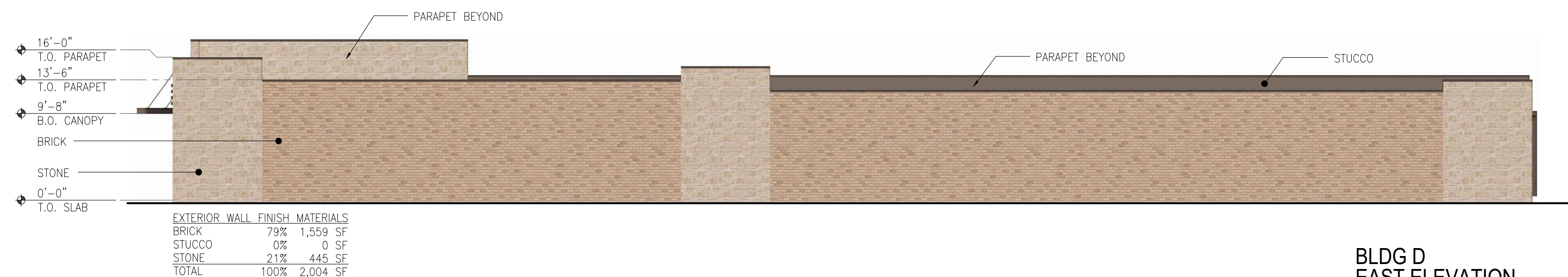
BLDG D WEST ELEVATION
SCALE: 3/32" = 1'-0"



BLDG D NORTH ELEVATION
SCALE: 3/32" = 1'-0"



BLDG D EAST ELEVATION
SCALE: 3/32" = 1'-0"



exterior elevations - bldg's b, c, & d

Advantage Storage
Contact: Advantage Construction - 214.308.5225

1701 State Highway 276
Rockwall, Texas

PROJECT NUMBER

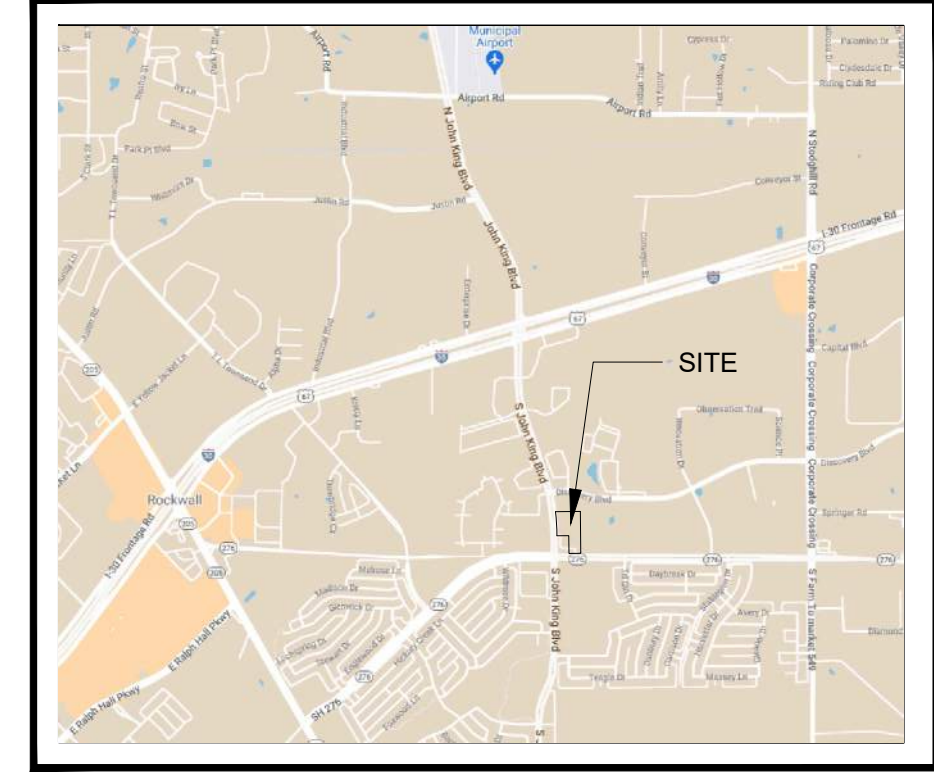
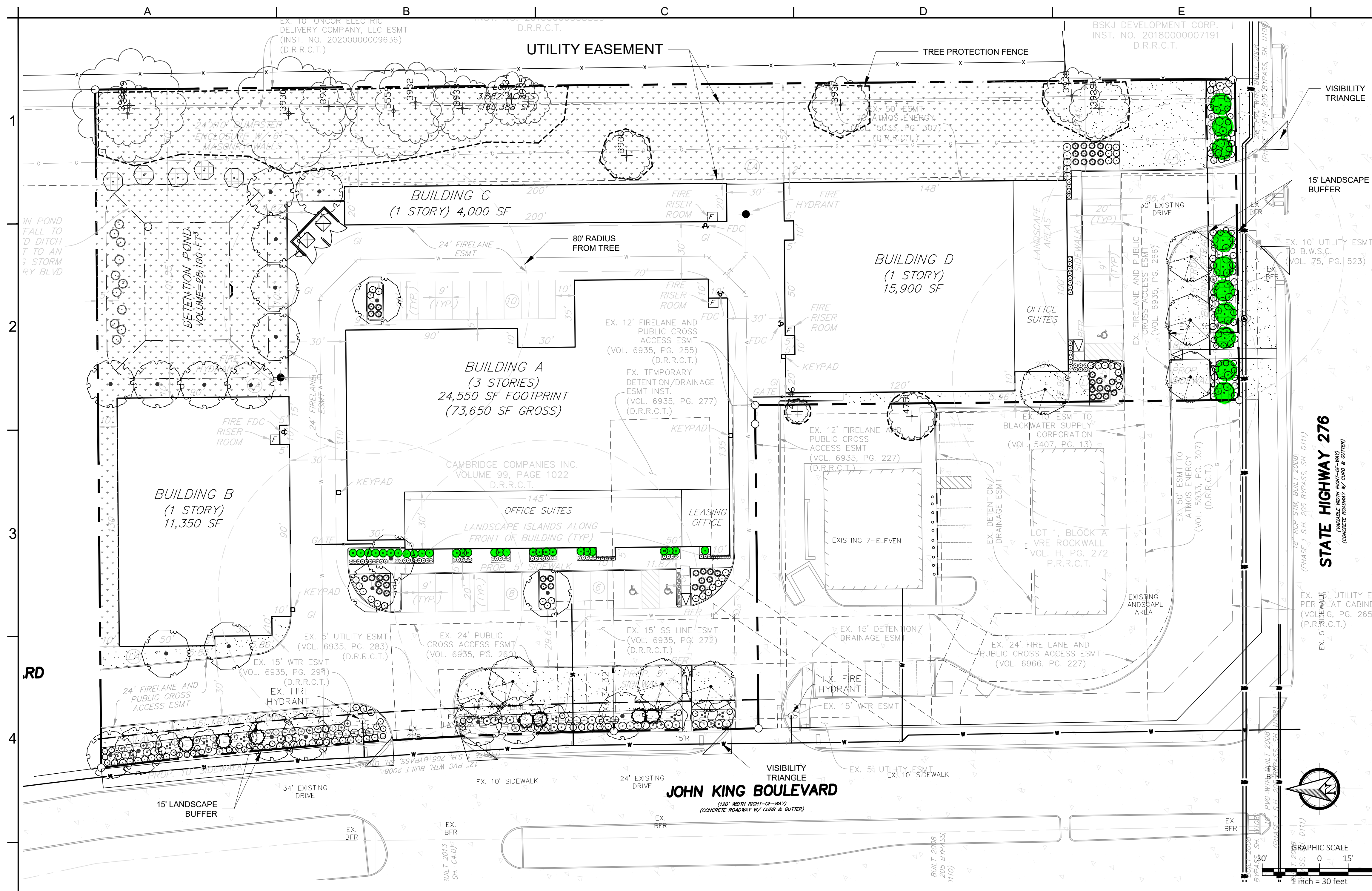
2225

DATE

11.14.22

SHEET NUMBER

A6.1

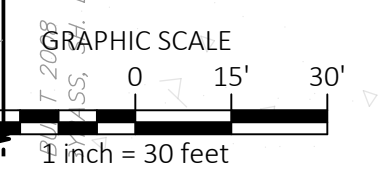


EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy, Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

VICINITY MAP
(NOT TO SCALE)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	8	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL	14'-16" HT
	13	QUERCUS MUHLENBERGIA CHINQUAPIN OAK	4" CAL	14'-16" HT
	10	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL	16'-18" HT
*ALL CANOPY TREES TO BE USED FOR MITIGATION				
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL	4'-6" HT
	7	ILEX DECIDUA POSSUM HAW	3" CAL	4'-6" HT
LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	15	RHUS VIRENS V. VIRENS EVERGREEN SUMAC	10 GAL	4'-6" HT
MEDIUM SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	123	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5 GAL	
	39	LOROPETALUM CHINENSE 'PURPLE DAYDREAM' DWARF FRINGEFLOWER	5 GAL	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	49	BERBERIS THUN 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 GAL	
	47	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	969	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	11	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	
	65	RUPELLIA BRITTONIANA 'KATIE' KATIE'S DWARF PETUNIA	3 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	13,325 SF	CYNODON TIFWAY 419 TIFWAY 419 BERMUDA GRASS	SOD	
	38,885 SF	BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM)	HYDROSEED	



LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	15' WIDE BUFFER REQ. W/ 2 CANOPY + 4 ACCENT TREE PER 100 LIN. FT. OF FRONTAGE. GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE, 30" HIGH, MIN.-48" MAX. HT.
JOHN KING BLVD.: REQUIRED PLANTING: PROVIDED 15' BUFFER:	±344.8' STREET FRONTAGE 7 CANOPY TREES, 14 ACCENT TREES, BERM W/ SHRUBS 7 NEW CANOPY TREES, 14 ACCENT TREES W/ BERM AND SHRUBS (30" HIGH MIN.)
ST. HWY. 276 OVERLAY DISTRICT: ±167.8 STREET FRONTAGE	15' WIDE LANDSCAPE BUFFER W/ GR. COVER, BUILT-UP BERM & SHRUBS (30" MIN.-48" MAX) ALONG ENTIRE LENGTH OF FRONTAGE. 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FEET OF FRONTAGE
REQUIRED PLANTING: PROVIDED 15' BUFFER:	3 CANOPY TREES, 7 ACCENT TREES, BERM W/ SHRUBS UNABLE TO PROVIDE REQ. TREES DUE TO EASEMENTS & UNDERGROUND UTILITIES (WATER, STORM, SANITARY). REPLACE TREES W/ 10 LG. SHRUBS, BERM WITH SHRUBS (30" HI MIN.-48" MAX.)
EAST PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED PD-10
NORTH PROPERTY LINE BUFFER:	NOT REQUIRED. PROPERTY ZONED LIGHT INDUSTRIAL
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING SCREENING FROM RESIDENTIAL	NOT APPLICABLE NOT APPLICABLE

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

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

LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	±160,353 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	32,071 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	±58,742 SF (36.6%)

LOCATION OF LANDSCAPING:

MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
---	---

LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:

MIN. SIZE OF AREAS:	±40,718 SF (69%)
---------------------	------------------

DETENTION BASIN (XERISCAPE OPTION):

MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA	MIN. (1) SHRUB/ORNAMENTAL GRASS PER 750 SF OF DRY LAND AREA
---	---

PROPOSED DETENTION BASIN LANDSCAPING:

±1,450 SF (29.04 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)	±1,450 SF (29.04 x 5%) AND (1) LG. CANOPY TREE FOR EVERY 10 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF)
--	--

PARKING LOT LANDSCAPING

MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
--	--

PROPOSED PARKING AREA:

±29,004 SF	±29,004 SF
------------	------------

PROPOSED PARKING LOT LANDSCAPING:

REQ. PARKING LOT LANDSCAPING:	REQ. PARKING LOT LANDSCAPING:
-------------------------------	-------------------------------

PROPOSED PARKING LOT LANDSCAPING:

±1,528 SF (5%)	±1,528 SF (5%)
34 PARKING SPACES / 10 = 3 TREES	34 PARKING SPACES / 10 = 3 TREES
5 CANOPY TREES	5 CANOPY TREES

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	119.75"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (31) TO BE PLANTED ONSITE:	124.0"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL):	0"
TOTAL MITIGATION PROVIDED:	124.0"

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____

SITE DATA TABLE

EXISTING USE:	VACANT
PROPOSED USE:	MINI-WAREHOUSE & OFFICE SUITES
EXISTING ZONING DISTRICT:	PLANNED DEVELOPMENT (PD-10)
SITE AREA (LOT 2):	3,682 AC (160,388 SF)
SITE AREA (LOT 3):	2,585 AC (111,719 SF)
TOTAL SITE AREA:	6,247 AC (272,107 SF)
FOR LOT 2 ONLY	
BUILDING AREA:	MINI-WAREHOUSE OFFICE SUITES
BUILDING A (3 STORIES):	69,250 SF 4,400 SF
BUILDING B (1 STORY):	11,350 SF 0 SF
BUILDING C (1 STORY):	4,000 SF 0 SF
BUILDING D (1 STORY):	13,100 SF 3,000 SF
TOTAL BUILDING AREA:	105,100 SF
TOTAL BUILDING FOOTPRINT AREA:	56,000 SF
TOTAL STORAGE UNITS:	635 UNITS
	REQUIRED PROVIDED
MAXIMUM LOT COVERAGE:	96,233 SF (60%) 56,000 SF (35%)
FLOOR TO AREA RATIO:	4:1 0.6:1
MAXIMUM BUILDING HEIGHT:	60 FT 42 FT
LANDSCAPE AREA:	32,078 SF (20%) 58,982 SF (36.6%)
PARKING REQUIRED:	MINI-WAREHOUSE OFFICE SUITES
	9 STALLS 25 STALLS
	(3 STALLS + 1/100 UNITS) (1/300 SF)
TOTAL PARKING REQUIRED:	34 STALLS
TOTAL PARKING PROVIDED:	34 STALLS

NOTE: PD-10 REQUIRES COMMERCIAL (C) ZONING STANDARDS TO BE FOLLOWED FOR A NON-RESIDENTIAL DEVELOPMENT.

REVISION

NO. DATE

TEL: 214-295-8775

URBAN STRUCTURE
8300 Walnut Hill Lane, Suite 905
Dallas, Texas 75231
Pmregan@urbanstructure.com

www.urbanstructure.com

REGISTERED LANDSCAPE ARCHITECT
DARYL R. BRANDON
3423
STATE OF TEXAS
09/07/2022

ADVANTAGE STORAGE
1701 STATE HIGHWAY 276
OUT OF THE JAMES M. ALLEN SURVEY, ABSTRACT NO. 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LANDSCAPE PLANTING PLAN

PROJECT: 07/14/2022
 CLIENT: ADVANTAGE STORAGE
 DRAWN BY: LL
 DESIGNER: LL
 REVIEWER: BP
 U.S. PROJECT: 2257

SHEET
LP-1



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 10, 2023
APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*
CASE NUMBER: SP2022-057; *Site Plan for a Chipotle*

SUMMARY

Discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with a Drive-Through (i.e. Chipotle) on an 8.684-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by *Ordinance No. 11-35 [Case No. Z2011-016]* to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a *PD Development Plan [Ordinance No. 17-08; Case No. Z2016-049]* for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the *PD Development Plan*, and the subject property has remained vacant since annexation. On October 3, 2022, the City Council approved [*Case No. Z2022-042*] granting a Specific Use Permit (SUP) [*Ordinance No. 22-53, S-288*] on the subject property allowing the construction of a *Restaurant with 2,000 SF or more with a Drive-Through or Drive-In*.

PURPOSE

On December 12, 2022, Bowen Hendrix of DuWest Realty, LLC, submitted an application requesting the approval of a Site Plan for the purpose of constructing a 2,325 SF drive-through restaurant.

ADJACENT LAND USES AND ACCESS

The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Stone Creek Subdivision, which was established on June 12, 2013 and consists of 59 single-family residential lots. Beyond this is Phase 1 of the Stone Creek Subdivision, which was established on August 28, 2008 and consists of 201 single-family residential lots. Both of these subdivisions are zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is a 2.519-acre parcel of land (i.e. Lot 1R, Block B, Quail Run Retail) with a pharmacy (i.e. CVS Pharmacy) situated on it. Beyond this is E. Quail Run Road, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 11.236-acre parcel of land (i.e. Lot 1, Block A, Kroger 205 Addition) with a grocery store and gas station (i.e. Kroger Grocery Store and Fuel Center) situated on it. These properties are zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses.

East: Directly east of the subject property is a 1.512-acre parcel of land owned by the City of Rockwall, and which is occupied with a fire station (i.e. Fire Station #3). Beyond this is Phase 7 of the Stone Creek Subdivision, which was established on July 13, 2016 and consists of 80 single-family residential homes. These properties are zoned Planned Development District 70 (PD-70) for Public and Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is N. Goliad Street [SH-205], which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.174-acre parcel of land (i.e. Lot 1, Block A, Pecan Valley Retail Addition), which is occupied by a multi-tenant retail building.

FIGURE 1: LOCATION MAP WITH ZONING DESIGNATIONS AND PARCELS
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* requires a Specific Use Permit (SUP) in a General Retail (GR) District. That being said, *Specific Use Permit No. S-288* allows a *Restaurant, 2,000 SF or more with Drive-Through or Drive-In* on the subject property in accordance with the requirements of *Ordinance No. 22-53*. Based on this -- and the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conforming to the technical requirements --, this case appears to be in conformance with all applicable requirements stipulated by the Unified Development Code (UDC) for a property located within Planned Development District 70 (PD-70) and a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>X=8.684-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X>60 -feet; In Conformance</i>

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=263.13-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X>25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>20-Feet</i>	<i>X>20-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X=24.1-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=0.06%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>24 Parking Spaces Required</i>	<i>X=35 Parking Spaces; In-Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>43%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85%-90%</i>	<i>X<85%; In Conformance</i>

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that the development will result in a total mitigation balance of 351.00 caliper inches of trees. As part of the proposed development the applicant is protecting a few Pecan trees that are greater than 25 caliper inches in size. This allows the applicant to reduce their total mitigation balance by 20%, bringing the balance to 280.80 caliper inches of trees. The proposed landscape plan shows that an additional 312 caliper inches of October Glory Maple, Mexican White Oak, Live Oak, and Cedar Elm trees will be planted on the subject property as part of this development. Given this, the proposed treescape plan and landscape plan satisfy the tree mitigation balance.

CONFORMANCE WITH THE CITY'S CODES

According to Planned Development District 70 (PD-70), the underlying zoning of the subject property is General Retail (GR) District, and according to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he General Retail (GR) District is a zoning district intended to provide *limited* retail and service uses for one (1) or more neighborhoods. The land uses specified in this district include most types of retail and office activity, and are typically located on/at the intersections of major roadways.” In this case, the applicant is proposing a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In*. In addition, the subject property is close to the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and has direct access to both of these roadways. This section goes on to state that “(t)he General Retail (GR) District is not a major commercial/retail district, and should avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas.” To satisfy these requirements, the applicant is proposing to incorporate three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) along the northern, southern, and western property lines. Staff should also point out that this is intended to not only mitigate the impacts of any future retail and service uses, but also the *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* land use that was approved to be on the property by Specific Use Permit (SUP) [Case No. Z2022-042; Ordinance No. 22-53]. Finally, the General Retail (GR) District is intended to have requirements that “...are stringent and require high standards of development ...” In this case, the subject property is also located within the North SH-205 (N. SH-205 OV) District, which requires the City’s highest development standards (*i.e. the General Overlay District Standards*). Based on staff’s review of the applicant’s project compared to the City’s codes, the request does appear to meet the City’s requirements with the exception of the roof design standards and the four (4) sided architecture requirements stipulated by the *General Overlay District Standards*. This will require a discretionary approval from the Planning and Zoning Commission.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant’s request generally conforms to the majority of the City’s codes; however, staff has identified the following variances:

(1) *Architectural Standards*.

- (a) *Roof Design Standards*. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof”. In this case the applicant is proposing a flat roof with a

parapet to screen the roof mounted utility equipment. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

- (b) Four (4) Sided Architecture. According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall length requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested variances. In this case, as a compensatory measure the applicant is proposing to provide greater than the required number of canopy trees. With this being said, requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Northwest Residential District. The Northwest Residential District is "...characterized by the two (2) large master planned communities that make up the majority of the acreage in this district." In this case, the subject property is a part of one (1) of these two (2) large master planned communities (i.e. the *Stone Creek Subdivision*), and is designated for Commercial/Retail land uses. According to the *District Strategies* for the Northwest Residential District, "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the proposed building is physically removed from the residential structures to the north and east, and are closer to the existing commercial land uses that are located on the north and south sides of the intersection of E. Quail Run Road and N. Goliad Street. As part of this case, the applicant was required to provide a *PD Development Plan* that delineated the increased pedestrian access and increased pedestrian amenity. The property located east of the subject property was required to provide an amenity area. In this case, the applicant provided -- per staff request -- a sidewalk connecting this proposed development to the amenity area to the northeast. All that being said, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on December 27, 2022, and made the recommendation to the applicant that they finish both sides of the parapet and increase the vertical articulation elements. The ARB will re-review the building elevations at their meeting on January 10, 2023 and provide a recommendation to the Planning and Zoning Commission prior to the Planning and Zoning Commission taking action on this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a *Restaurant with 2,000 SF or more with Drive-Through or Drive-In* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

- (2) Before any Certificates of Occupancy (CO's) are issued for future tenants, documentation shall be provided indicating that any proposed *Roof Top Units (RTU's)* will meet the screening requirements and will not be visible from any adjacent property, open space, or public right-of-way.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER

APPLICANT DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway

CITY, STATE & ZIP

Suite 200

PHONE

CITY, STATE & ZIP Dallas, TX 75025

E-MAIL

PHONE (214) 918-1804

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

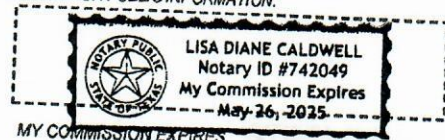
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.*

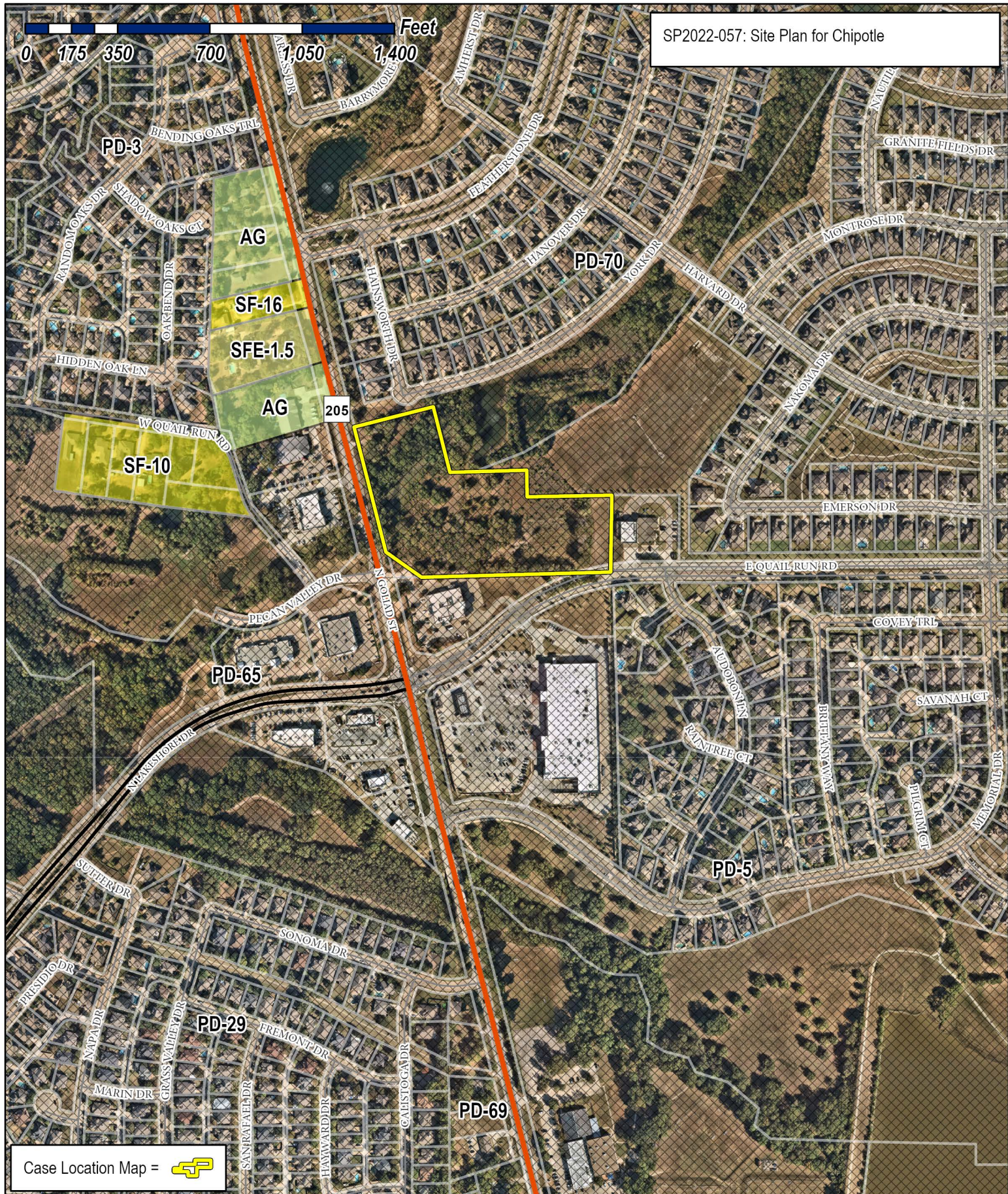
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022


OWNER'S SIGNATURE

Bowen Hendrix
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

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



December 7, 2022

Chipotle Mexican Grill (Shell)
NWQ N. Goliad & E. Quail Run Rd
Rockwall, TX 75087

On behalf of DuWest Realty, we wish to submit a variance request to the City of Rockwall Planning and Zoning Department as part of our façade elevation plan submittal.

Chipotle Mexican Grill, to be located in Stone Creek Balance Ltd. Abstract No. 131 proposed new build will use materials consistent with the surrounding building in the overlay district. The design incorporates cantilevered canopies, recesses and projections (main entry), an outdoor patio, architecturally detailed herringbone brick on the pickup lane side of the building, an articulated cornice line, and varied parapet heights.

We request the following variance:

1. Roof Design Standards: Pitched roof for buildings under 6,000 sqft.
 - a. Additional masonry detailing has been provided to exceed architectural design requirements. Owner wishes the be granted a variance to preserve corporate identity.

Thank you for your consideration,

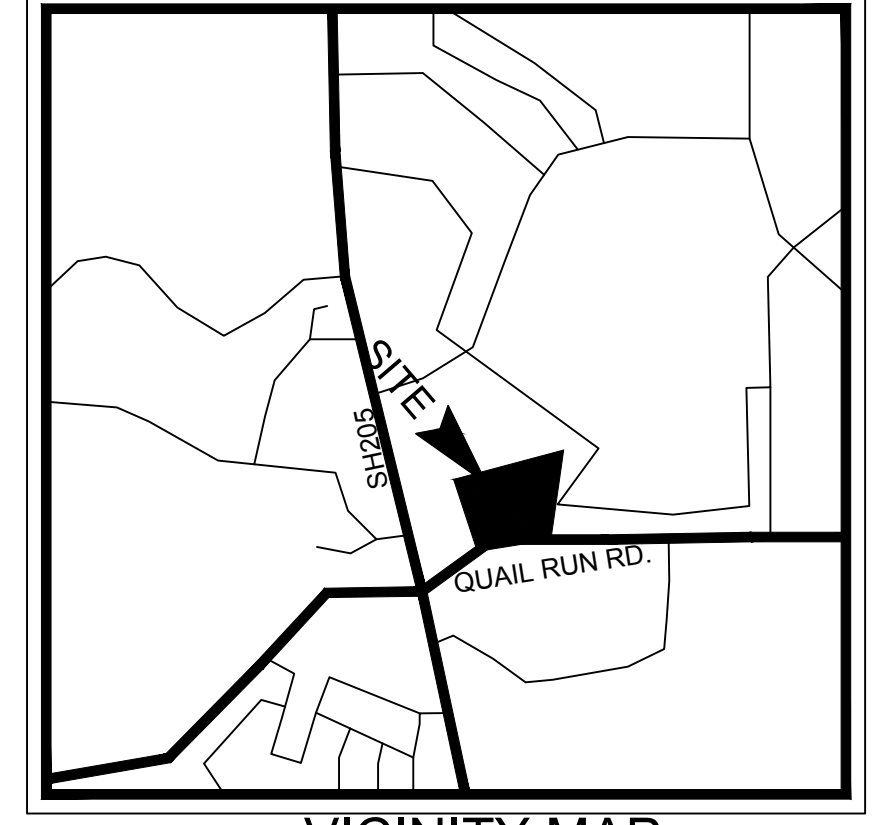
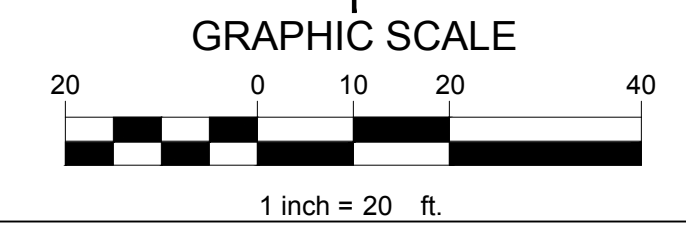
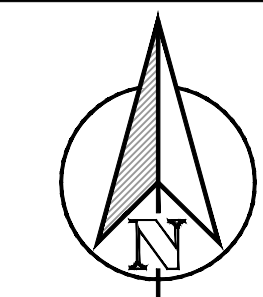
Taylor Grandorf
Architect | Project Manager
817-820-0433

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 Engineer No. 125651 Date: 1/3/2023

**DUWEST ROCKWALL
 SH 205 & QUAIL RUN RD
 ROCKWALL, TX**

CITY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 1/3/2023
 SHEET
SP-1
 File No. 2022-042
 CASE # Z2022-042



CONSTRUCTION SCHEDULE

	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE

①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK
⑧	PROP. ARROW PAVEMENT STRIPING

DUWEST ROCKWALL, TX
 LEGAL DESCRIPTION AND/OR ADDRESS:
**STONE CREEK BALANCE LTD
 ABSTRACT NO 131
 8.684 AC (378,275 SF)**

OWNER:
 DUWEST REALTY, LLC
 4403 N.CENTRAL EXWAY SUITE #200
 DALLAS, TX 75025
 CONTACT: BOWEN HENDRIX
 PH: 214.918.1804

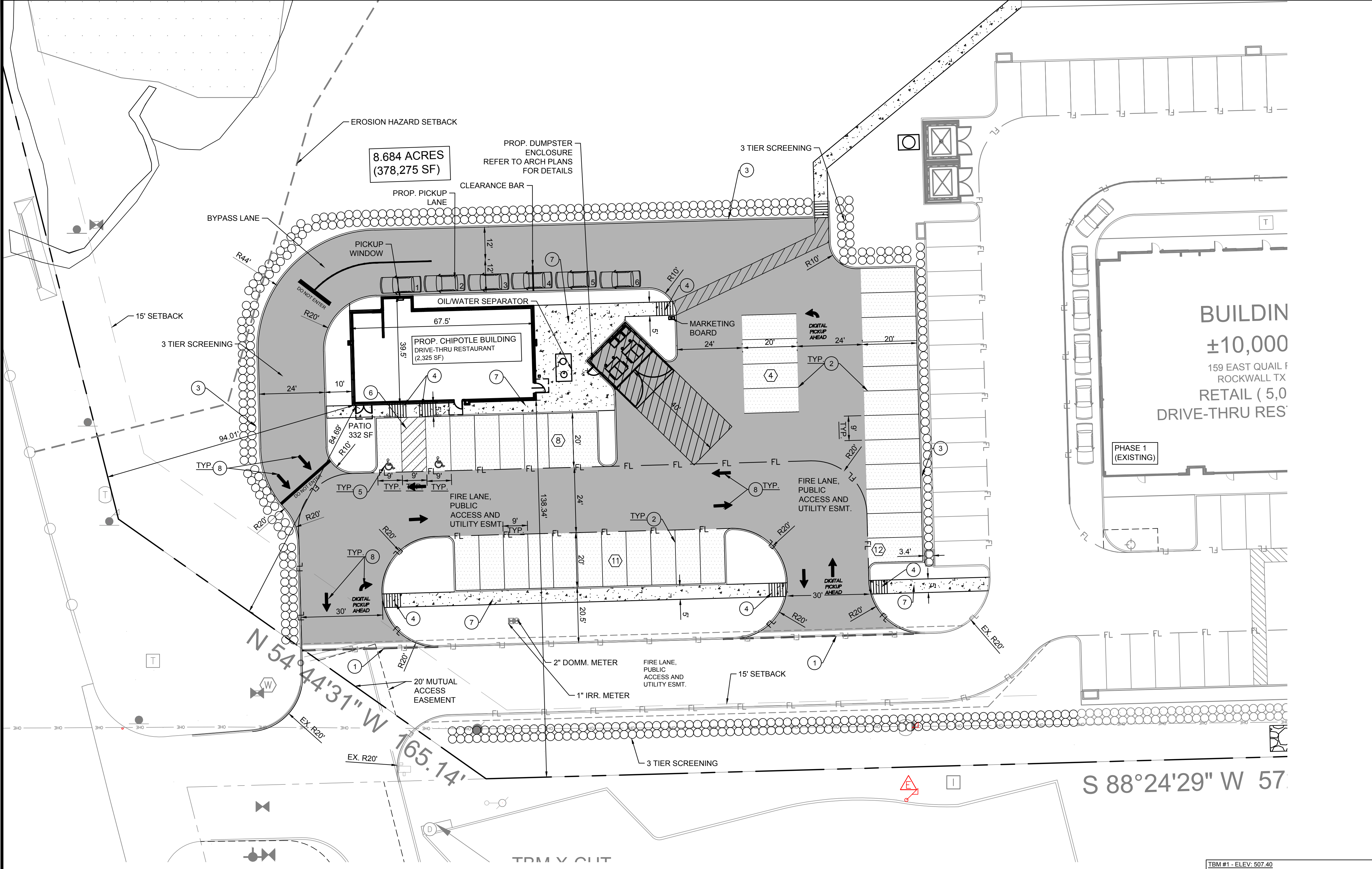
APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: DREW DONOSKY
 PH: 817.281.0572

CASE NUMBER:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN _____
 DIRECTOR OF PLANNING AND ZONING _____



TBM #1 - ELEV: 507.40
 AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #2 - ELEV: 489.60
 AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

TBM #3 - ELEV: 486.4
 AND "X" CUT SET APPROXIMATELY 178.7' SOUTH AND 103.1' EAST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.

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

- NOTES:**
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

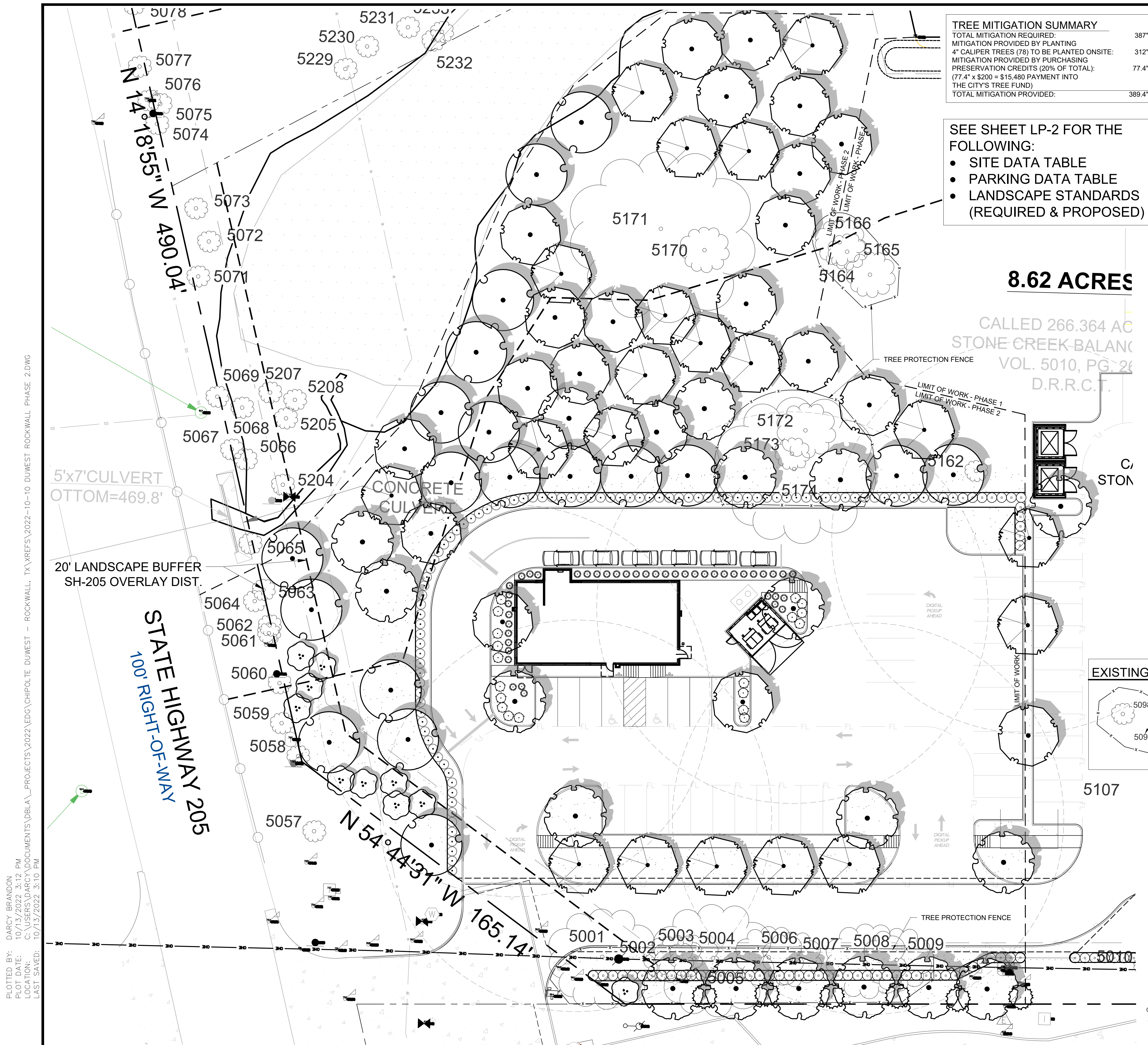
SITE DATA TABLE

	PHASE 2 (CHIPOTLE)	PHASE 1 (EXISTING)	TOTAL
SITE AREA	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)	8.684 AC (378,275 SF)
ZONING	PD-70	PD-70	PD-70
PROPOSED USE	DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	2,325 SF	BUILDING B - 10,000 SF BUILDING C - 10,000 SF	20,325 SF
PATIO AREA	332 SF	2,777 SF	3,109 SF
LOT COVERAGE	.06 %	5.2 %	5.26 %
FLOOR TO AREA RATIO	0.00 : 1	0.05 : 1	0.06 : 1
BUILDING STORIES	1 STORY	1 STORY	1 STORY
TOTAL IMPERVIOUS	29,064 SF (0.8%)	116,406 SF (30.8%)	145,138 SF (38.3%)
OPEN SPACE	8.62 AC (92 %)	6.04 AC (69.2%)	5.4 AC (61.7 %)

PARKING DATA TABLE

PARKING REQ.	
DRIVE-THRU RESTAURANT (2,325 SF) 1/100 SF	24 SPACES
STANDARD PARKING	33 SPACES
ADA PARKING	2 SPACES
PARKING PROVIDED	35 SPACES (2 ADA)

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 1/3/2023 10:28 AM
 Z: \PROJECTS\PROJECTS\2022-175 DUWEST ROCKWALL PH. 2\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 12/28/2022 11:47 AM



TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	387"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (78) TO BE PLANTED ONSITE:	312"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (77.4" x \$200 = \$15,480 PAYMENT INTO THE CITY'S TREE FUND)	77.4"
TOTAL MITIGATION PROVIDED:	389.4"

SEE SHEET LP-2 FOR THE FOLLOWING:

- SITE DATA TABLE
- PARKING DATA TABLE
- LANDSCAPE STANDARDS (REQUIRED & PROPOSED)

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	20	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL.	16'-18' HT
	19	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16' HT
	19	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16' HT
	20	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16'-18' HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	10	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	6	ILEX VOMITORIA YAUPOH HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	43	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	90	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	19	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	3 GAL	
	57	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	14,665 SF	CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD	

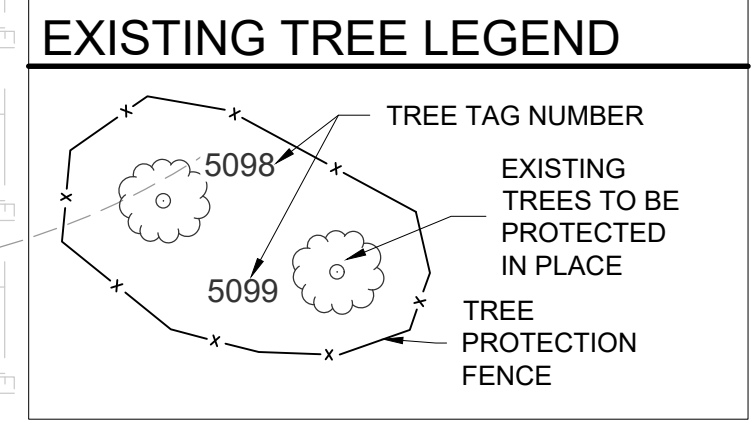
NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

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



8.62 ACRES

CALLED 266.364 AC
STONE CREEK-BALANCE
VOL. 5010, PG. 26
D.R.R.C.

Scale 1" = 20'

PLOTTED BY: DARCYLE BRANDON
 PLOT DATE: 10/13/2022 3:12 PM
 LOCATION: C:\USERS\DARCYLE\DOCUMENTS\PROJECTS\2022\EDG\CHIPOLTE DUWEST - ROCKWALL, TX\REFS\2022-10-10-DUWEST ROCKWALL PHASE 2.DWG
 LAST SAVED: 10/13/2022 3:10 PM

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

REGISTERED LANDSCAPE ARCHITECT
DARCYLE BRANDON
3423
STATE OF TEXAS
10/13/2022

**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
 ABSTRACT NO 131
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 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 CONTACT: DREW DONOSKY
 PH: 817.281.0572

CASE NUMBER:
 Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____

WITNESS OUR HANDS THIS _____ DAY OF _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

EVERGREEN DESIGN GROUP

(800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

LANDSCAPE PLANTING PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 10/13/2022

SHEET

LP-1

File No: 2022-002
 CASE # SP2022-042



10/13/2022

DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX

Table with 4 columns and 10 rows, likely a schedule of values or index table.



LANDSCAPE PLANTING SPECIFICATIONS

Table with 2 columns: DESIGN, DRAWN, CHECKED, DATE. Values include LRR, LRR, CLC, 10/13/2022.

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BAB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALLS WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT 0.5 TO 10 DECIGRAMS PER LITER; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LINE, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, SLOW RELEASE) - 10 LBS PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

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

TREE PLANTING

- 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION AS THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR BECOME DAMAGED, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
a. 1-2" TREES - TWO STAKES PER TREE
b. 2-1/2"-4" TREES - THREE STAKES PER TREE
c. TREES OVER 4" CALIPER - GUY AS NEEDED
d. MULTI-TRUNK TREES - THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
e. MULTI-TRUNK TREES - THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE, COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TO A MINIMUM OF 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER JOINTS IN ADJACENT CURBS.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

- 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

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

INSPECTION AND ACCEPTANCE

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

LANDSCAPE MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND AT THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

PLOTTED BY: DARCY BRANDON 10/13/2022 3:12 PM
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TREE PROTECTION SPECIFICATIONS

MATERIALS

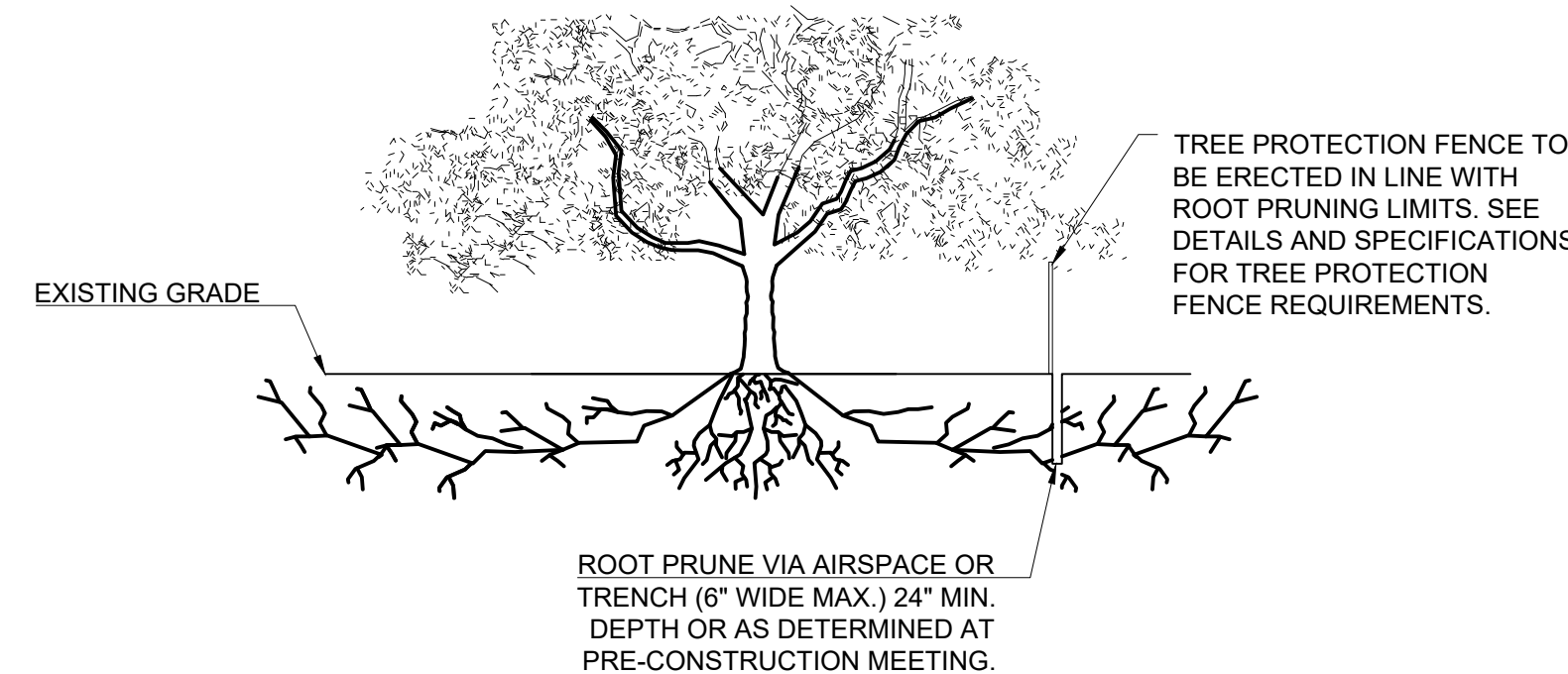
- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

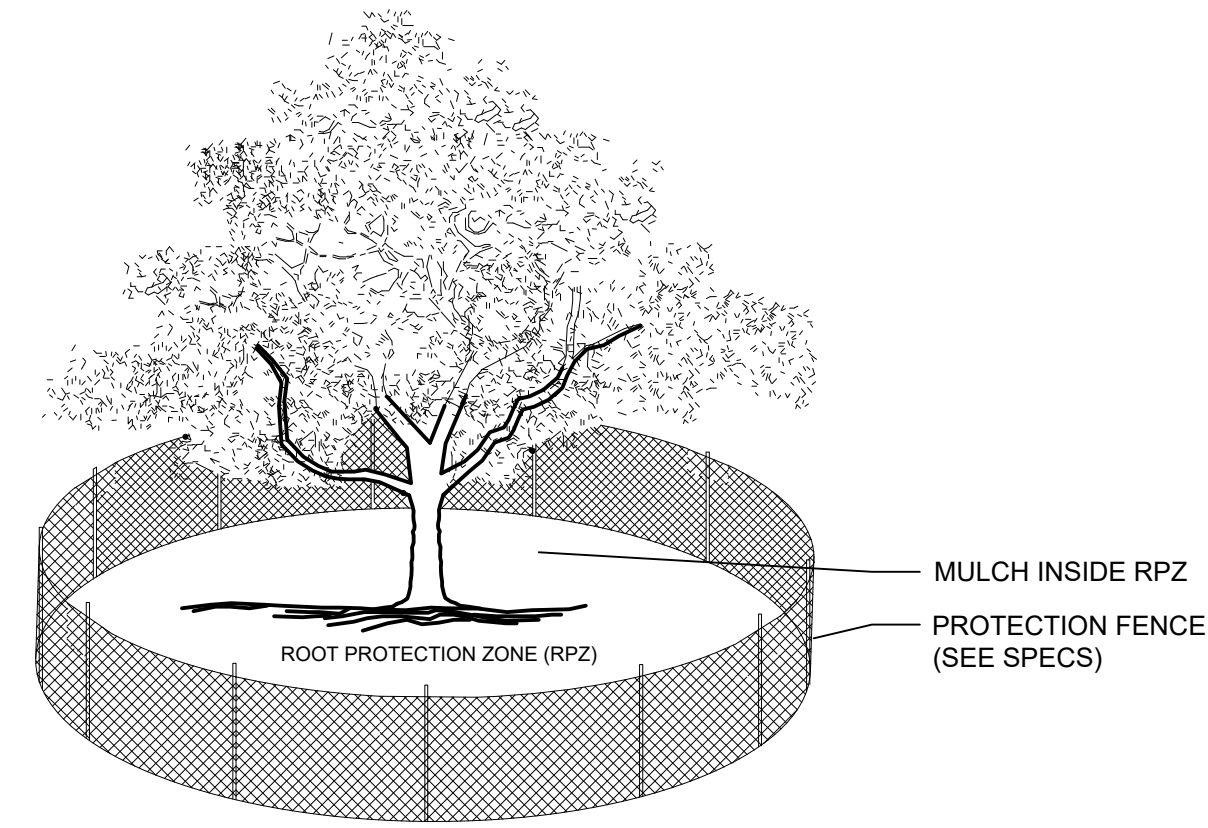
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

- NOTES**
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 - EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 - ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 - SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

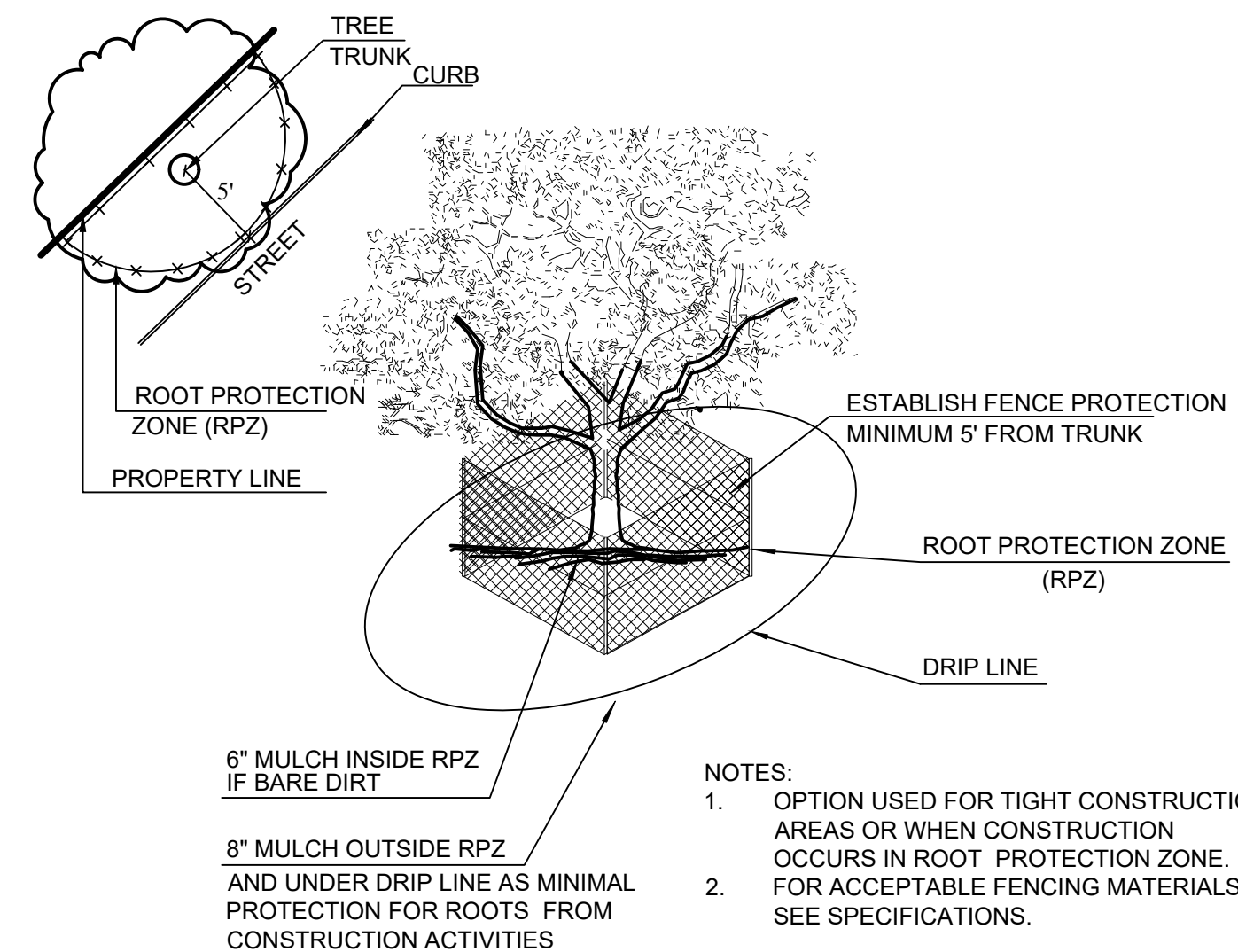


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



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

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

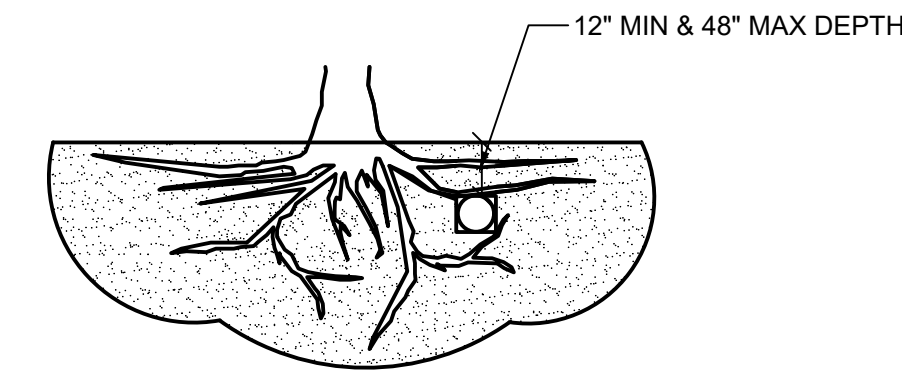


- NOTES:**
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

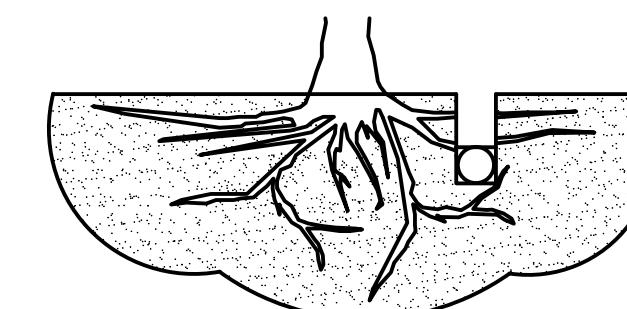
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

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

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



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

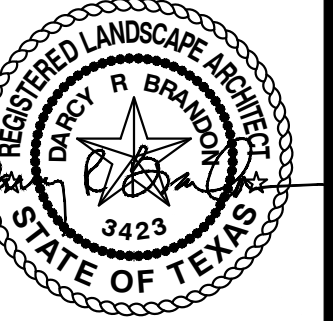


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS.
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES.
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



10/13/2022

**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 10/13/2022 3:13 PM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA\PROJECTS\2022\EDG\CHIPOLTE DUWEST - ROCKWALL, TX\XREFS\2022-10-10 DUWEST ROCKWALL PHASE 2.DWG
 LAST SAVED: 10/13/2022 3:10 PM

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS: STONE CREEK BALANCE LTD ABSTRACT, NO 131 8.684 AC (378,275 SF)	
OWNER: DUWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER Z2022-003	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.	
WITNESS OUR HANDS THIS _____ DAY OF _____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	
DESIGN: LRR	CHECKED: CLC
DRAWN: LRR	DATE: 10/13/2022
SHEET	
TD-3	
File No:	2022-002
CASE # SP2022-042	

**TREESCAPE
DETAILS &
SPECIFICATIONS**



VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE OPTICS

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at <http://www.designlights.org>
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens				
		3 Size 3	480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens				
		4 Size 4	720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole ²
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole ²
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ²
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ²
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Toolless Entry
BC	Backlight Control ⁸
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NX SMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXWS40F	NX Networked Wireless Enabled Integral NX SMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
WIR	wiSCAPE® In-Fixture Module ^{3,4}
WIRSC	wiSCAPE® Module and Occupancy Sensor ^{3,4}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Replace “_” with “2” for 2.5”-3.4” OD pole, “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

3 – Networked Controls cannot be combined with other control options

4 – Not available with 2PF option

5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls

7 – Not available with 480V

8 – BC not available on 4F and type 5 distributions

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # _____

VP	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens				
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens				
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	Color	Options	Network Control Options
A Arm mount for square pole/flat surface A_ Arm mount for round pole ³ ASQU Universal arm mount for square pole A_U Universal arm mount for round pole ³ AAU Adjustable arm for pole mounting (universal drill pattern) AA_U Adjustable arm mount for round pole ³ ADU Decorative upswept Arm (universal drill pattern) AD_U Decorative upswept arm mount for round pole ³ MAF Mast arm fitter for 2-3/8" OD horizontal arm K Knuckle T Trunnion WB Wall Bracket, horizontal tenon with MAF WM Wall mount bracket with decorative upswept arm WA Wall mount bracket with adjustable arm	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Gloss Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured Color Option CC Custom Color	F Fusing E Battery Backup ^{1,2,7,8,9} 2PF Dual Power Feed 2DR Dual Driver TE Toolless Entry BC Backlight Control TB Terminal Block	NXWS16F NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXWS40F NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4} NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4} WIR wiSCAPE® In-Fixture Module ^{3,4} WIRSC wiSCAPE® Module and Occupancy Sensor ^{3,4} Stand Alone Sensors BTS-14F Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens BTS-40F Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens BTSO-12F Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens 7PR 7-Pin Receptacle ⁴ 7PR-SC 7-Pin Receptacle with shorting cap ⁴ 3PR 3-Pin twist lock ⁴ 3PR-SC 3-Pin receptacle with shorting cap ⁴ 3PR-TL 3-Pin PCR with photocontrol ⁴ Programmed Controls ADD AutoDim Timer Based Dimming ⁴ ADT AutoDim Time of Day Dimming ⁴ Photocontrols PC Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Battery temperature rating -20C to 55C

3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

4 – Networked Controls cannot be combined with other control options

5 – Not available with 2PF option

6 – Not available with 480V

7 – Not available with 347 or 480V

8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts

10 – Some voltage restrictions may apply when combined with controls

VIPER Area/Site

VIPER LUMINAIRE

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.250		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	0.255		

VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

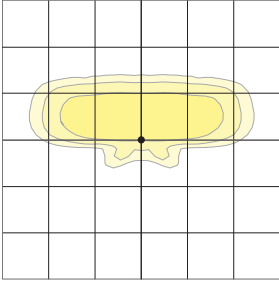
VIPER Area/Site

VIPER LUMINAIRE

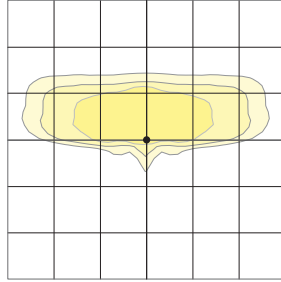
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

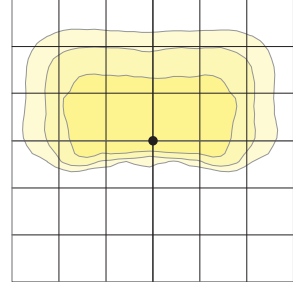
Type 2



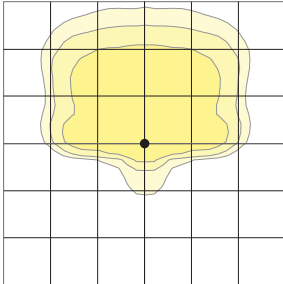
Type 3



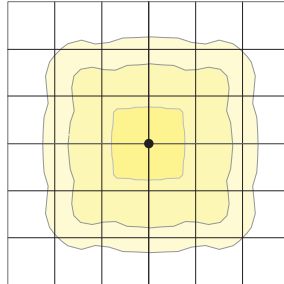
Type 4 Wide



Type 4F



Type 5QW



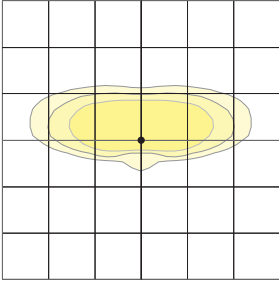
VIPER Area/Site

VIPER LUMINAIRE

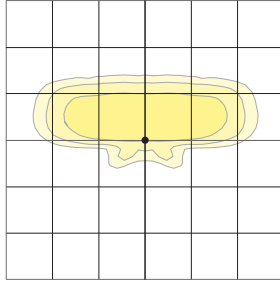
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

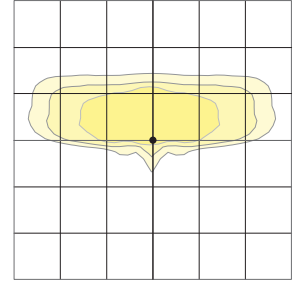
Type FR – Front Row/Auto Optic



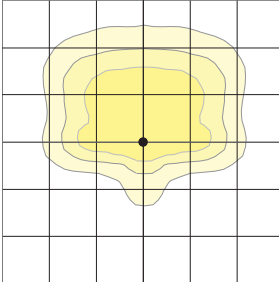
Type 2



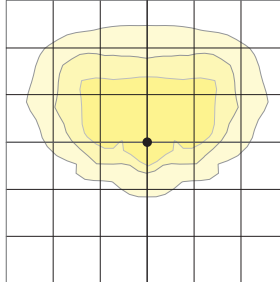
Type 3



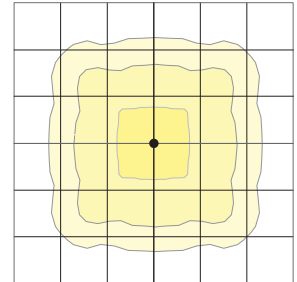
Type 4 Forward



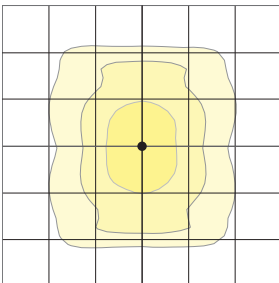
Type 4 Wide



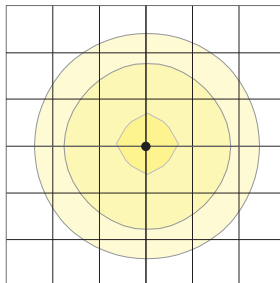
Type 5QM



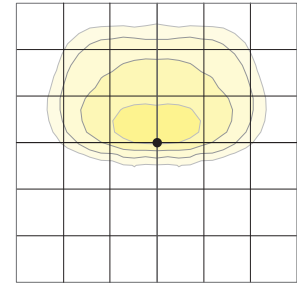
Type 5R (rectangular)



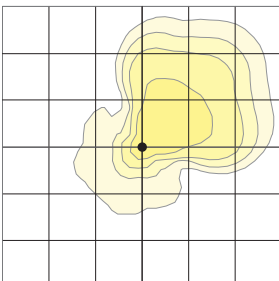
Type 5W (round wide)



Type TC



Type Corner

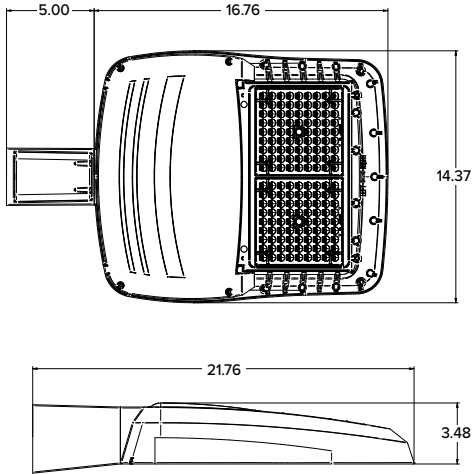


VIPER Area/Site

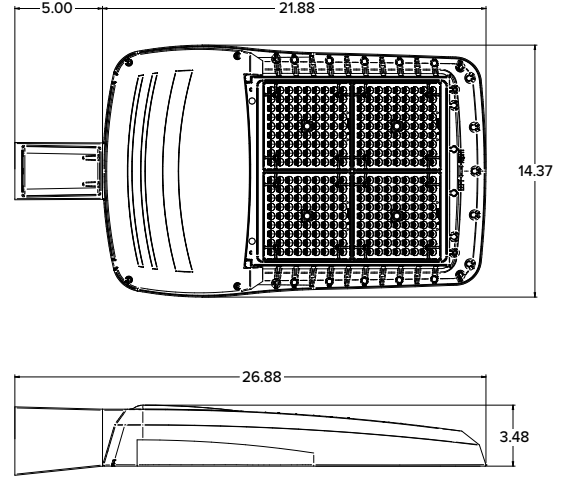
VIPER LUMINAIRE

DIMENSIONS

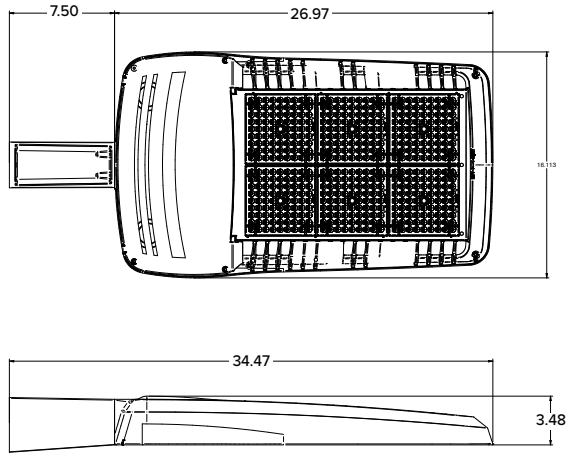
SIZE 1



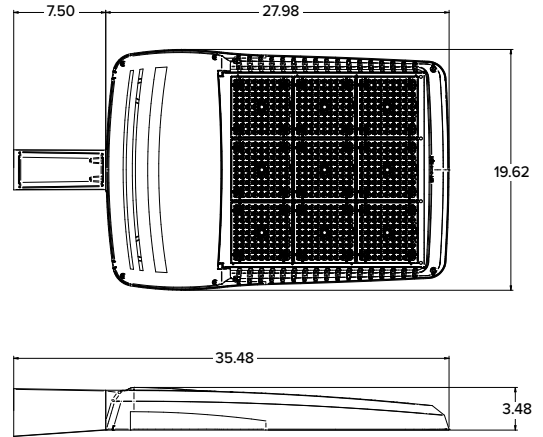
SIZE 2









SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

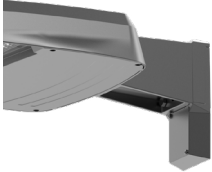
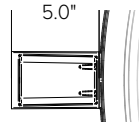
VIPER LUMINAIRE

MOUNTING



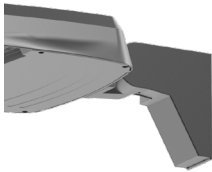
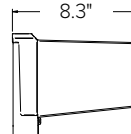
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



ASQU-UNIVERSAL ARM MOUNT

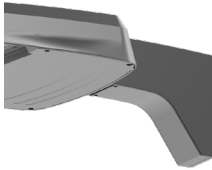
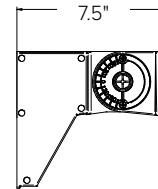
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



AAU-ADJUSTABLE ARM FOR POLE MOUNTING

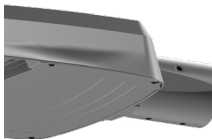
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.

Strike configurations have a 30° aiming limitation.



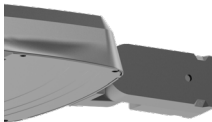
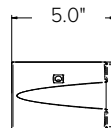
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



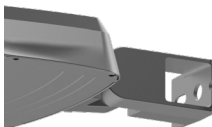
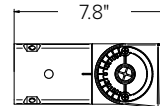
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



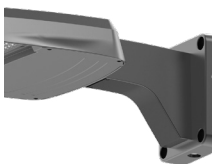
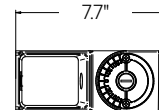
K-KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



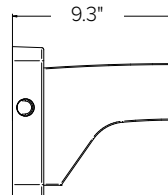
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

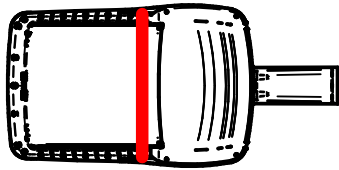
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

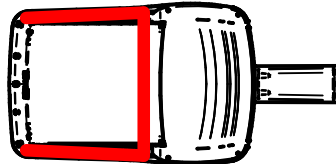
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

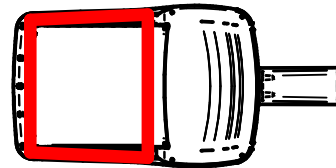
VPR2x HSS-90-B-xx



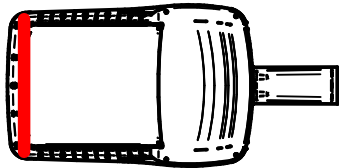
VPR2x HSS-270-BSS-xx



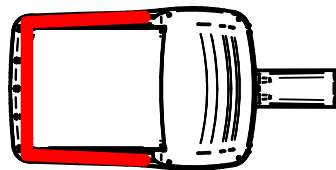
VPR2x HSS-360-xx



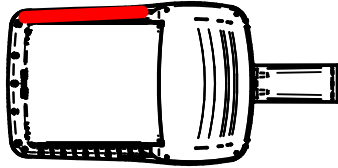
VPR2x HSS-90-F-xx



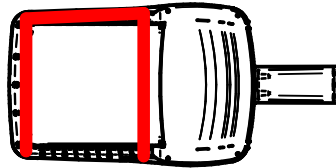
VPR2x HSS-270-FSS-xx



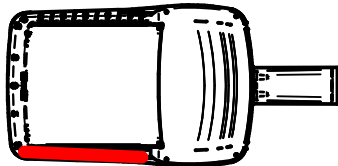
VPR2x HSS-90-S-xx



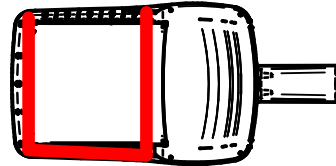
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



VIPER Area/Site

VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | STRIKE OPTICS

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at <http://www.designlights.org>
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	Micro Strike	1 Size 1	160L-35 ⁶ 5500 lumens 160L-50 ⁶ 7500 lumens 160L-75 10000 lumens 160L-100 12500 lumens 160L-115 15000 lumens 160L-135 18000 lumens 160L-160 21000 lumens	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QW Type 5 Square Wide	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	320L-145 21000 lumens 320L-170 24000 lumens 320L-185 27000 lumens 320L-210 30000 lumens 320L-235 33000 lumens 320L-255 36000 lumens 320L-315 ⁶ 40000 lumens				
		3 Size 3	480L-285 40000 lumens 480L-320 44000 lumens 480L-340 48000 lumens 480L-390 52000 lumens 480L-425 55000 lumens 480L-470 60000 lumens				
		4 Size 4	720L-435 60000 lumens 720L-475 65000 lumens 720L-515 70000 lumens 720L-565 ⁶ 75000 lumens 720L-600 ⁶ 80000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole ²
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole ²
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ²
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ²
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Toolless Entry
BC	Backlight Control ⁸
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXWS40F	NX Networked Wireless Enabled Integral NXSP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
WIR	wiSCAPE® In-Fixture Module ^{3,4}
WIRSC	wiSCAPE® Module and Occupancy Sensor ^{3,4}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information

2 – Replace “_” with “2” for 2.5”-3.4” OD pole, “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

3 – Networked Controls cannot be combined with other control options

4 – Not available with 2PF option

5 – Not available with Dual Driver option

6 – Some voltage restrictions may apply when combined with controls

7 – Not available with 480V

8 – BC not available on 4F and type 5 distributions

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-ST-1-36L-39-3K7-2-UNV-A-BLT

CATALOG # _____

VP Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	ST Strike	1 Size 1	36L-39 ⁸ 5500 lumens 36L-55 ⁸ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	FR Auto Front Row 2 Type 2 3 Type 3 4F Type 4 Forward 4W Type 4 Wide 5QN Type 5 Square Narrow 5QW Type 5 Square Wide 5QM Type 5 Square Medium 5W Type 5 Wide (Round) 5RW Type 5 Rectangular C Corner Optic TC Tennis Court Optic	BLANK No Rotation L Optic rotation left R Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens				
		3 Size 3	108L-215 ⁸ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens				
		4 Size 4	162L-320 40000 lumens 162L-365 ¹⁰ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁸ 60000 lumens CLO Custom Lumen Output ¹				

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole ³
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole ³
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole ³
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole ³
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
E	Battery Backup ^{1,2,7,8,9}
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSM2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXWS40F	NX Networked Wireless Enabled Integral NXSM2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming ^{1,3,4}
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor ^{3,4}
WIR	wISCAPE® In-Fixture Module ^{3,4}
WIRSC	wISCAPE® Module and Occupancy Sensor ^{3,4}
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle ⁴
7PR-SC	7-Pin Receptacle with shorting cap ⁴
3PR	3-Pin twist lock ⁴
3PR-SC	3-Pin receptacle with shorting cap ⁴
3PR-TL	3-Pin PCR with photocontrol ⁴
Programmed Controls	
ADD	AutoDim Timer Based Dimming ⁴
ADT	AutoDim Time of Day Dimming ⁴
Photocontrols	
PC	Button Photocontrol ^{4,7}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Battery temperature rating -20C to 55C
 3 – Replace “_” with “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole
 4 – Networked Controls cannot be combined with other control options
 5 – Not available with 2PF option
 6 – Not available with 480V
 7 – Not available with 347 or 480V
 8 – Not available with Dual Driver option

9 – Only available in Size 1 housing, up to 105 Watts
 10 – Some voltage restrictions may apply when combined with controls

VIPER Area/Site

VIPER LUMINAIRE

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.250		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	0.255		

VIPER Area/Site

VIPER LUMINAIRE

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

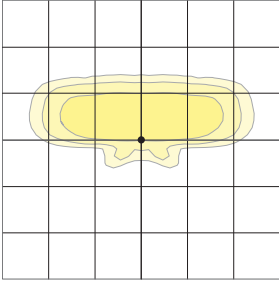
VIPER Area/Site

VIPER LUMINAIRE

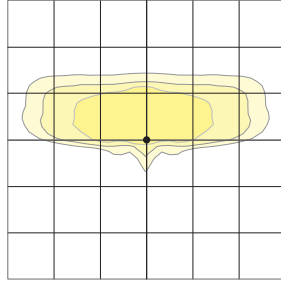
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

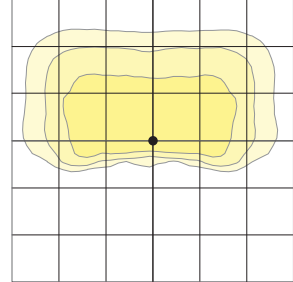
Type 2



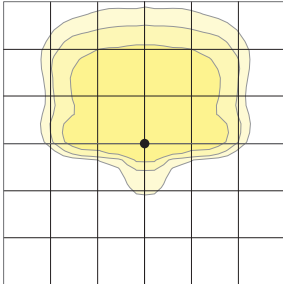
Type 3



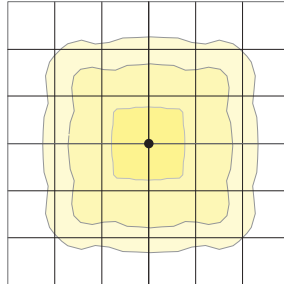
Type 4 Wide



Type 4F



Type 5QW



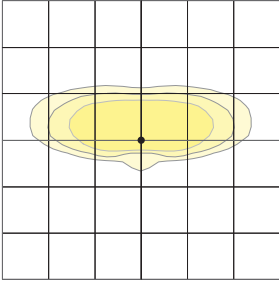
VIPER Area/Site

VIPER LUMINAIRE

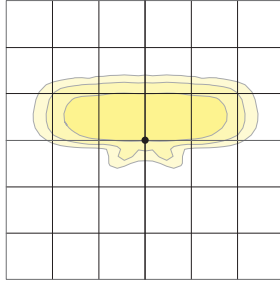
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

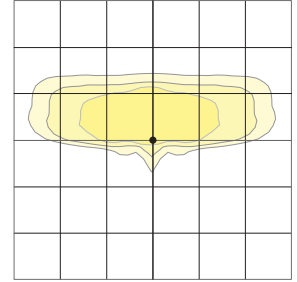
Type FR – Front Row/Auto Optic



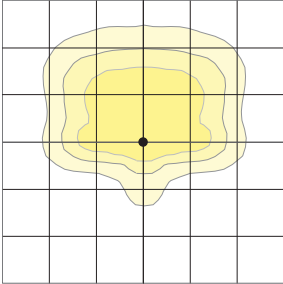
Type 2



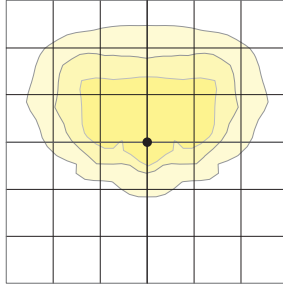
Type 3



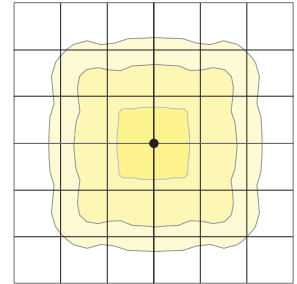
Type 4 Forward



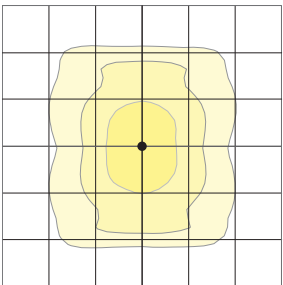
Type 4 Wide



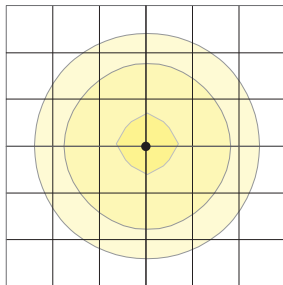
Type 5QM



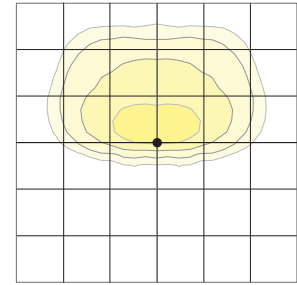
Type 5R (rectangular)



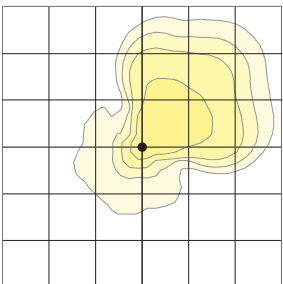
Type 5W (round wide)



Type TC



Type Corner

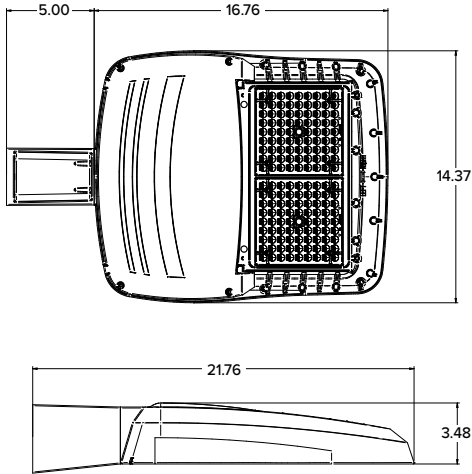


VIPER Area/Site

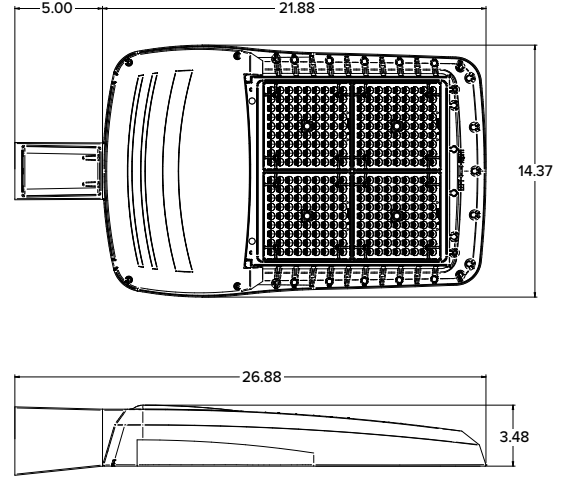
VIPER LUMINAIRE

DIMENSIONS

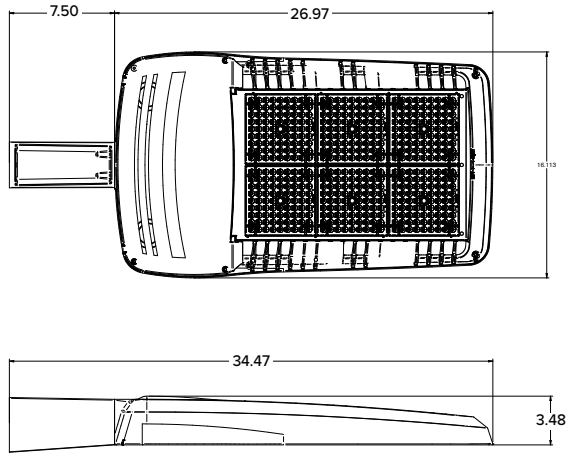
SIZE 1



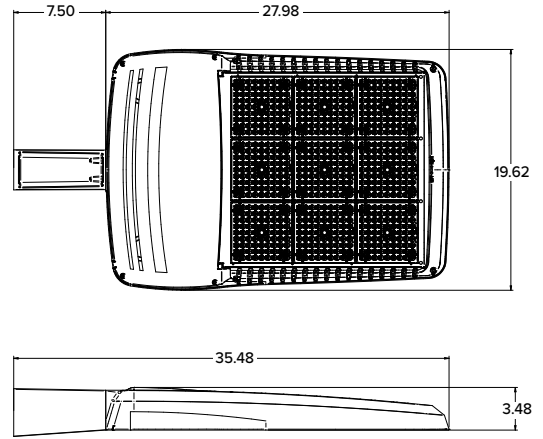
SIZE 2









SIZE 3



SIZE 4



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

VIPER Area/Site

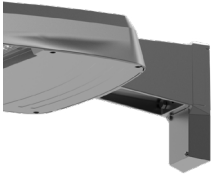
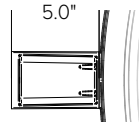
VIPER LUMINAIRE

MOUNTING



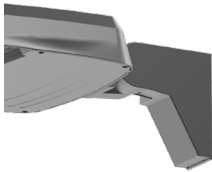
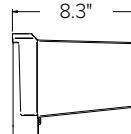
A-STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)



ASQU-UNIVERSAL ARM MOUNT

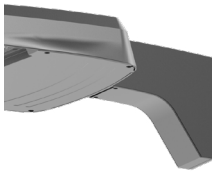
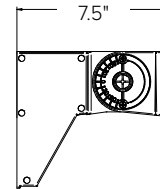
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)



AAU-ADJUSTABLE ARM FOR POLE MOUNTING

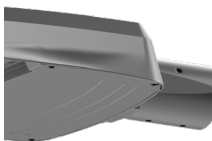
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations have a 45° aiming limitation.

Strike configurations have a 30° aiming limitation.



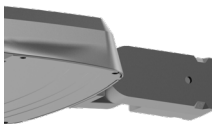
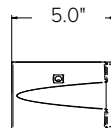
ADU-DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).



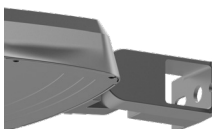
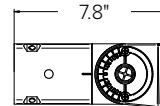
MAF-MAST ARM FITTER

Fits 2-3/8" OD horizontal tenons.



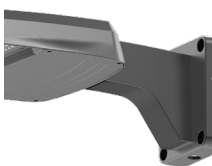
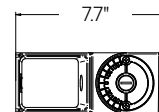
K-KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



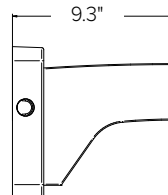
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM-WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



VIPER Area/Site

VIPER LUMINAIRE

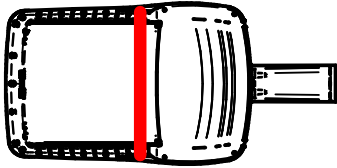
ADDITIONAL INFORMATION (CONTINUED)

HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

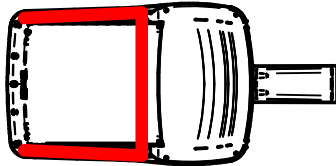
HSS has a depth of 5" for all Viper sizes

Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

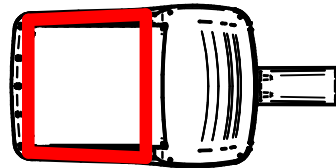
VPR2x HSS-90-B-xx



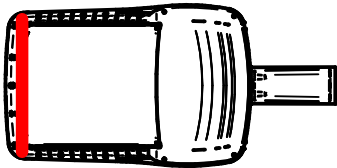
VPR2x HSS-270-BSS-xx



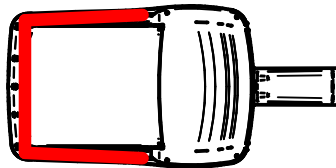
VPR2x HSS-360-xx



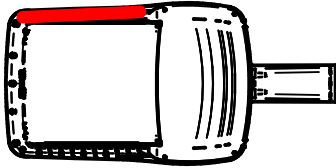
VPR2x HSS-90-F-xx



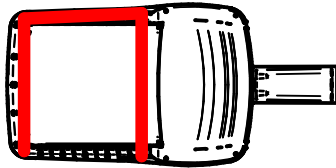
VPR2x HSS-270-FSS-xx



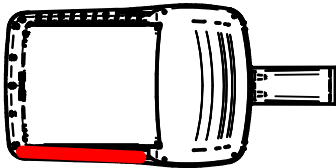
VPR2x HSS-90-S-xx



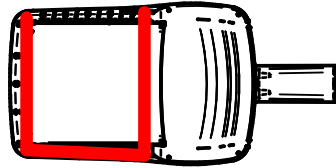
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



VIPER Area/Site

VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM



BANNISTER ENGINEERING

FLOOD STUDY

FOR

**Stone Creek Retail
Located in Rockwall
Rockwall County, Texas
OF
Tributary D of Squabble Creek**

PREPARED FOR:

DuWest

4403 N. Central Expressway, Suite 200
Dallas, TX 75205

PREPARED BY:

Bannister Engineering, LLC

TX Firm No. 10599
240 N. Mitchel Road
Mansfield, Texas 76063
Phone (817) 842-2094
Fax (817) 842-2095

Date: March 15, 2022



Michael J. Moore

3-15-2022

Table of Contents

1. INTRODUCTION

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1. INTRODUCTION

The proposed commercial development is about 8.6 acres located near the northeast corner of North Goliad Street and East Quail Run Road in the City of Rockwall in Rockwall County, Texas. See the Location Map (Exhibit 1).

Squabble Creek Tributary D runs from east to west through the site. A LOMR was done in August 29, 2014. The LOMR is shown on the Effective FIRM panel dated 9-26-2008 (48397C0030L) is included as Exhibit 2.

The purpose of this submittal is to provide sufficient documentation in accordance with sound engineering standards and practices to demonstrate that the development will not cause any adverse impact in accordance to the City's Squabble Creek Watershed ordinance.

2. HYDROLOGY

2.1. Methodology

The following information about hydrology is not intended to revise discharges used in stream modeling by FEMA. The intent is to demonstrate the development's impact on hydrology. The Squabble Creek Watershed hydrology model and GIS files were provided by the City. The model provided was HEC-HMS V4.2.1. Discrepancies in the drainage boundaries were discovered in and near the site. The drainage boundary east of the site did not match the drainage pattern around the fire station. Also, the drainage boundary did not match the drainage pattern along East Quail Run Road. The hydrology model had the CN for "SQ036" at a developed rate. The drainage areas and CN's were recalculated for the impacted drainage areas "SQ012", "SQ015b", "SQ034e", "SQ034f", and "SQ036". The time of concentration was recalculated for subbasin "SQ036". This is the basis for the pre-project hydrology model. This study will compare the results from the effective/revised existing hydrology to the pre-project and the post-project hydrology. The comparison uses design points from upstream of the site to the very downstream end of the model at Lake Ray Hubbard. This study uses the same HEC-HMS version for consistency. It was not updated to the latest HEC-HMS version. The 5-year (20% annual chance), 10-year (10% annual chance), 25-year (4% annual chance), 50-year (2% annual chance), and 100-year (1% annual chance) conditions were modeled. The post-project 100-year fully developed conditions were modeled to determine fill elevations to provide the required 2' of freeboard. The HEC-HMS files are located on the CD.

2.2. Drainage Basin Characteristics

The drainage basin of Squabble Creek Tributary D at the site (North Goliad Street) is about 135.3 acres. The site is 6% of the contributing area. Normally, this location would be the end of the analysis because the limit of the zone of influence is at the point where the contributing area is less than 10% of the overall area. The Squabble Creek Watershed ordinance requires the analysis to be reviewed all the way to Lake Ray Hubbard. All drainage areas upstream of the site are fully developed. The drainage boundaries mentioned previously were corrected for subbasins "SQ012", "SQ015b", "SQ034e", "SQ034f", and "SQ036". These subbasins are shown on the Pre-Project Drainage Area Map Exhibit 6. The areas and CN's were recalculated. In the proposed conditions the drainage boundary for subbasin "SQ034f" was revised. A land use map is shown on Exhibit 8. The runoff Curve Numbers (CN) were obtained from the City of Rockwall's drainage manual. The CN's were adjusted to conform to AMC-3. The hydrologic soil groups in the drainage

area are mostly D soils with some B soils. A soils map is shown on Exhibit 8. The existing hydrology calculations are shown on Exhibit 7.

The proposed drainage areas were revised by directing 1.72 acres of subbasin "SQ036" to the existing detention pond. The existing detention pond will be expanded which will capture 0.47 acres from subbasin "SQ034f". These two revisions increased subbasin "SQ034e" by 2.19 acres. The proposed drainage area map is included as Exhibit 9. A proposed land use and soils map is shown on Exhibit 11.

2.3. Time of Concentration

The Time of Concentration (T_c) was recalculated for "SQ034e", "SQ034f", and for "SQ036", which contains the site. T_c was calculated based on methods outlined in the NCTCOG hydrology manual. The four types of flows that were used in calculating T_c was sheet flow, shallow concentrated flow, pipe flow, and channel flow. The T_c was located where the highest T_c was generated. The T_c paths are shown on Exhibit 6. The formula to calculate T_c for sheet flow uses runoff coefficients for land use. A maximum distance of 100' was used for sheet flow. The formula for calculating average velocity for shallow concentrated flow uses a coefficient of 16.13 for unpaved and 20.33 for paved conditions. Channel flow was estimated at 6 ft/sec. The SCS Unit Hydrograph method requires a Lag Time (T_{lag}). T_{lag} is 60% of T_c . The existing T_c calculation is shown on Exhibit 7.

The existing T_c that travels through the site was modified for conceptual proposed conditions. The travel path, inlet location, and storm pipe location were assumed. The calculation is shown on Exhibit 10.

2.4. Storm Characteristics

This element of the hydrology modeling was not revised from the original method.

2.5. Stream Routing

There are two stream routings that were revised based on the update made to the HEC-RAS model. Reaches "R_SQ015e" and "R_SQ015f". The routing method for these is "Modified Puls". This method requires a floodplain storage-discharge relationship. This is created with the HEC-RAS model. The tables for these two routings are shown on Exhibit 7. The HEC-RAS model is included on the CD.

The development fills a portion of the floodplain. As a result, it decreases floodplain storage. Excavation within the floodplain helps to offset the loss. The routings for reaches "R_SQ015e" and "R_SQ015f" were updated based on the proposed grading within the floodplain. The tables for these two routings are shown on Exhibit 10. The HEC-RAS model is included on the CD.

2.6. Detention

There are numerous detention structures modeled in the hydrology for the Squabble Creek watershed. The Stone Creek Phase 7 subdivision built a large detention pond ("Stone Creek Phase 7") near the site. The existing berm is about 9 feet tall. It has a maximum volume of 22.15 acre-feet at the top of the berm. This detention pond will be expanded for the proposed development. The modeling of the existing pond was reviewed. It was determined that the volume of the pond needed to be more accurately measured. The elevation-area table was developed from the construction plans of the pond. The calculation is shown on Exhibit 7. The applicable sheet is included on the CD. The pond

volume calculations were not found. The calculation was recreated by tracing contours from the grading plan.

The development is including the expansion of the existing detention pond to help offset negative impacts. The expansion will increase the volume to 24.42 acre-ft. The height of the existing berm will not be increased. Even though the height of the dam is above the 6-foot threshold for dam regulation, the volume is below the 50 acre-ft threshold for dam regulation. An emergency spillway will be added to the berm at 500.0. The outlet structure is to remain the same. A basic grading plan is included as Exhibit 20. More detailed information for the grading and the detention pond will be shown on the civil plans. Table 1 shows the results of the proposed detention pond which demonstrates a freeboard in excess of 2 feet as measured from the top of the berm.

TABLE 1

PROPOSED DETENTION POND SUMMARY

Storm Event	Discharge In	Top of Berm	Max. Storage	Discharge Out	Peak Elevation	Utilized Storage	Freeboard
	(cfs)		(ac.ft.)	(cfs)		(ac.ft.)	(ft)
100-YEAR	419.8	502	24.42	127.9	499.66	15.21	2.34
25-YEAR	327.8	502	24.42	70.2	498.83	12.21	3.17
10-YEAR	278.9	502	24.42	64.8	498.15	9.87	3.85
5-YEAR	230.3	502	24.42	58.8	497.47	7.62	4.53

2.7.Results

Table 2 demonstrates the results of the revisions made to the MDS hydrology model by the pre-project model. Tributary D had a maximum increase of 11.0 cfs (2.3%). The maximum decrease in Tributary D is 2.1 cfs (0.1%). There were no increases in Squabble creek. Squabble Creek had a maximum decrease of 9.0 cfs (0.3%)

TABLE 2
MDS/PRE-PROJECT 100-YEAR DISCHARGE SUMMARY

MDS		PRE-PROJECT		DIFFERENCE
DESIGN POINT	DISCHARGE	DESIGN POINT	DISCHARGE	
	(cfs)		(cfs)	(cfs)
SQ012	169.0	SQ012	164.3	-4.7
SQ015b	35.2	SQ015b	34.5	-0.7
SQ034a	203.9	SQ034a	203.9	0.0
SQ034b	236.7	SQ034b	236.7	0.0
SQ034c	83.9	SQ034c	83.9	0.0
SQ034d	103.9	SQ034d	103.9	0.0
SQ034e	380.9	SQ034e	403.8	22.9
SQ034f	67.8	SQ034f	52.9	-14.9
SQ034g	92.4	SQ034g	92.4	0.0
SQ036	86.4	SQ036	77.8	-8.6
Stone Creek Phase 7	130.3	Stone Creek Phase 7	136.3	6.0
J_SQ008	509.7	J_SQ008	508.9	-0.8
J_SQ009	531.5	J_SQ009	530.7	-0.8
J_SQ010	1125.5	J_SQ010	1125.2	-0.3
J_SQ021	2377.7	J_SQ021	2376.1	-1.6
J_SQ023	2429.2	J_SQ023	2427.6	-1.6
J_SQ024	2425.0	J_SQ024	2423.0	-2.0
J_SQ025	2680.3	J_SQ025	2678.2	-2.1
J_SQ026c	447.8	J_SQ026c	447.8	0.0
J_SQ026d	475.0	J_SQ026d	486.0	11.0
J_SQ026e	474.1	J_SQ026e	477.9	3.8
J_SQ026f	472.4	J_SQ026f	477.1	4.7
J_SQ026g	431.5	J_SQ026g	430.7	-0.8
J_SQ027	436.5	J_SQ027	435.4	-1.1
J_SQ029	595.5	J_SQ029	594.4	-1.1
J_SQ030	3206.7	J_SQ030	3206.1	-0.6
J_SQ031	2776.8	J_SQ031	2770.9	-5.9
J_SQ034	3032.3	J_SQ034	3023.6	-8.7
J_SQ035	2999.3	J_SQ035	2992.0	-7.3
J_SQ037	3006.3	J_SQ037	2997.4	-8.9
J_SQ039	3080.6	J_SQ039	3071.6	-9.0
J_SQ040	3188.2	J_SQ040	3185.4	-2.8
J_SQ041	3529.5	J_SQ041	3525.4	-4.1

Initially, the development had a negative impact on discharges. About 95% of the impact is due to filling within the floodplain thereby reducing floodplain storage. Two actions were

done to reverse the negative impacts. One action that was done was to expand the existing Stone Creek Phase 7 detention pond and diverting 1.72 acres from the site to the pond. The second action that was done was to excavate within the floodplain to increase floodplain storage. The results are shown on Table 3. There is an increase in flow of 16.0 cfs from subbasin "SQ034e" which drains to the Stone Creek Phase 7 detention pond, but the detention pond reduces the discharge by 8.4 cfs (6.2%) compared to the pre-project conditions. Subbasin "SQ036" which contains the site has a decrease in discharge of 6.1 cfs but at the point where flows are joined in Tributary D and leaves the property ("J_SQ026g") the discharge is reduced by 7.4 cfs (1.7%). Tributary D had a maximum decrease of 11.4 cfs (2.3%). There are no increases in discharge in Tributary D. The greatest reduction in discharge in Squabble Creek is 19.8 cfs (0.6%). There are no increases in discharge in Squabble Creek. See Exhibit 10 for detention results.

TABLE 3

PRE-PROJECT/POST-PROJECT 100-YEAR COMPARISON					
PRE-PROJECT		POST-PROJECT			MDS
DESIGN POINT	DISCHARGE	DESIGN POINT	DISCHARGE	DIFFERENCE	DISCHARGE
	(cfs)		(cfs)	(cfs)	
SQ034e	403.8	SQ034e	419.8	16.0	380.9
SQ034f	52.9	SQ034f	49.4	-3.5	67.8
SQ036	77.8	SQ036	71.7	-6.1	86.4
Stone Creek Phase 7	136.3	Stone Creek Phase 7	127.9	-8.4	130.3
J_SQ026d	486.0	J_SQ026d	474.6	-11.4	475.0
J_SQ026e	477.9	J_SQ026e	469.0	-8.9	474.1
J_SQ026f	477.1	J_SQ026f	473.6	-3.5	472.4
J_SQ026g	430.7	J_SQ026g	423.3	-7.4	431.5
J_SQ027	435.4	J_SQ027	428.0	-7.4	436.5
J_SQ029	594.4	J_SQ029	586.9	-7.5	595.5
J_SQ030	3206.1	J_SQ030	3186.3	-19.8	3206.7
J_SQ031	2770.9	J_SQ031	2757.6	-13.3	2776.8
J_SQ034	3023.6	J_SQ034	3010.4	-13.2	3032.3
J_SQ035	2992.0	J_SQ035	2978.7	-13.3	2999.3
J_SQ037	2997.4	J_SQ037	2985.8	-11.6	3006.3
J_SQ039	3071.6	J_SQ039	3060.1	-11.5	3080.6
J_SQ040	3185.4	J_SQ040	3185.4	0.0	3188.2
J_SQ041	3525.4	J_SQ041	3525.4	0.0	3529.5

Table 4 shows the comparison between Stone Creek Phase 7 hydrology and the post-project hydrology.

TABLE 4

STONE CREEK PH 7		POST-PROJECT		
DESIGN POINT	DISCHARGE	DESIGN POINT	DISCHARGE	DIFFERENCE
	(cfs)		(cfs)	(cfs)
Subbasin 6	396.7	SQ034e	419.8	23.1
Subbasin 8	71.0	SQ034f	49.4	-21.6
Subbasin 7	89.8	SQ036	71.7	-18.1
Reservoir-2 FD	131.8	Stone Creek Phase 7	127.9	-3.9
Junction 2A	478.4	J_SQ026d	474.6	-3.8
Junction 3	477.5	J_SQ026e	469.0	-8.5
Junction 4	475.5	J_SQ026f	473.6	-1.9
Junction 5	433.0	J_SQ026g	423.3	-9.7

3. HYDRAULICS

3.1. Effective Model

The FEMA effective hydraulic model was requested from FEMA. The model is HEC-RAS 4.1.0 from the Stone Creek Phase 4 LOMR dated 8-29-2014. The FEMA 100-year water surface elevations are shown on Table 5. The effective 100-year floodplain and cross sections are shown on Exhibit 12. The output is included as Exhibit 4. The stream profile is included as Exhibit 5. The HEC-RAS model is found on the CD. The plan name is "Effective".

The MDS hydraulic model from the Master Drainage Study was obtained from the City. The version used was 5.0.7. The basis of the model is the Stone Creek Phase 4 LOMR. The City has maintained and updated the model separately from FEMA's model. As a result, certain areas are more up-to-date. This model will not be sent to FEMA for their review as it would entail revisions well beyond the impact of the development. The MDS 100-year water surface elevations are shown on Table 6. The HEC-RAS model is found on the CD. The plan name is "Revised Existing".

3.2. Pre-Project Model

The FEMA effective model was revised and ran with the same HEC-RAS version to eliminate any differences of results between versions. The plan name is "Pre-Project".

The entire property was surveyed by Corwin Engineering in 2016 for topography which includes the channel. Bannister Engineering surveyed sections at the channel in August 2021. Cross sections 1202 to 1622 were updated with the survey. Ineffective flow limits were added to the upstream side of North Goliad Street at cross section 1202. No other revisions were made to the modeling of North Goliad Street. Cross section 1538 was removed and was replaced with cross sections 1513 and 1563. The n-values were not revised. The pre-project 100-year floodplain was mapped and shown on Exhibit 12. The maximum increase was 0.06 feet located just upstream of the site. The maximum decrease was 0.01 feet located on the upstream side of North Goliad Street.

The MDS model was revised and ran with the same HEC-RAS version to eliminate any differenced of results between versions. The 100-year (1% annual chance) fully developed discharges were used in the model. The plan name is “Pre-Project”.

The same revisions that were done to the FEMA effective model was done to the MDS model. Plus, corrections were made to North Goliad Street. The downstream side had been updated from the FEMA model which introduced some errors that the FEMA model does not have. The stationing of the weir no longer matched the stationing of cross section 1076. The stationing of the downstream weir was adjusted to be consistent with the upstream weir. The downstream culvert stationing was adjusted so that it is now located within the channel. The distance from the “deck” to the upstream cross section was corrected. Discharges were updated based on the results of the pre-project hydrology model. The discharges for the entire hydraulic model was reviewed and revised where deemed appropriate. The pre-project drainage area map shows the discharge locations that were applied to the hydraulic model. The MDS pre-project 100-year floodplain was mapped and shown on Exhibit 12. The maximum increase was 0.35 feet located on the upstream side of Pecan Valley Drive. This was due to correcting the discharge. The maximum decrease was 0.27 feet located upstream of Harvard Drive. This was due to correcting the discharge. The plan name is “Pre-Project”.

The FEMA and MDS 100-year water surface elevations are shown on Table 5 and Table 6, respectively. The location of the cross sections are shown on Exhibit 12. The output is included as Exhibit 13. The stream profile and cross sections are included as Exhibit 14 and Exhibit 15, respectively.

3.3.Post-Project Model

The pre-project FEMA model and pre-project MDS model was modified in the same way with the exception to discharges to create the post-project model. The proposed changes to the model are as follows:

- Fill was added to cross sections 1202 to 1622. The n-value for the fill slope was changed to 0.045.
- An excavated area was added to cross sections 1422 to 1622. The purpose of this is for creating additional floodplain storage to help offset the reduction in floodplain storage caused by the fill.
- MDS only: The hydrology was updated for post-project conditions.

The post-project FEMA model showed no increases in the water surface elevations compared to the pre-project FEMA model. The maximum decrease is 0.03 feet. The plan name is “Post-Project”.

The MDS post-project model showed a maximum increase was 0.02 feet located at cross section 2028. This is due to the reduction of discharge at a cross section with a depressed water surface elevation. The plan name is “Post-Project”.

The FEMA and MDS 100-year water surface elevations are shown on Table 5 and Table 6, respectively. The modifications, location of the cross sections, and the FEMA and MDS proposed floodplains are shown on Exhibit 16. The output is included as Exhibit 17. The stream profile is included as Exhibit 18. The cross sections are included as Exhibit 19.

The Erosion Hazard Setback is a requirement within the City. In general, it is determined by locating the toe of the channel and extending a line up at a slope of 4:1 until it daylight, plus

15 feet beyond. In this situation, there is not a well defined channel. As a result, the toe of the channel is not apparent on some of the cross sections. In this situation, the 4:1 slope is extended up from the flow line until it intersects with the fully developed 100-year floodplain. The drainage easement that contains the Erosion Hazard Setback was determined by offsetting the previously mentioned floodplain by 10 feet. This was all done in accordance to "Scenario 2 (Erosion Hazard Setback within Floodplain)" that is found in the Standards of Design and Construction for the City of Rockwall dated October 2019. The Erosion Hazard Setback and Drainage Easement are shown on Exhibits 16 and 20. The development of these are graphically shown on the Post-Project Cross Section, Exhibit 19.

3.4.Results

The hydraulic modeling results shown in Table 6 show a rise in water surface elevation at cross section 2028. The 0.02' rise is within the HOA lot. Fill elevations and finished floor elevations will be based on the proposed 100-year water surface elevations which uses fully developed discharges.

4. CONCLUSION

This study shows that this project will increase the 100-year water surface elevation which is located on the HOA lot. Permission can be obtained for this rise. Permissions will be obtained for offsite grading. We do not believe this project will hinder any potential development on properties adjacent to this development or downstream of the project.

The minimum fill elevations shall be 2 foot above the 100-year water surface elevations. The minimum finished floor elevations shall be a minimum 2' above the 100-year water surface elevations.

When there is sufficient grading completed a LOMR can be provided using FEMA's effective model.

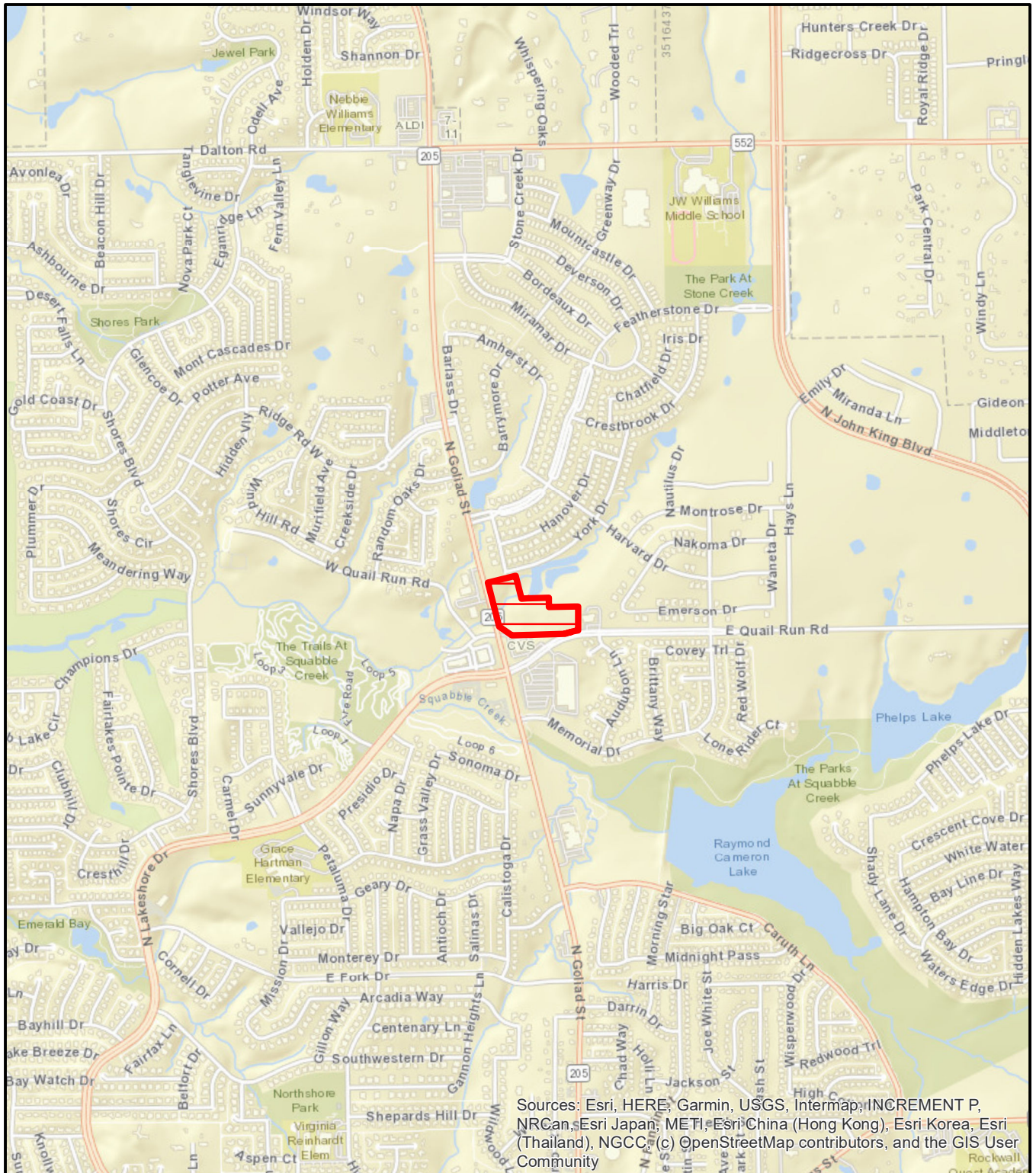
TABLE 5

FEMA WATER SURFACE COMPARISON							
Effective		Pre-Project			Post-Project		
STATION	W.S. Elev.	STATION	W.S. Elev.	Difference	STATION	W.S. Elev.	Difference
1973	492.07	1973	492.07	0.00	1973	492.07	0.00
1917	491.74	1917	491.74	0.00	1917	491.74	0.00
1716	480.54	1716	480.60	0.06	1716	480.60	0.00
SITE							
1622	480.38	1622	480.38	0.00	1622	480.35	-0.03
		1563	480.36		1563	480.34	-0.02
1538	480.35						
		1513	480.35		1513	480.34	-0.01
1422	480.32	1422	480.33	0.01	1422	480.33	0.00
					1328	480.33	
1284	480.32	1284	480.32	0.00	1284	480.32	0.00
1202	480.31	1202	480.30	-0.01	1202	480.30	0.00
SITE							
N. Goliad St							
1076	474.20	1076	474.20	0.00	1076	474.20	0.00
1026	471.40	1026	471.40	0.00	1026	471.40	0.00

TABLE 6


MDS WATER SURFACE COMPARISON

Effective			Pre-Project				Post-Project			
STATION	Q	W.S. Elev.	STATION	Q	W.S. Elev.	Difference	STATION	Q	W.S. Elev.	Difference
4830	441	521.17	4830	441	521.17	0.00	4830	441	521.17	0.00
4587	441	519.73	4587	441	519.73	0.00	4587	441	519.73	0.00
4437	386	519.73	4437	378	519.73	0.00	4437	378	519.73	0.00
Pond Culvert										
4291	386	513.12	4291	378	513.11	-0.01	4291	378	513.11	0.00
4188	386	511.11	4188	378	511.11	0.00	4188	378	511.11	0.00
3967	386	505.62	3967	378	505.59	-0.03	3967	378	505.59	0.00
3831	386	503.30	3831	378	503.29	-0.01	3831	378	503.29	0.00
3669	386	501.84	3669	386	501.84	0.00	3669	386	501.84	0.00
3525	386	500.23	3525	386	500.08	-0.15	3525	386	500.08	0.00
3310	448	498.42	3310	386	498.15	-0.27	3310	386	498.15	0.00
3134	448	496.63	3134	386	496.48	-0.15	3134	386	496.48	0.00
2997	475	494.51	2997	448	494.40	-0.11	2997	448	494.40	0.00
Harvard Dr										
2917	475	493.61	2917	448	493.56	-0.05	2917	448	493.56	0.00
2800	475	493.55	2800	448	493.54	-0.01	2800	448	493.51	-0.03
2677	475	493.09	2677	448	493.16	0.07	2677	448	493.11	-0.05
2550	475	493.09	2550	448	493.16	0.07	2550	448	493.10	-0.06
2396	472	493.04	2396	486	493.11	0.07	2396	475	493.06	-0.05
2200	472	492.92	2200	486	492.99	0.07	2200	475	492.94	-0.05
2028	472	491.59	2028	486	491.55	-0.04	2028	475	491.57	0.02
1973	472	492.06	1973	486	492.06	0.00	1973	475	492.05	-0.01
1917	472	491.74	1917	478	491.74	0.00	1917	469	491.74	0.00
1716	472	480.56	1716	478	480.55	-0.01	1716	469	480.42	-0.13
SITE										
1622	432	480.42	1622	477	480.26	-0.16	1622	474	480.01	-0.25
			1563	477	480.24		1563	474	480.00	-0.24
1538	432	480.38								
			1513	477	480.22		1513	474	479.99	-0.23
1422	432	480.36	1422	477	480.20	-0.16	1422	474	479.98	-0.22
							1328	474	479.97	
1284	432	480.35	1284	477	480.19	-0.16	1284	474	479.97	-0.22
1202	437	480.35	1202	431	480.16	-0.19	1202	423	479.94	-0.22
SITE										
N. Goliad St										
1076	437	474.19	1076	431	474.14	-0.05	1076	423	474.08	-0.06
1026	437	471.30	1026	431	471.28	-0.02	1026	423	471.25	-0.03
981	437	470.98	981	431	470.96	-0.02	981	423	470.93	-0.03
918	437	469.61	918	431	469.58	-0.03	918	423	469.55	-0.03
833	437	467.72	833	435	467.71	-0.01	833	428	467.68	-0.03
W. Quail Run Rd										
802	437	467.67	802	435	467.66	-0.01	802	428	467.64	-0.02
726	437	467.10	726	435	467.09	-0.01	726	428	467.07	-0.02
635	437	465.93	635	435	465.96	0.03	635	428	465.94	-0.02
619	437	465.27	619	435	465.47	0.20	619	428	465.45	-0.02
495	437	461.68	495	594	462.03	0.35	495	587	462.02	-0.01
Pecan Valley Dr										
393	437	461.26	393	594	461.51	0.25	393	587	461.50	-0.01

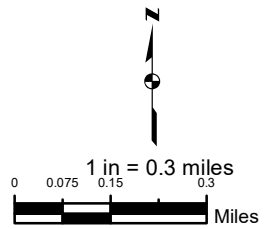


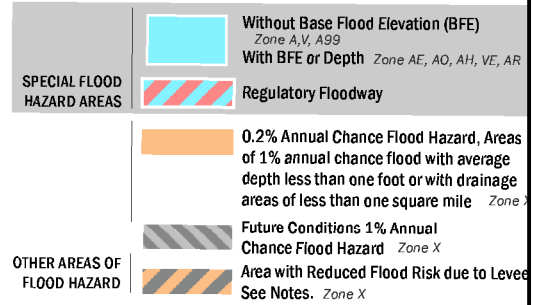
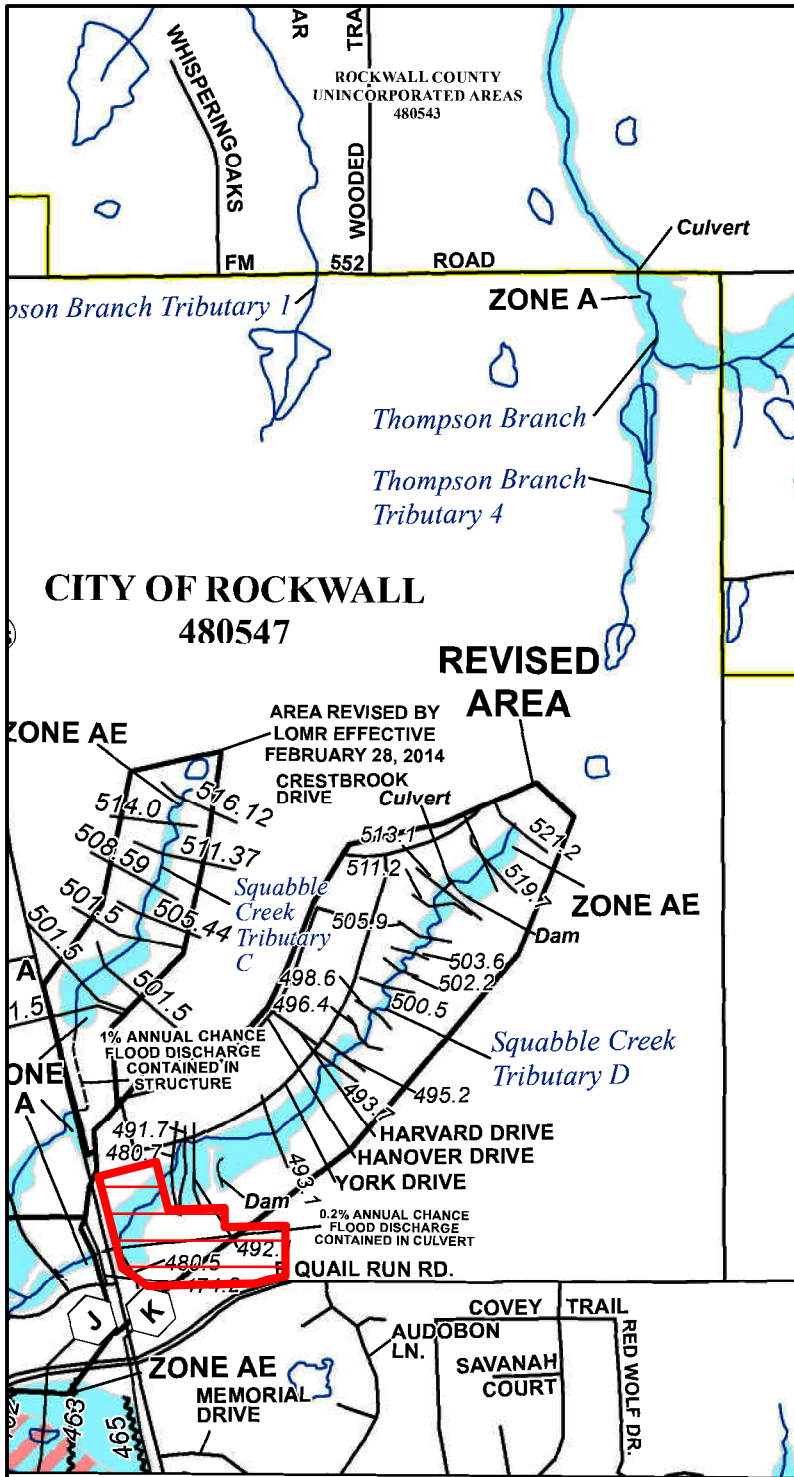
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

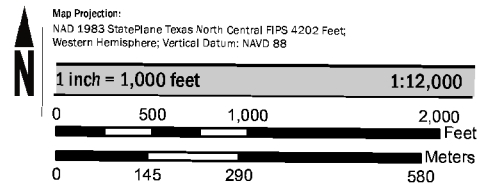
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STONE CREEK RETAIL
BANNISTER
 ENGINEERING





SCALE



**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

ROCKWALL COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL **30** OF **145**



Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
ROCKWALL COUNTY	480543	0030	L
DALLAS, CITY OF	480171	0030	L
ROCKWALL, CITY OF	480547	0030	L

**REVISED TO REFLECT
LOMR EFFECTIVE:
August 29, 2014**

VERSION NUMBER
2.3.2.1

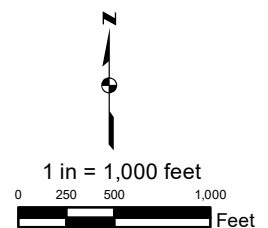
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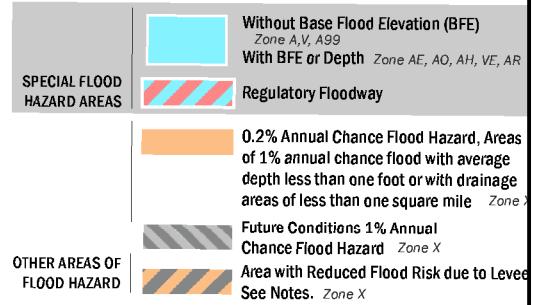
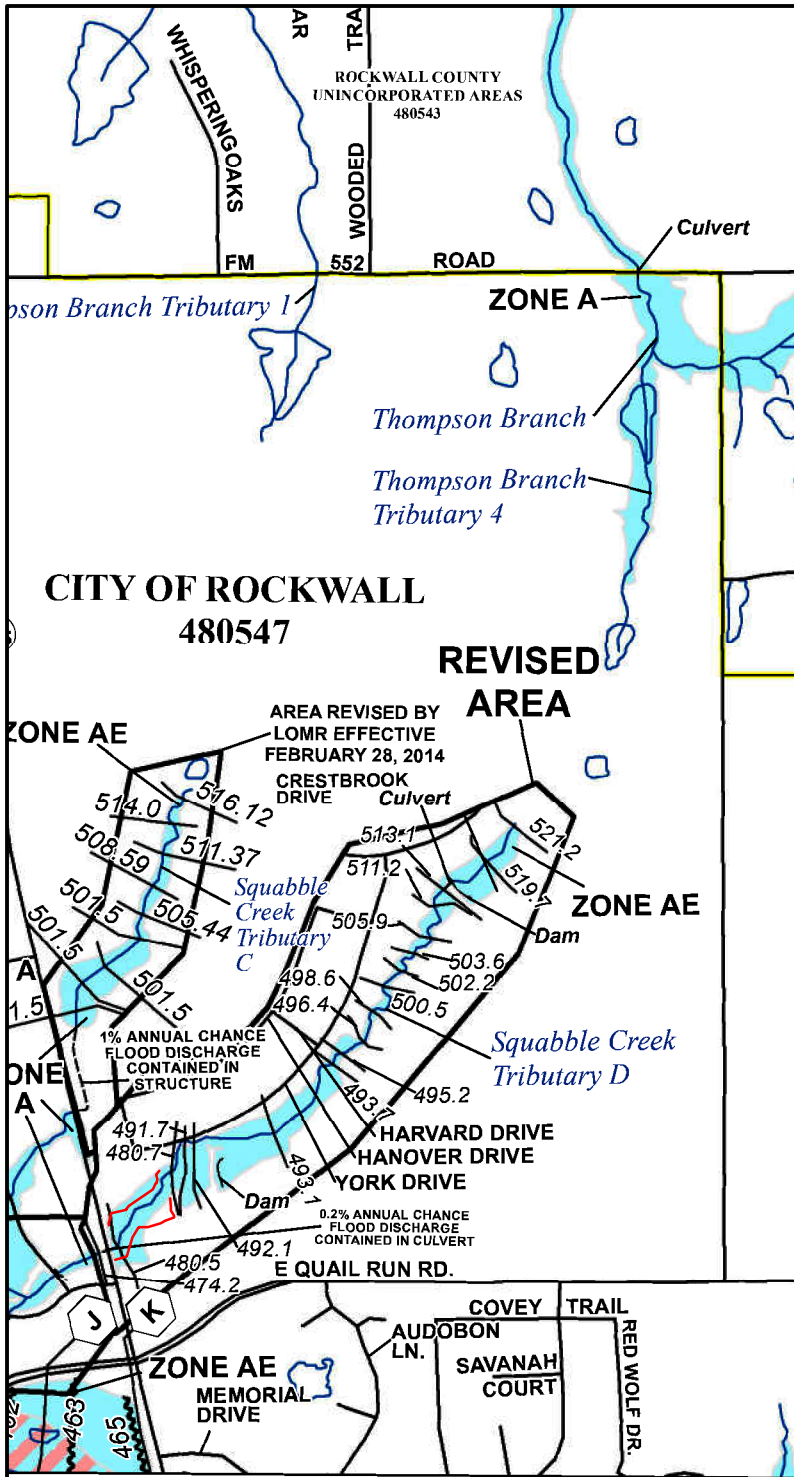
EFFECTIVE DATE
September 26, 2008

Legend

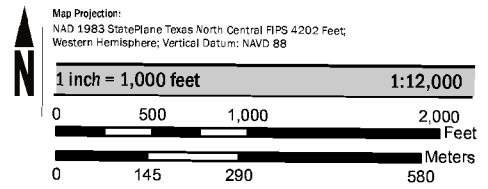
 Site

**STONE CREEK RETAIL
BANNISTER
ENGINEERING**





SCALE



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS

PANEL **30** OF **145**



Panel Contains:

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ROCKWALL COUNTY	480543	0030	L
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REVISED TO REFLECT LOMR EFFECTIVE:
August 29, 2014

VERSION NUMBER
2.3.2.1

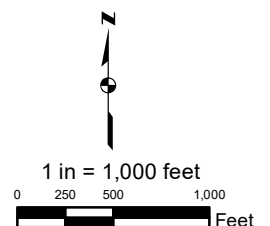
MAP NUMBER
48397C0030L

EFFECTIVE DATE
September 26, 2008

Legend

— 100-YR Revised FP

STONE CREEK RETAIL
BANNISTER
ENGINEERING



ANNOTATED FIRM

EXHIBIT 3

HEC-RAS Plan: Post-Project River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	4830	10 Year	282.80	519.35	520.87	520.87	521.29	0.025442	5.22	54.13	65.25	1.01
Reach-1	4830	50 Year	380.30	519.35	521.06	521.06	521.56	0.024427	5.65	67.39	72.18	1.02
Reach-1	4830	100 Year	428.80	519.35	521.15	521.15	521.68	0.023297	5.84	73.74	75.26	1.01
Reach-1	4830	500 Year	532.40	519.35	521.32	521.32	521.92	0.021548	6.21	87.15	81.38	0.99
Reach-1	4587	10 Year	282.80	513.00	518.86		518.87	0.000044	0.69	430.47	117.28	0.06
Reach-1	4587	50 Year	380.30	513.00	519.62		519.63	0.000047	0.78	525.32	135.41	0.06
Reach-1	4587	100 Year	428.80	513.00	519.73		519.74	0.000055	0.86	540.77	138.23	0.06
Reach-1	4587	500 Year	532.40	513.00	519.89		519.91	0.000076	1.03	563.88	142.35	0.08
Reach-1	4437	10 Year	221.00	513.00	518.87	513.47	518.87	0.000005	0.24	926.41	201.01	0.02
Reach-1	4437	50 Year	335.20	513.00	519.62	513.61	519.62	0.000008	0.31	1083.55	217.60	0.02
Reach-1	4437	100 Year	390.40	513.00	519.73	513.68	519.73	0.000010	0.35	1108.31	220.27	0.03
Reach-1	4437	500 Year	493.30	513.00	519.90	513.80	519.90	0.000014	0.43	1145.06	224.17	0.03
Reach-1	4338		Culvert									
Reach-1	4291	10 Year	272.80	510.40	512.89	512.89	513.25	0.028885	5.18	66.91	100.17	0.83
Reach-1	4291	50 Year	409.00	510.40	513.15	513.15	513.54	0.028737	5.59	95.01	113.44	0.84
Reach-1	4291	100 Year	479.10	510.40	513.25	513.25	513.66	0.029747	5.86	105.98	116.21	0.87
Reach-1	4291	500 Year	623.10	510.40	513.41	513.41	513.90	0.032533	6.42	124.98	120.85	0.92
Reach-1	4188	10 Year	272.80	508.32	510.93	510.68	511.05	0.017514	3.45	106.19	127.12	0.47
Reach-1	4188	50 Year	409.00	508.32	511.15	510.83	511.31	0.019117	3.91	134.76	130.67	0.50
Reach-1	4188	100 Year	479.10	508.32	511.24	510.92	511.42	0.020174	4.15	146.88	132.32	0.52
Reach-1	4188	500 Year	623.10	508.32	511.41	511.06	511.63	0.021960	4.57	169.63	135.38	0.55
Reach-1	3967	10 Year	272.80	501.10	505.24	505.24	505.74	0.036683	6.03	55.71	58.76	0.68
Reach-1	3967	50 Year	409.00	501.10	505.69	505.59	506.16	0.031380	6.25	85.16	73.06	0.65
Reach-1	3967	100 Year	479.10	501.10	505.89	505.74	506.34	0.028808	6.26	100.58	79.53	0.63
Reach-1	3967	500 Year	623.10	501.10	506.23		506.67	0.025430	6.31	128.62	85.54	0.60
Reach-1	3831	10 Year	272.80	498.10	502.86		503.01	0.011138	3.28	88.38	45.66	0.38
Reach-1	3831	50 Year	409.00	498.10	503.37		503.57	0.012865	3.81	114.80	55.84	0.41
Reach-1	3831	100 Year	479.10	498.10	503.58		503.81	0.013304	4.07	126.49	58.50	0.43
Reach-1	3831	500 Year	623.10	498.10	503.96		504.24	0.013766	4.51	150.16	63.54	0.44
Reach-1	3669	10 Year	272.80	496.18	501.34		501.49	0.009474	3.50	97.14	66.90	0.36

HEC-RAS Plan: Post-Project River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	3669	50 Year	409.00	496.18	501.93		502.08	0.008351	3.54	138.10	71.48	0.34
Reach-1	3669	100 Year	479.10	496.18	502.19		502.34	0.007954	3.61	156.49	74.02	0.34
Reach-1	3669	500 Year	623.10	496.18	502.64		502.81	0.007470	3.79	191.09	78.93	0.34
Reach-1	3525	10 Year	272.80	495.50	499.43		499.78	0.021679	4.75	58.19	30.05	0.56
Reach-1	3525	50 Year	409.00	495.50	500.17		500.57	0.019240	5.14	84.12	40.85	0.54
Reach-1	3525	100 Year	479.10	495.50	500.48		500.89	0.018499	5.30	97.52	46.09	0.54
Reach-1	3525	500 Year	623.10	495.50	501.03		501.46	0.017060	5.51	125.54	55.36	0.53
Reach-1	3310	10 Year	272.80	492.48	497.61		497.71	0.005232	2.53	107.87	42.71	0.28
Reach-1	3310	50 Year	409.00	492.48	498.32		498.46	0.005731	2.91	140.53	49.72	0.30
Reach-1	3310	100 Year	479.10	492.48	498.62		498.77	0.005955	3.09	155.64	53.10	0.31
Reach-1	3310	500 Year	623.10	492.48	499.13		499.31	0.006414	3.42	184.32	59.50	0.33
Reach-1	3134	10 Year	272.80	491.51	495.61		495.98	0.023895	4.98	58.90	36.49	0.58
Reach-1	3134	50 Year	409.00	491.51	496.17		496.61	0.024250	5.57	81.76	45.51	0.60
Reach-1	3134	100 Year	479.10	491.51	496.42		496.88	0.024163	5.79	93.28	49.58	0.60
Reach-1	3134	500 Year	623.10	491.51	496.87		497.37	0.023271	6.08	117.44	57.20	0.60
Reach-1	2997	10 Year	303.70	491.25	494.56		494.64	0.004711	2.37	138.05	74.88	0.27
Reach-1	2997	50 Year	452.40	491.25	495.04		495.14	0.005251	2.81	174.98	81.53	0.29
Reach-1	2997	100 Year	530.10	491.25	495.24		495.37	0.005483	3.01	192.10	84.62	0.30
Reach-1	2997	500 Year	691.20	491.25	495.56		495.72	0.006290	3.44	220.04	89.43	0.33
Reach-1	2917	10 Year	303.70	491.50	493.20	493.20	493.72	0.062827	6.20	55.28	55.23	0.91
Reach-1	2917	50 Year	452.40	491.50	493.55	493.55	494.16	0.058026	6.86	75.79	63.63	0.90
Reach-1	2917	100 Year	530.10	491.50	493.70	493.70	494.36	0.056110	7.14	86.06	67.44	0.90
Reach-1	2917	500 Year	691.20	491.50	494.20		494.75	0.036216	6.67	122.54	79.52	0.75
Reach-1	2800	10 Year	303.70	490.60	492.98		493.00	0.001201	1.24	250.40	138.69	0.16
Reach-1	2800	50 Year	452.40	490.60	493.42		493.45	0.001325	1.49	312.59	144.40	0.17
Reach-1	2800	100 Year	530.10	490.60	493.65		493.69	0.001313	1.58	347.06	147.47	0.17
Reach-1	2800	500 Year	691.20	490.60	494.14		494.18	0.001236	1.72	419.93	153.76	0.17
Reach-1	2677	10 Year	303.70	490.30	492.21	492.15	492.55	0.032671	5.55	73.29	86.01	0.78
Reach-1	2677	50 Year	452.40	490.30	492.85		493.05	0.013683	4.51	135.96	110.28	0.54
Reach-1	2677	100 Year	530.10	490.30	493.15		493.33	0.009900	4.19	171.01	119.22	0.47
Reach-1	2677	500 Year	691.20	490.30	493.74		493.88	0.005963	3.74	244.98	131.60	0.37

HEC-RAS Plan: Post-Project River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	2550	10 Year	303.70	489.63	492.32		492.34	0.000270	1.16	303.29	144.05	0.13
Reach-1	2550	50 Year	452.40	489.63	492.86		492.89	0.000305	1.39	384.05	155.11	0.14
Reach-1	2550	100 Year	530.10	489.63	493.14		493.17	0.000306	1.48	429.02	161.23	0.14
Reach-1	2550	500 Year	691.20	489.63	493.72		493.75	0.000297	1.61	525.05	174.12	0.14
Reach-1	2396	10 Year	270.70	489.63	492.28		492.30	0.000248	1.05	270.77	124.71	0.12
Reach-1	2396	50 Year	416.40	489.63	492.81		492.84	0.000306	1.31	339.70	134.32	0.14
Reach-1	2396	100 Year	484.70	489.63	493.10		493.13	0.000303	1.38	382.92	227.01	0.14
Reach-1	2396	500 Year	628.80	489.63	493.68		493.71	0.000268	1.45	517.24	237.64	0.13
Reach-1	2200	10 Year	270.70	489.63	492.19		492.23	0.000539	1.49	183.10	82.84	0.17
Reach-1	2200	50 Year	416.40	489.63	492.70		492.75	0.000670	1.87	225.78	86.47	0.20
Reach-1	2200	100 Year	484.70	489.63	492.98		493.04	0.000663	1.97	250.48	88.51	0.20
Reach-1	2200	500 Year	628.80	489.63	493.56		493.63	0.000616	2.11	326.36	240.58	0.20
Reach-1	2028	10 Year	270.70	487.50	491.66		491.96	0.013208	4.35	62.34	28.40	0.52
Reach-1	2028	50 Year	416.40	487.50	491.65		492.35	0.031961	6.74	61.86	28.33	0.80
Reach-1	2028	100 Year	484.70	487.50	491.58	491.54	492.60	0.047555	8.09	59.92	28.06	0.98
Reach-1	2028	500 Year	628.80	487.50	491.96	491.96	493.18	0.049168	8.89	70.78	29.53	1.01
Reach-1	1973	10 Year	270.70	488.58	491.81		491.81	0.000014	0.30	908.58	290.49	0.03
Reach-1	1973	50 Year	416.40	488.58	491.99		491.99	0.000028	0.44	961.51	291.76	0.04
Reach-1	1973	100 Year	484.70	488.58	492.07		492.08	0.000034	0.50	986.86	292.53	0.05
Reach-1	1973	500 Year	628.80	488.58	492.21		492.22	0.000051	0.62	1027.78	293.77	0.06
Reach-1	1917	10 Year	270.70	489.00	491.58	491.58	491.78	0.026535	5.28	98.52	218.46	0.74
Reach-1	1917	50 Year	416.40	489.00	491.72	491.72	491.96	0.029801	5.93	131.47	239.74	0.80
Reach-1	1917	100 Year	484.70	489.00	491.74	491.74	492.04	0.037775	6.71	134.85	241.82	0.90
Reach-1	1917	500 Year	628.80	489.00	491.90	491.90	492.18	0.033371	6.69	177.20	287.74	0.86
Reach-1	1716	10 Year	270.70	478.80	479.89		480.01	0.021283	2.73	99.12	119.64	0.53
Reach-1	1716	50 Year	416.40	478.80	479.89		480.16	0.051125	4.22	98.62	119.47	0.82
Reach-1	1716	100 Year	484.70	478.80	480.54		480.65	0.009738	2.68	183.69	140.09	0.39
Reach-1	1716	500 Year	628.80	478.80	481.81		481.85	0.001752	1.73	383.86	173.48	0.18
Reach-1	1622	10 Year	279.70	476.05	478.09		478.26	0.017709	3.55	93.08	92.02	0.50
Reach-1	1622	50 Year	391.30	476.05	479.28		479.34	0.003122	2.17	216.48	114.51	0.23

HEC-RAS Plan: Post-Project River: RIVER-1 Reach: Reach-1 (Continued)

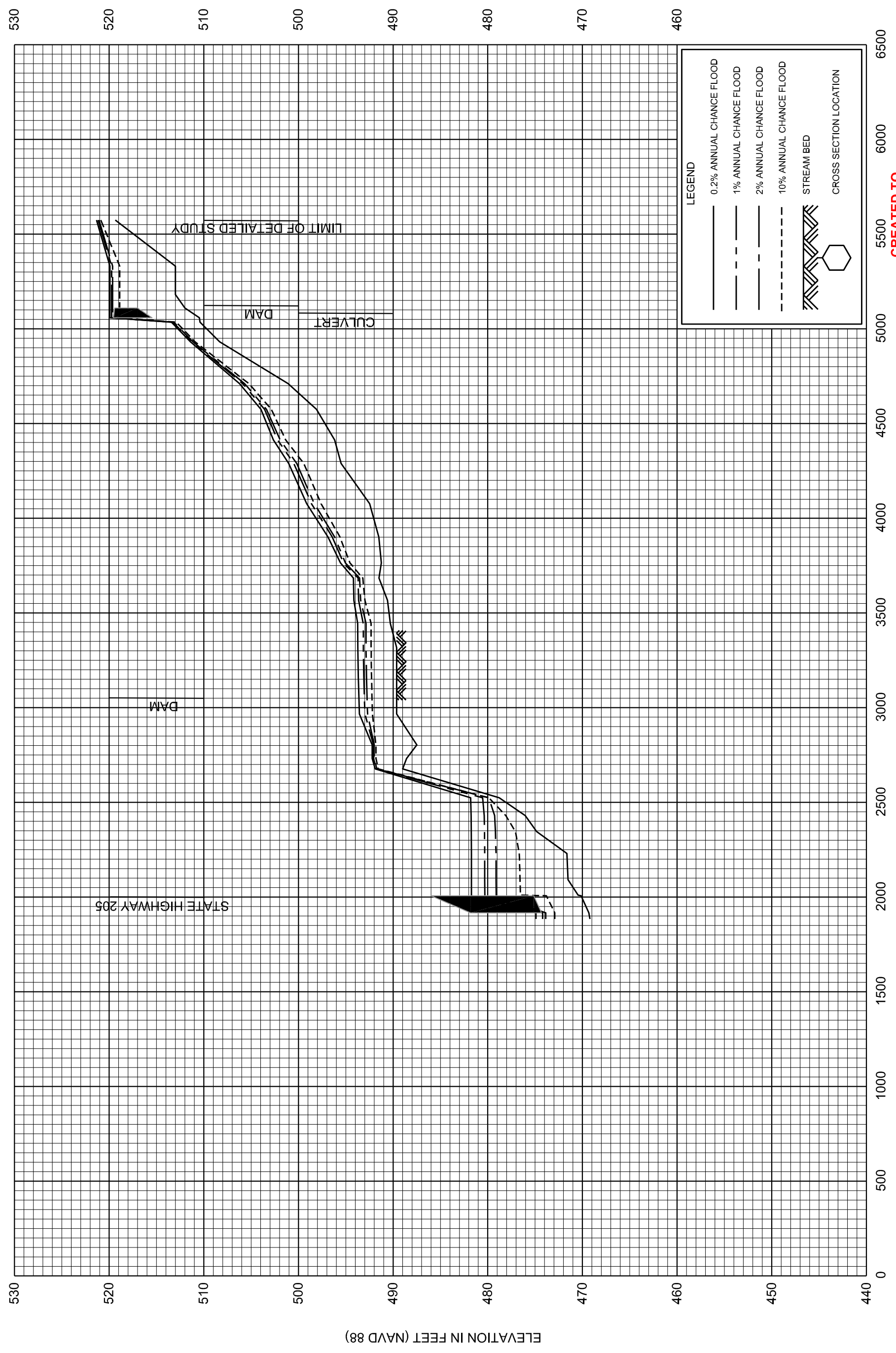
Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	1622	100 Year	435.70	476.05	480.38		480.41	0.000947	1.50	353.53	133.91	0.13
Reach-1	1622	500 Year	551.50	476.05	481.76		481.77	0.000428	1.23	554.14	158.60	0.10
Reach-1	1538	10 Year	279.70	474.84	477.08		477.18	0.009658	2.72	110.16	84.08	0.37
Reach-1	1538	50 Year	391.30	474.84	479.19		479.21	0.000823	1.38	332.09	125.80	0.12
Reach-1	1538	100 Year	435.70	474.84	480.35		480.36	0.000348	1.07	493.66	152.35	0.08
Reach-1	1538	500 Year	551.50	474.84	481.74		481.75	0.000198	0.95	727.64	184.29	0.07
Reach-1	1422	10 Year	279.70	471.64	476.67		476.73	0.002026	2.15	169.20	82.82	0.19
Reach-1	1422	50 Year	391.30	471.64	479.13		479.15	0.000345	1.23	443.99	135.35	0.09
Reach-1	1422	100 Year	435.70	471.64	480.32		480.33	0.000178	0.99	617.27	155.40	0.06
Reach-1	1422	500 Year	551.50	471.64	481.72		481.73	0.000119	0.91	849.01	175.48	0.05
Reach-1	1284	10 Year	279.70	471.53	476.59		476.61	0.000450	1.11	331.31	134.93	0.09
Reach-1	1284	50 Year	391.30	471.53	479.12		479.12	0.000102	0.72	760.09	204.11	0.05
Reach-1	1284	100 Year	435.70	471.53	480.32		480.32	0.000057	0.60	1022.94	234.16	0.04
Reach-1	1284	500 Year	551.50	471.53	481.72		481.72	0.000042	0.57	1373.05	265.81	0.03
Reach-1	1202	10 Year	279.70	470.45	476.55	473.53	476.57	0.000355	1.40	341.29	174.16	0.11
Reach-1	1202	50 Year	391.30	470.45	479.11	473.89	479.12	0.000060	0.74	916.62	263.73	0.05
Reach-1	1202	100 Year	435.70	470.45	480.31	474.00	480.32	0.000031	0.59	1250.20	290.97	0.03
Reach-1	1202	500 Year	551.50	470.45	481.72	474.27	481.72	0.000022	0.54	1676.91	318.31	0.03
Reach-1	1119.5		Culvert									
Reach-1	1076	10 Year	282.00	469.20	472.93	472.93	474.78	0.023479	10.91	25.85	87.56	1.00
Reach-1	1076	50 Year	395.80	469.20	473.87	473.87	476.19	0.021797	12.22	32.39	128.13	1.00
Reach-1	1076	100 Year	440.80	469.20	474.20	474.20	476.71	0.021461	12.70	34.72	140.97	1.00
Reach-1	1076	500 Year	555.70	469.20	474.90	474.90	475.09	0.002633	4.85	190.24	165.71	0.36
Reach-1	1026	10 Year	282.00	465.90	471.01		471.06	0.000698	1.99	181.74	85.91	0.17
Reach-1	1026	50 Year	395.80	465.90	471.24		471.32	0.001080	2.56	202.38	93.46	0.22
Reach-1	1026	100 Year	440.80	465.90	471.40		471.49	0.001136	2.69	217.83	98.73	0.22
Reach-1	1026	500 Year	555.70	465.90	471.51		471.65	0.001612	3.26	229.14	102.43	0.27
Reach-1	981	10 Year	282.00	465.70	470.99		471.03	0.000553	1.85	200.66	97.08	0.16
Reach-1	981	50 Year	395.80	465.70	471.20		471.28	0.000872	2.40	222.73	105.91	0.20
Reach-1	981	100 Year	440.80	465.70	471.36		471.44	0.000921	2.52	240.09	112.38	0.20

HEC-RAS Plan: Post-Project River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	981	500 Year	555.70	465.70	471.46		471.58	0.001331	3.07	251.04	116.27	0.25
Reach-1	918	10 Year	282.00	465.30	470.98		471.00	0.000248	1.24	310.87	138.11	0.10
Reach-1	918	50 Year	395.80	465.30	471.20		471.23	0.000390	1.61	341.55	145.46	0.13
Reach-1	918	100 Year	440.80	465.30	471.36		471.39	0.000411	1.69	365.21	150.88	0.14
Reach-1	918	500 Year	555.70	465.30	471.45		471.50	0.000595	2.06	379.59	154.08	0.17
Reach-1	833	10 Year	282.00	464.10	470.97	468.82	470.98	0.000154	1.01	445.86	201.91	0.07
Reach-1	833	50 Year	395.80	464.10	471.18	469.99	471.19	0.000276	1.38	489.21	211.73	0.09
Reach-1	833	100 Year	440.80	464.10	471.34	470.27	471.35	0.000286	1.43	523.46	217.95	0.09
Reach-1	833	500 Year	555.70	464.10	471.43	470.27	471.45	0.000414	1.73	542.53	221.34	0.11
Reach-1	817.5		Culvert									
Reach-1	802	10 Year	282.00	463.92	467.34	466.81	467.44	0.005690	3.52	134.62	107.33	0.34
Reach-1	802	50 Year	395.80	463.92	467.74	466.81	467.85	0.005549	3.76	182.16	128.59	0.34
Reach-1	802	100 Year	440.80	463.92	467.88	466.82	467.99	0.005497	3.83	200.36	135.85	0.35
Reach-1	802	500 Year	555.70	463.92	468.18	467.06	468.29	0.005376	3.99	243.25	146.09	0.35
Reach-1	726	10 Year	282.00	463.60	466.81		466.93	0.008483	2.84	107.79	76.39	0.34
Reach-1	726	50 Year	395.80	463.60	467.17		467.32	0.008976	3.24	138.43	91.08	0.36
Reach-1	726	100 Year	440.80	463.60	467.30		467.46	0.009085	3.37	150.37	96.20	0.37
Reach-1	726	500 Year	555.70	463.60	467.56		467.75	0.009732	3.71	176.62	106.60	0.38
Reach-1	635	10 Year	282.00	462.00	464.69	464.69	465.28	0.055775	6.34	49.72	48.27	0.84
Reach-1	635	50 Year	395.80	462.00	465.06	465.06	465.67	0.048502	6.71	69.95	61.60	0.81
Reach-1	635	100 Year	440.80	462.00	465.18	465.18	465.81	0.047404	6.87	77.23	65.74	0.81
Reach-1	635	500 Year	555.70	462.00	465.48	465.45	466.10	0.041128	6.97	99.15	76.87	0.77
Reach-1	619	10 Year	282.00	460.00	464.25		464.55	0.018752	4.45	64.29	35.08	0.50
Reach-1	619	50 Year	395.80	460.00	464.66		465.07	0.020718	5.19	82.06	50.78	0.54
Reach-1	619	100 Year	440.80	460.00	464.80		465.24	0.021169	5.42	89.57	56.11	0.55
Reach-1	619	500 Year	555.70	460.00	465.11		465.61	0.022059	5.90	108.69	67.81	0.57
Reach-1	495	10 Year	282.00	458.30	462.20		462.37	0.016112	3.28	86.59	60.43	0.45
Reach-1	495	50 Year	395.80	458.30	462.56		462.77	0.015970	3.72	111.07	76.60	0.46
Reach-1	495	100 Year	440.80	458.30	462.67		462.90	0.016008	3.87	120.53	82.00	0.47
Reach-1	495	500 Year	555.70	458.30	462.94		463.20	0.016084	4.20	144.27	94.20	0.48

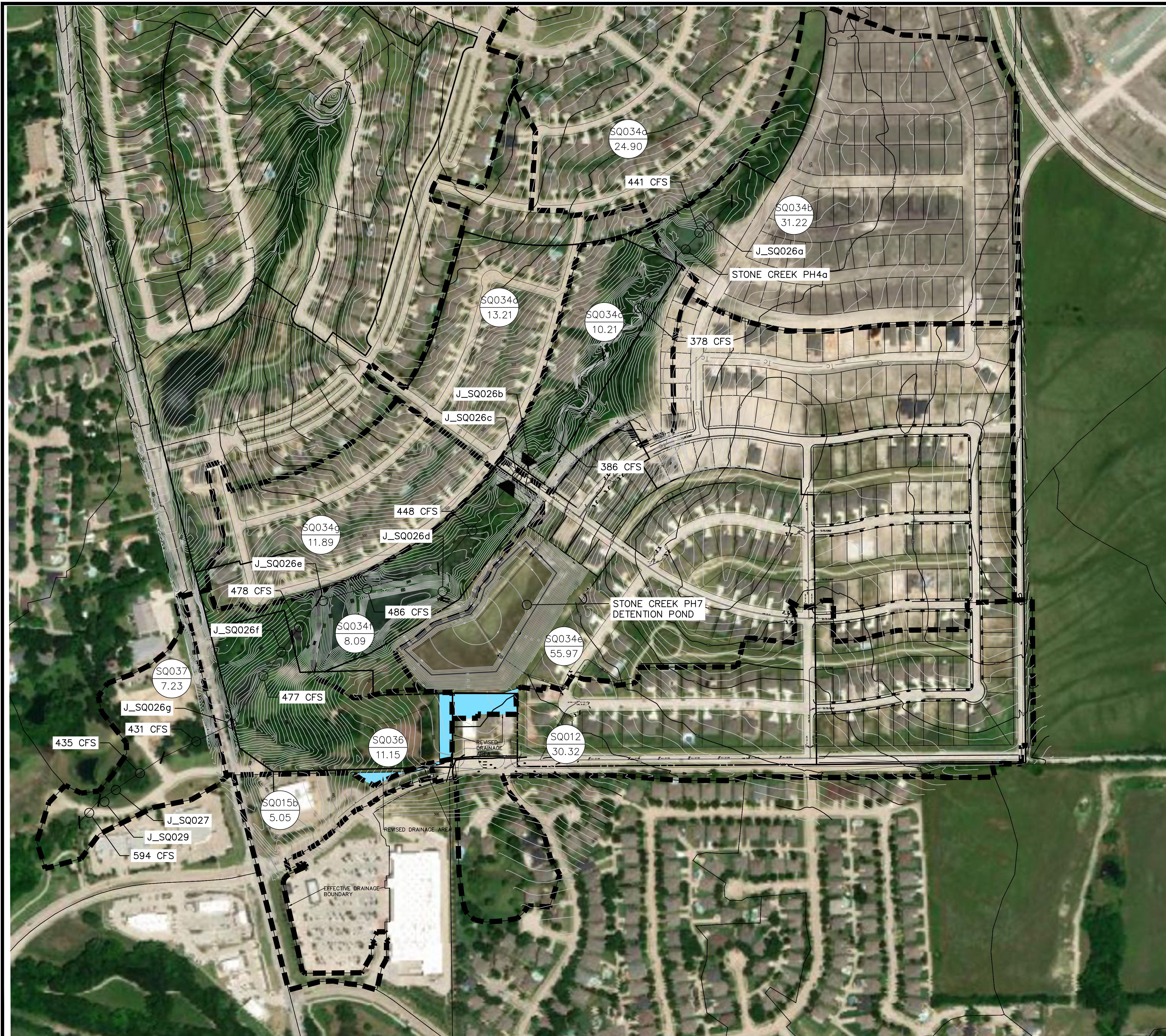
HEC-RAS Plan: Post-Project River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	393	10 Year	282.00	456.95	460.91	459.87	461.07	0.010542	3.50	103.01	95.31	0.39
Reach-1	393	50 Year	395.80	456.95	461.17	460.61	461.37	0.012367	4.04	129.30	106.93	0.42
Reach-1	393	100 Year	440.80	456.95	461.26	460.74	461.48	0.012933	4.22	139.10	110.95	0.44
Reach-1	393	500 Year	555.70	456.95	461.45	460.94	461.71	0.014548	4.67	160.99	119.45	0.47

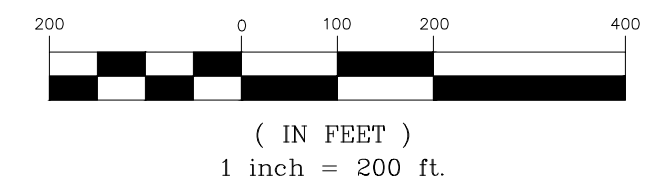


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GRAPHIC SCALE



LEGEND

	-118-	EXISTING CONTOUR
	Tc	TIME OF CONCENTRATION
	C	FLOW TYPE CHANGE
		DISCHARGE SEGMENT
		AREA DIVIDE
AREA ACRES	DA-X	DRAINAGE AREA LABEL
	1.00	

MDS REVISED SUBBASINS

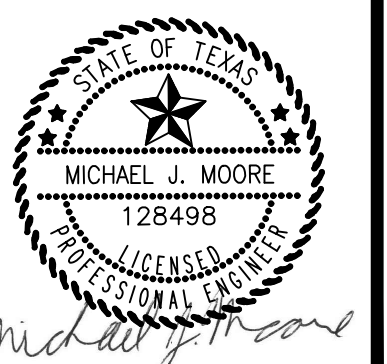
1. SQ012
2. SQ015b
3. SQ034e
4. SQ034f
5. SQ036 (SITE)

BENCHMARKS

BM#1:
CITY OF ROCKWALL MONUMENT 14
NAVD88
ELEV.=497.13

No.	Date	Revision Description

PROJECT NO.: 262-21-001



3/15/2022

SHEET NUMBER

SCS TIME OF CONCENTRATION CALCULATIONS

EXISTING SCS Tc CALCULATIONS FOR AREA SQ034e									
TYPE	CONDITION	DIST	UP ELEV	DOWN ELEV	SLOPE	Coef.	P ₂	VELOCITY	TIME (MIN)
SHEET	GRASS	28	541.3	540.8	1.8%	0.24	4.09	0.10	4.8
SHALLOW	GRASS	126	540.8	539.4	1.1%	16.13		1.70	1.2
SHALLOW	PAVE	480	538.9	535.19	0.8%	20.33		1.79	4.5
PIPE	PAVE	1913						10.4	3.1
TOTAL									13.5

SCS CALCULATION REFERENCES

Sheet Flow

Sheet flow can be calculated using the following formula:

$$T_t = \frac{0.42(nL)^{0.8}}{60(P_2)^{0.5}(S)^{0.4}} = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5}(S)^{0.4}} \quad (1.10)$$

where:

- T_t = travel time (hr)
- n = Manning roughness coefficient (see Table 1.10)
- L = flow length (ft)
- P₂ = 2-year, 24-hour rainfall
- S = land slope (ft/ft)

Table 1.10 Roughness Coefficients (Manning's n) for Sheet Flow¹

Surface Description	n
Smooth surfaces (concrete, asphalt, gravel or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils: Residue cover < 20%	0.06
Residue cover > 20%	0.17
Grass: Short grass prairie	0.15
Dense grasses ²	0.24
Bermuda grass	0.41
Range (natural)	0.13
Woods ³ Light underbrush	0.40
Dense underbrush	0.80

¹ The n values are a composite of information by Engman (1986).
² Includes species such as bluestem grass, buffalo grass, grama grass, and native grass mixtures.
³ When selecting n, consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.
 Source: SCS, TR-55, Second Edition, June 1986.

NOTE: REFERENCED SHEET FLOW EQUATION CALCULATES Tc IN HOURS. THE EQUATION USED WAS MODIFIED TO CALCULATE Tc IN MINUTES

VELOCITY SHALLOW FLOW EQUATION

Unpaved $V = 16.13(S)^{0.5}$

Paved $V = 20.33(S)^{0.5}$

where:

- V = average velocity (ft/s)
- S = slope of hydraulic grade line (watercourse slope, ft/ft)

PHASE 7 STONE CREEK DETENTION POND

POND VOLUME CALCULATIONS

ELEVATION (ft)	AREA (sf)	VOLUME (cu.ft.)	TOTAL VOLUME (cu.ft.)
493	0	0	0
494	19,559	9,780	9,780
494.5	44,932	16,123	25,902
495	71,048	28,995	54,897
495.5	90,653	40,425	95,323
496	104,477	48,783	144,105
496.5	116,529	55,252	199,357
497	119,958	59,122	258,478
498	128,248	124,103	382,581
499	136,734	132,491	515,072
500	145,415	141,075	656,147
501	154,292	149,854	806,000
502	163,365	158,829	964,829

ROUTING TABLES

1622-1917		1202-1622	
R_SQ015e		R_SQ015f	
Volume (ac-ft)	Discharge (cfs)	Volume (ac-ft)	Discharge (cfs)
0.16	50	0.24	50
0.27	100	0.45	100
0.35	150	0.75	150
0.42	200	1.17	200
0.49	250	1.70	250
0.54	300	2.42	300
0.58	350	3.72	350
0.66	400	5.44	400
1.13	450	7.74	450
2.02	500	10.71	500
2.63	600	12.60	600
3.34	650	14.86	650
3.60	700		

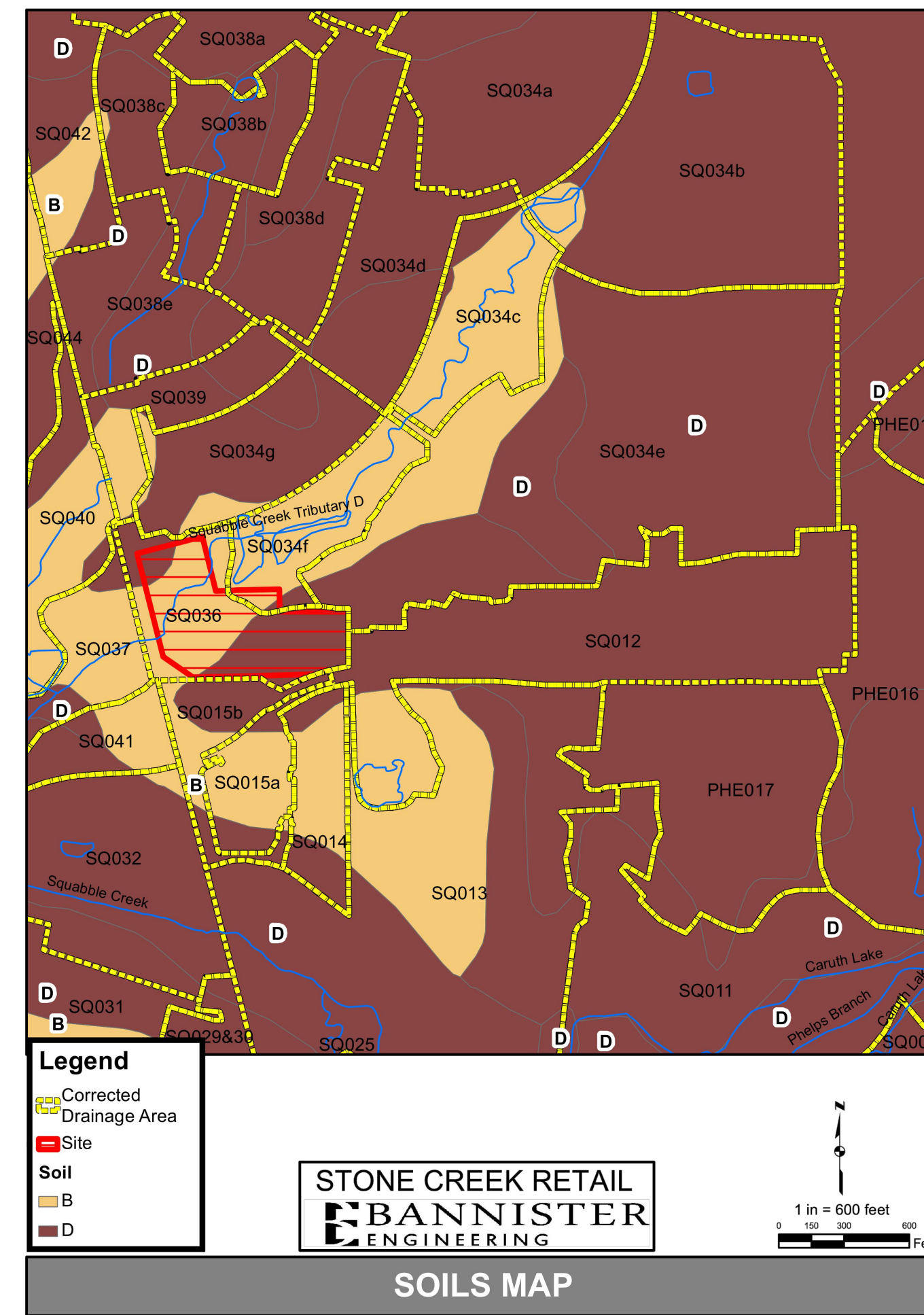
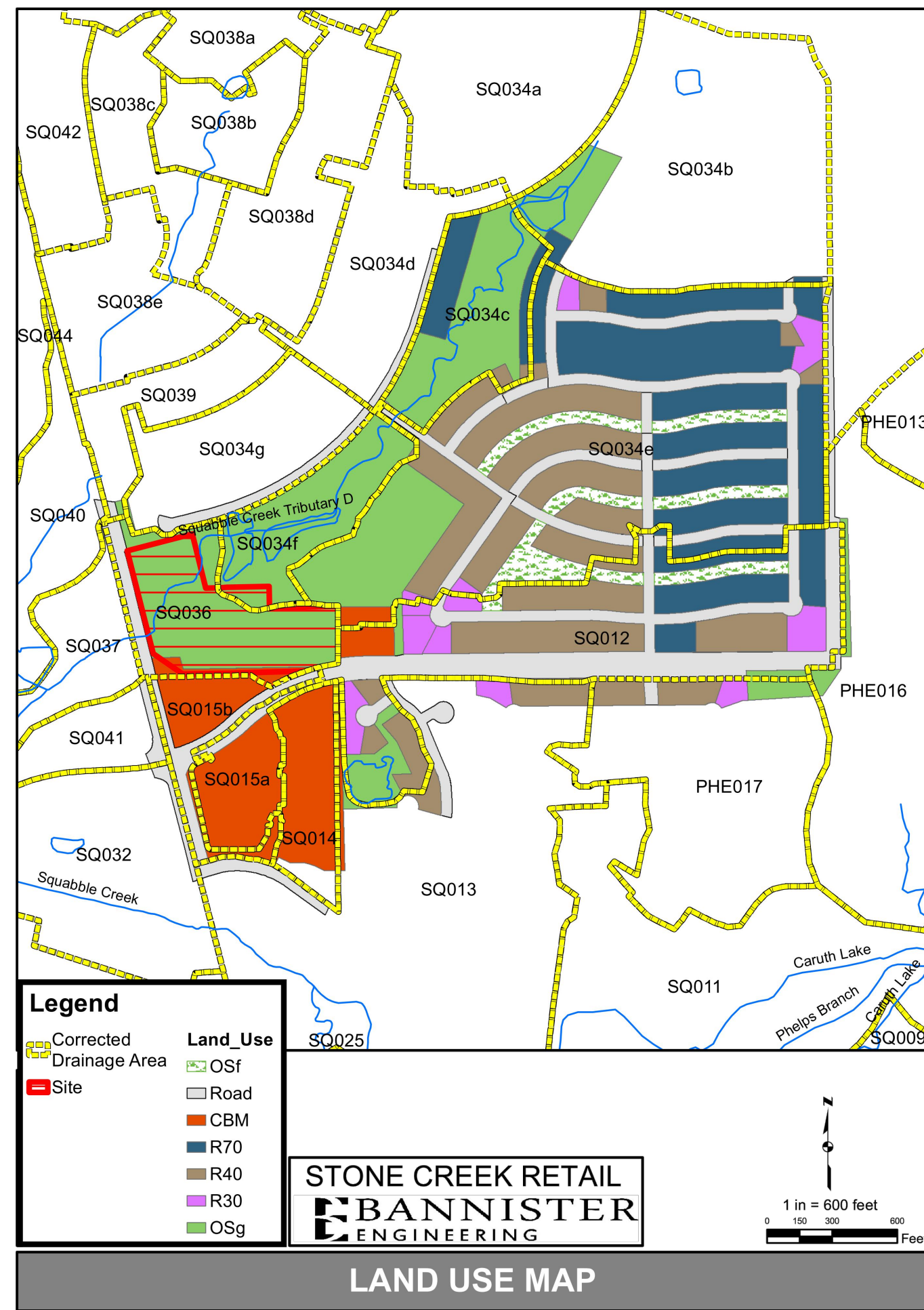
ANALYSIS POINT	SUBWATERSHED AREA (SQ.MI.)	WATERSHED AREA (SQ.MI.)	COMPUTATION SUMMARY SHEET							COMMENTS
			HYDROLOGY BY UNIT HYDROGRAPH METHOD							
			UNIT HYDROGRAPH COEFFICIENTS			PEAK DISCHARGES (CFS)				
Cn	Lag (MIN)	Cp	Tp (HR)	Q5	Q10	Q25	Q100			
MDS										
SQ012	0.04874	0.04874	94.40	18.7				169.0		
SQ015b	0.00804	0.00804	96.88	10				35.2		
SQ034a	0.03900	0.03900	95.64	4.28				203.9		
SQ034b	0.04860	0.04860	95.35	6.19				236.7		
SQ034c	0.01730	0.01730	88.93	5.43				83.9		
SQ034d	0.02050	0.02050	96.35	5.38				103.9		
SQ034e	0.08520	0.08520	95.46	9.10				380.9		
SQ034f	0.01480	0.01480	87.10	6.47				92.4		
SQ034g	0.01840	0.01840	94.81	5.49				86.4	Site	
SQ036	0.01670	0.01670	92.71	4.12						
Stone Creek Phase 7		0.08520						130.3		
R_SQ015e		0.22540						457.0		
R_SQ015f		0.24380						421.6		
J_SQ008		0.14576						509.7		
J_SQ009		0.16226						531.5		
J_SQ010		4.86640						1125.5		
J_SQ021		5.44221						2377.7		
J_SQ023		5.45421						2429.2		
J_SQ024		5.48127						2425.0		
J_SQ025		5.56291						2680.3		
J_SQ026a		0.08760						440.7		
J_SQ026b		0.10490						385.8		
J_SQ026c		0.12540						447.8		
J_SQ026d		0.21060						475.0		
J_SQ026e		0.22540						474.4		
J_SQ026f		0.24380						472.4		
J_SQ026g		0.26050						431.5		
J_SQ027		0.27250						436.5		
J_SQ029		0.42610						595.5		
J_SQ030		5.98901						3206.7		
J_SQ031		6.08258						2776.8		
J_SQ034		6.26310						3032.3		
J_SQ035		6.28927						2999.3		
J_SQ037		6.40495						3006.3		
J_SQ039		6.50460						3080.6		
J_SQ040		6.76805						3188.2		
J_SQ041		7.03088						3529.5		
PRE-PROJECT										
SQ012	0.04738	0.04738	94.4	18.7				164.3		
SQ015b	0.00789	0.00789	96.8	10				34.5		
SQ034a	0.03900	0.03900	95.64	4.28				203.9		
SQ034b	0.04860	0.04860	95.35	6.19				236.7		
SQ034c	0.01730	0.01730	88.93	5.43				83.9		
SQ034d	0.02050	0.02050	96.35	5.38				103.9		
SQ034e	0.08745	0.08745	94.2	9.10				403.8		
SQ034f	0.01264	0.01264	79.1	6.47				52.9		
SQ034g	0.01840	0.01840	94.81	5.49				92.4		
SQ036	0.01742	0.01742	86.6	7.4				77.8	Proposed site.	
Stone Creek Phase 7		0.08745						136.3		
R_SQ015e		0.22550						460.7		
R_SQ015f		0.24390						419.5		
J_SQ008		0.14440						508.9		
J_SQ009		0.16090						530.7		
J_SQ010		4.88504						1125.2		
J_SQ021		5.44070						2376.1		
J_SQ023		5.45270						2427.6		
J_SQ024		5.47976						2423.0		
J_SQ025		5.56140						2678.2		
J_SQ026a		0.08760						440.7		
J_SQ026b		0.10490						385.8		
J_SQ026c		0.12540						447.8		
J_SQ026d		0.21285						486.0		
J_SQ026e		0.22550						477.9		
J_SQ026f		0.24390						477.1		
J_SQ026g		0.26131						430.7		
J_SQ027		0.27331						435.4		
J_SQ029		0.42691						594.4		
J_SQ030		5.98831						3206.1		
J_SQ031		6.08188						2770.9		
J_SQ034		6.26240						3023.6		
J_SQ035		6.28857						2992.0		
J_SQ037		6.40425						2997.4		
J_SQ039		6.50390						3071.6		
J_SQ040		6.76735						3185.4		
J_SQ041		7.03018						3525.4		

MDS/PRE-PROJECT 100-YEAR DISCHARGE SUMMARY

MDS		PRE-PROJECT		
DESIGN POINT	DISCHARGE (cfs)	DESIGN POINT	DISCHARGE (cfs)	DIFFERENCE (cfs)
SQ012	169.0	SQ012	164.3	-4.7
SQ015b	35.2	SQ015b	34.5	-0.7
SQ034a	203.9	SQ034a	203.9	0.0
SQ034b	236.7	SQ034b	236.7	0.0
SQ034c	83.9	SQ034c	83.9	0.0
SQ034d	103.9	SQ034d	103.9	0.0
SQ034e	380.9	SQ034e	403.8	22.9
SQ034f	67.8	SQ034f	52.9	-14.9
SQ034g	92.4	SQ034g	92.4	0.0
SQ036	86.4	SQ036	77.8	-8.6
Stone Creek Phase 7	130.3	Stone Creek Phase 7	136.3	6.0
J_SQ008	509.7	J_SQ008	508.9	-0.8
J_SQ009	531.5	J_SQ009	530.7	-0.8
J_SQ010	1125.5	J_SQ010	1125.2	-0.3
J_SQ021	2377.7	J_SQ021	2376.1	-1.6
J_SQ023	2429.2	J_SQ023	2427.6	-1.6
J_SQ024	2425.0	J_SQ024	2423.0	-2.0
J_SQ025	2680.3	J_SQ025	2678.2	-2.1
J_SQ026c	447.8	J_SQ026c	447.8	0.0
J_SQ026d	475.0	J_SQ026d	486.0	11.0
J_SQ026e	474.1	J_SQ026e	477.9	3.8
J_SQ026f	472.4	J_SQ026f	477.1	4.7
J_SQ026g	431.5	J_SQ026g	430.7	-0.8
J_SQ027	436.5	J_SQ027	435.4	-1.1
J_SQ029	595.5	J_SQ029	594.4	-1.1
J_SQ030	3206.7	J_SQ030	3206.1	-0.6
J_SQ031	2776.8	J_SQ031	2770.9	-5.9
J_SQ034	3032.3	J_SQ034	3023.6	-8.7
J_SQ035	2999.3	J_SQ035	2992.0	-7.3
J_SQ037	3006.3	J_SQ037	2997.4	-8.9
J_SQ039	3080.6	J_SQ039	3071.6	-9.0
J_SQ040	3188.2	J_SQ040	3185.4	-2.8

SCS CURVE NUMBER CALCULATIONS

EXISTING CN CALCULATIONS							
BASIN	LAND USE	AREA	SOIL GROUP	AREA	CN	%	CN*%
SQ036	OPEN SPACE (Good)	9.19	B	4.95	61	44.4%	27.1
			D	4.24	80	38.0%	30.4
	PAVED STREET	1.09	B	0.64	89	5.7%	5.1
			D	0.45	93	4.0%	3.7
	COMMERCIAL	0.87	B	0.28	92	2.6%	2.4
			D	0.59	95	5.3%	5.0
	TOTAL	11.15		11.15		TOTAL	73.7
SQ012	OPEN SPACE (Good)	2.28	B	1.63	61	5.4%	3.3
			D	0.65	80	2.1%	1.7
	OPEN SPACE (Fair)	1.36	B	0.00	69	0.0%	0.0
			D	1.36	84	4.5%	3.8
	PAVED STREET	10.33	B	0.31	89	1.0%	0.9
			D	10.02	93	33.0%	30.7
	COMMERCIAL	0.84	B	0.00	92	0.0%	0.0
			D	0.84	95	2.8%	2.6
	RES 1/8 ACRE	4.32	B	0.00			



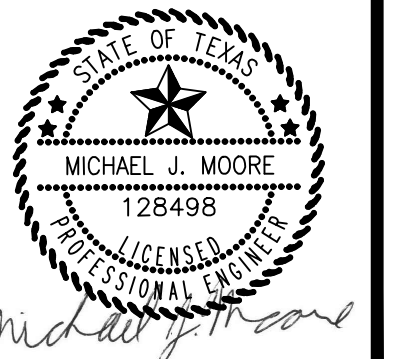
STONE CREEK RETAIL

ROCKWALL, TEXAS

EXISTING LAND USE & SOILS MAP

No.	Date	Revision Description

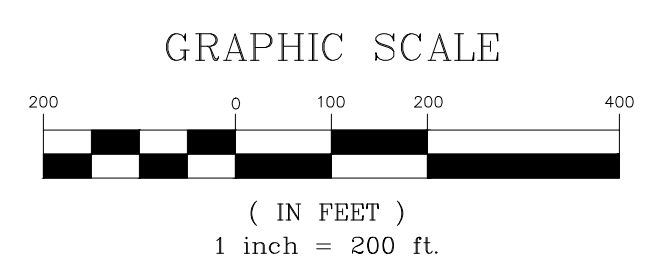
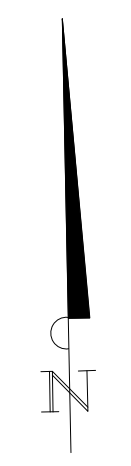
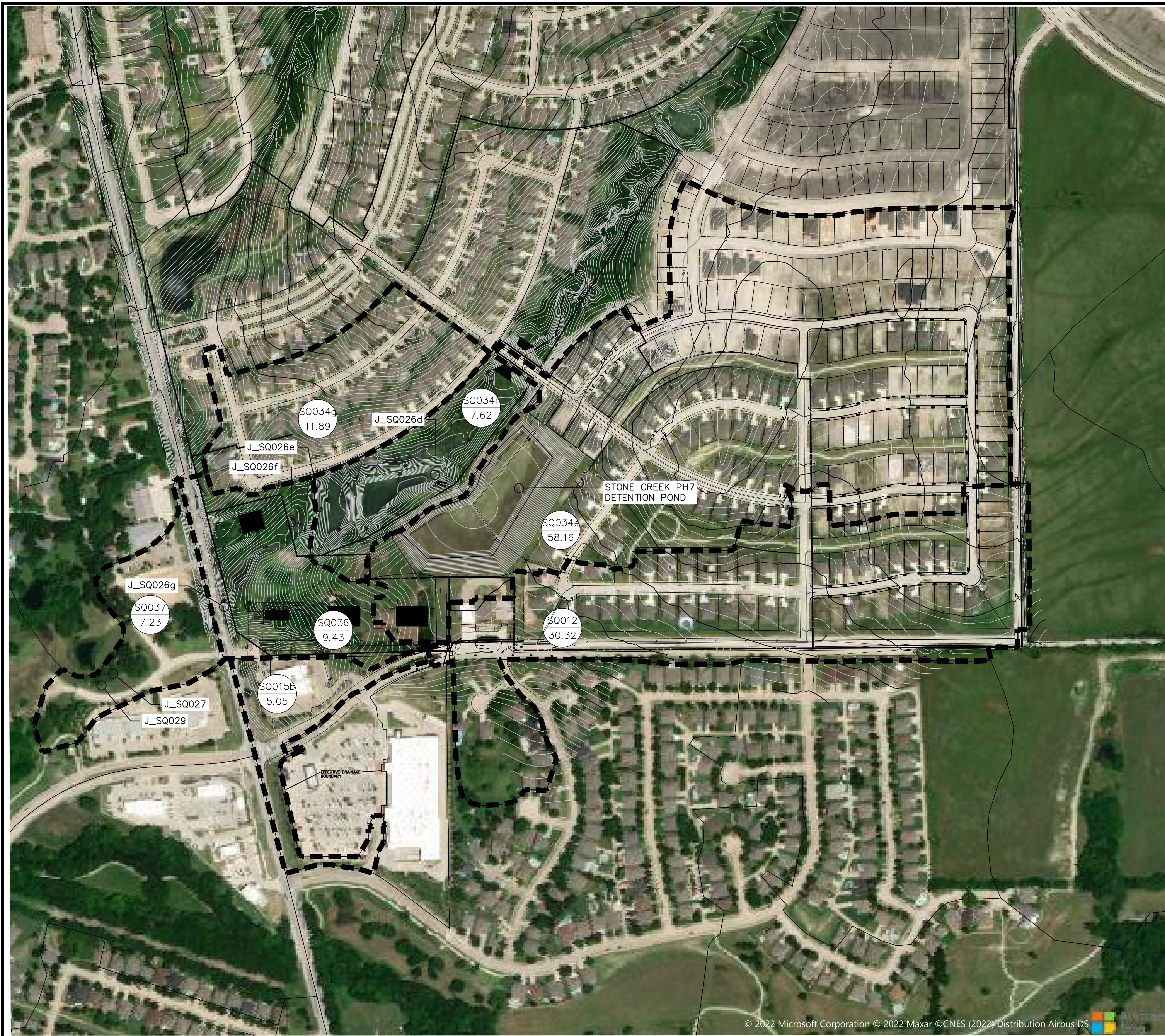
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3/15/2022

SHEET NUMBER

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LEGEND

	-118-	EXISTING CONTOUR
	Tc	TIME OF CONCENTRATION
	Tc	FLOW TYPE CHANGE AREA DIVIDE
		AREA DIVIDE
	DA-X	DRAINAGE AREA LABEL
	1.00	

- POST-PROJECT REVISED SUBBASINS
1. SQ034e
 2. SQ034f
 3. SQ036 (SITE)

BENCHMARKS

BM#1:
CITY OF ROCKWALL MONUMENT 14
NAVD88
ELEV.=497.13

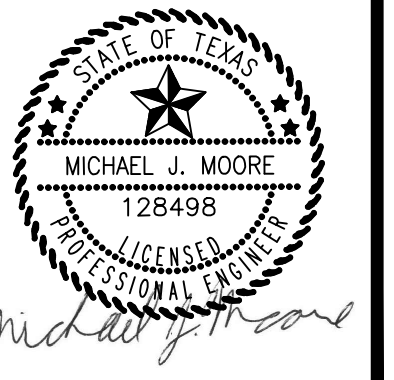
STONE CREEK RETAIL

ROCKWALL, TEXAS

OVERALL PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 262-21-001



3/15/2022

SHEET NUMBER

SCS TIME OF CONCENTRATION CALCULATIONS

EXISTING SCS Tc CALCULATIONS FOR AREA SQ034F								
TYPE	CONDITION	DIST	UP ELEV / DOWN ELEV	SLOPE	Coeff.	P ₂	VELOCITY	TIME (MIN)
SHEET	GRASS	79	510	492	22.8%	0.24	4.09	0.33
SHALLOW	GRASS	116	492	490.5	1.3%	16.13		1.83
CHANNEL	GRASS	871	SC PH7 - from HEC-RAS					2.5
TOTAL 10.8								

SCS CALCULATION REFERENCES

Sheet Flow

Sheet flow can be calculated using the following formula:

$$T_t = \frac{0.42 (nL)^{0.8}}{60 (P_2)^{0.5} (S)^{0.4}} = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} (S)^{0.4}} \quad (1.10)$$

where:

- T_t = travel time (hr)
- n = Manning roughness coefficient (see Table 1.10)
- L = flow length (ft)
- P₂ = 2-year, 24-hour rainfall
- S = land slope (ft/ft)

Table 1.10 Roughness Coefficients (Manning's n) for Sheet Flow¹

Surface Description	n
Smooth surfaces (concrete, asphalt, gravel or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils: Residue cover < 20%	0.06
Residue cover > 20%	0.17
Grass: Short grass prairie	0.15
Dense grasses ²	0.24
Bermuda grass	0.41
Range (natural)	0.13
Woods ³ Light underbrush	0.40
Dense underbrush	0.80

¹ The n values are a composite of information by Engman (1986).

² Includes species such as bluestem grass, buffalo grass, grama grass, and native grass mixtures.

³ When selecting n, consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

Source: SCS, TR-55, Second Edition, June 1986.

NOTE: REFERENCED SHEET FLOW EQUATION CALCULATES Tc IN HOURS. THE EQUATION USED WAS MODIFIED TO CALCULATE Tc IN MINUTES

VELOCITY SHALLOW FLOW EQUATION

Unpaved V = 16.13(S)^{0.5}

Paved V = 20.33(S)^{0.5}

where:

- V = average velocity (ft/s)
- S = slope of hydraulic grade line (watercourse slope, ft/ft)

PHASE 7 STONE CREEK DETENTION POND

POND VOLUME CALCULATIONS

ELEVATION	AREA	VOLUME	TOTAL VOLUME
(ft)	(sf)	(cu.ft.)	(cu.ft.)
493	0	0	0
494	19,559	9,780	9,780
494.5	44,932	16,123	25,902
495	71,048	28,995	54,897
495.5	90,653	40,425	95,323
496	107,413	49,517	144,839
496.5	124,966	58,095	202,934
497	133,300	64,567	267,500
497.5	141,163	68,616	336,116
498	145,016	71,545	407,661
499	154,380	76,998	484,659
500	163,913	83,147	567,806
501	173,615	90,000	657,806
502	183,722	97,669	755,475

PROPOSED DETENTION POND SUMMARY

Storm Event	Discharge In (cfs)	Top of Berm	Max. Storage (ac.ft.)	Discharge Out (cfs)	Peak Elevation	Utilized Storage (ac.ft.)	Freeboard (ft)
100-YEAR	419.8	502	24.42	127.9	499.66	15.21	2.34
25-YEAR	327.8	502	24.42	70.2	498.83	12.21	3.17
10-YEAR	278.9	502	24.42	64.8	498.15	9.87	3.85
5-YEAR	230.3	502	24.42	58.8	497.47	7.62	4.53

WEIR EQUATION:
Q = CLH^{1.5}
C = WEIR COEFFICIENT = 3.32
L = WEIR LENGTH
H = HEAD ABOVE WEIR

RISER EMERGENCY OVERFLOW
L = 46'
H = 2'
DEPTH = 1.96'
Q CAPACITY = 432.0 CFS
Q100 = 419.8 CFS

ROUTING TABLES

1622-1917		1202-1622	
R SQ015e		R SQ015f	
Volume (ac-ft)	Discharge (cfs)	Volume (ac-ft)	Discharge (cfs)
0.16	50	0.27	50
0.26	100	0.52	100
0.36	150	0.83	150
0.43	200	1.27	200
0.48	250	1.90	250
0.54	300	2.73	300
0.58	350	4.15	350
0.63	400	5.91	400
1.06	450	8.12	450
1.88	500	10.79	500
2.47	600	12.64	600
3.19	650	15.08	650
3.45	700		

BY:		LOSS RATE METHOD				COMPUTATION SUMMARY SHEET				SHEET 1 OF 1		
DATE:		STREAM ROUTING				HYDROLOGY BY UNIT HYDROGRAPH METHOD				SUBWATERSHED		
CKD:										MAJOR WATERSHED		
DATE:										JOB/FILE NO.:		
ANALYSIS POINT	SUBWATERSHED AREA (SQ.MI.)	WATERSHED AREA (SQ.MI.)	UNIT HYDROGRAPH COEFFICIENTS				PEAK DISCHARGES (CFS)				COMMENTS	
			SCS METHOD	SNYDER'S METHOD	Cn	Lag (MIN)	Cp	Tp (HR)	Q5	Q10		Q25
PRE-PROJECT												
SQ034e	0.08745	0.08745	94.24	9.10				221.3	268.2	315.2	403.8	
SQ034f	0.01264	0.01264	79.13	6.47				24.5	31.7	39	52.9	
SQ036	0.01742	0.01742	86.57	7.69				39.6	49.4	59.3	77.8	Site
Stone Creek Phase 7												
R_SQ015e		0.22550						204.4	259.9	320.9	460.7	
R_SQ015f		0.24390						207.6	260.2	311.4	419.5	
J_SQ026d		0.21285						203.1	256.5	315.1	486.0	
J_SQ026e		0.22550						204.6	259.8	321.5	477.9	
J_SQ026f		0.24390						212.1	271	338.0	477.1	
J_SQ026g		0.26131						213.9	268.7	322.4	430.7	
J_SQ027		0.27331						216	271.6	327.5	435.4	
J_SQ029		0.42691						282.1	369	450.9	594.4	
J_SQ030		5.98831						1615.2	2059.1	2429.5	3206.1	
J_SQ031		6.08188						1383.1	1692.8	2073.3	2770.9	
J_SQ034		6.26240						1481.1	1823.8	2242.5	3023.6	
J_SQ035		6.28857						1470.8	1801.9	2188.7	2992.0	
J_SQ037		6.40425						1508.7	1837.7	2220.6	2997.4	
J_SQ039		6.50390						1572.7	1879.9	2270.3	3071.6	
J_SQ040		6.76735						1958.3	2276.6	2607.3	3185.4	
J_SQ041		7.03018						1960.1	2335.2	2768.3	3525.4	
POST-PROJECT												
SQ034e	0.09087	0.09087	95.46	9.1				230.3	278.9	327.8	419.8	
SQ034f	0.01191	0.01191	87.10	6.47				22.7	29.5	36.4	49.4	
SQ036	0.01473	0.01473	85.1	7.7				38.7	47.1	55.7	71.7	Proposed site.
Stone Creek Phase 7												
R_SQ015e		0.09087						58.8	64.8	70.2	127.9	
R_SQ015f		0.24658						204.3	259.1	319.4	455.6	
J_SQ026d		0.21627						203.2	256.1	314.4	474.6	
J_SQ026e		0.22818						204.4	259	320.1	469.0	
J_SQ026f		0.24658						212	269.7	336.4	473.6	
J_SQ026g		0.26131						211.9	264.4	316.3	423.3	
J_SQ027		0.27331						213.9	267.1	321.1	428.0	
J_SQ029		0.42691						281.3	365.9	445.7	586.9	
J_SQ030		5.98831						1608.9	2049.6	2417.7	3186.3	
J_SQ031		6.08188						1379.7	1687.2	2063.6	2757.6	
J_SQ034		6.26240						1478.1	1818.6	2233.4	3010.4	
J_SQ035		6.28857						1467.9	1797.2	2180.1	2978.7	
J_SQ037		6.40425						1506.2	1833.2	2212.4	2985.8	
J_SQ039		6.50390						1572.9	1875.9	2262.1	3060.1	
J_SQ040		6.76735						1958.6	2276.8	2607.5	3185.4	
J_SQ041		7.03018						1960.5	2335.4	2768.4	3525.4	

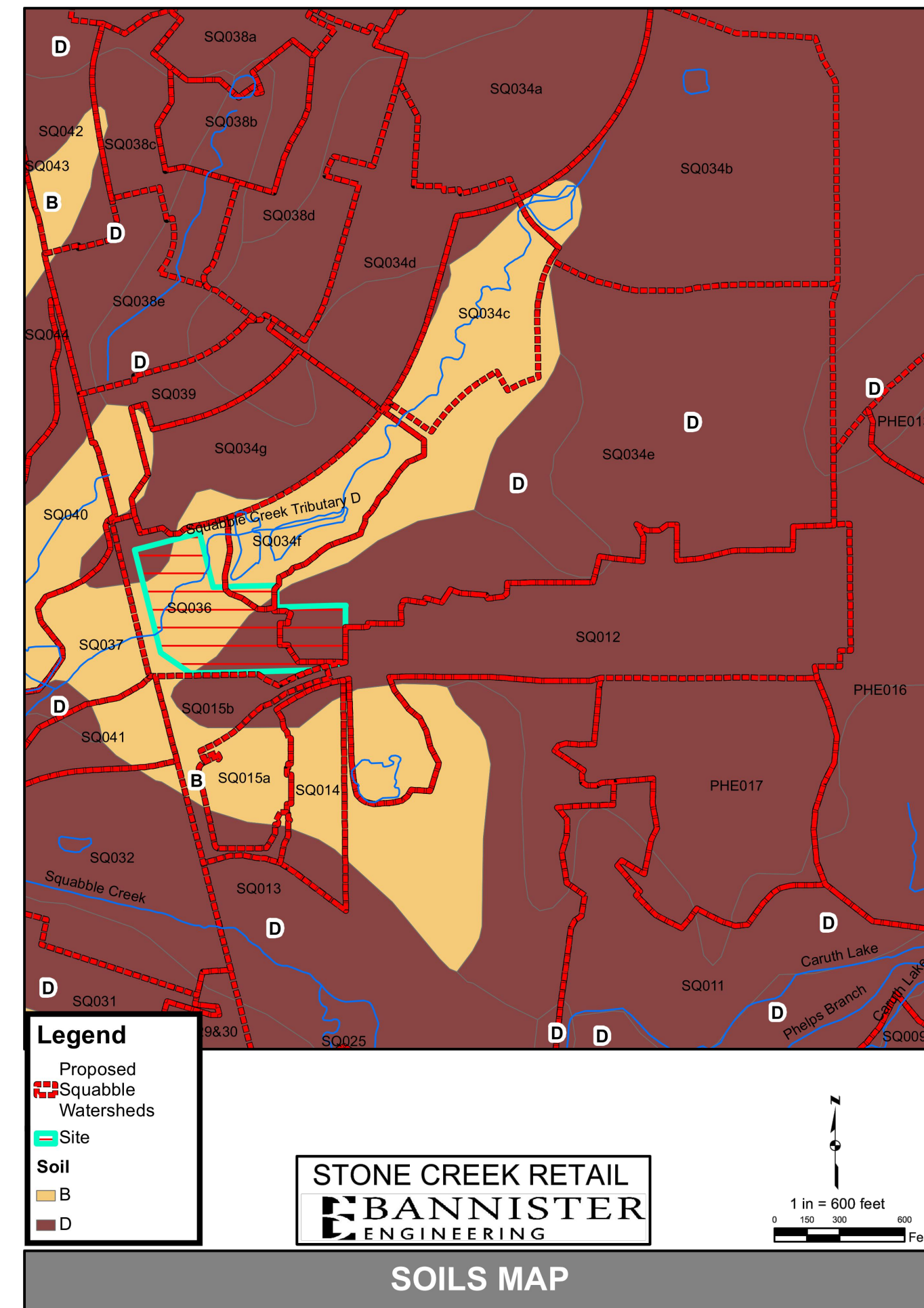
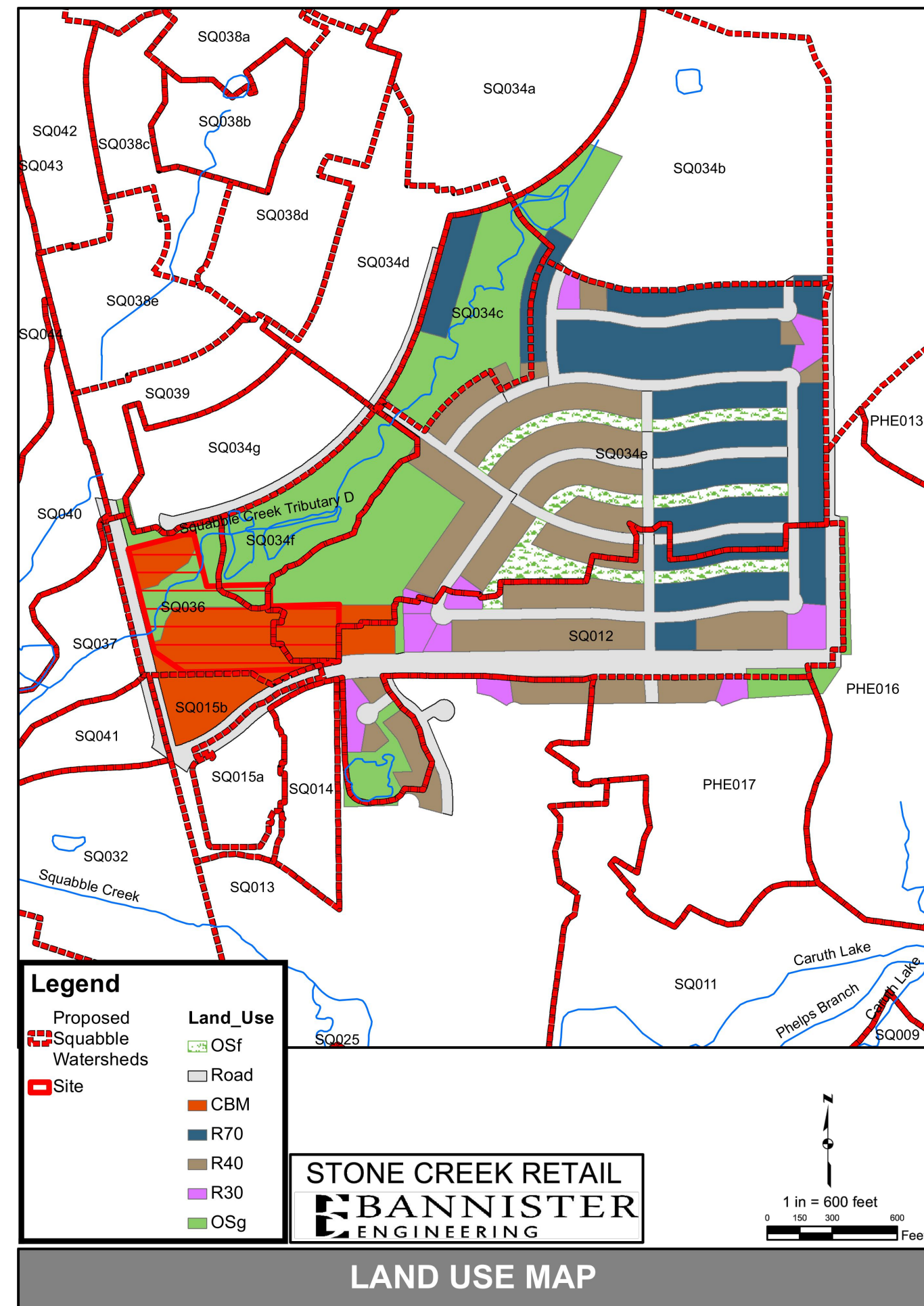
SCS CURVE NUMBER CALCULATIONS

PROPOSED CN CALCULATIONS							
BASIN	LAND USE	AREA	SOIL GROUP	AREA	CN	%	CN*%
SQ036	OPEN SPACE (Good)	2.91	B	2.55	61	27.1%	16.5
	PAVED STREET	1.09	D	0.36	80	3.8%	3.0
	COMMERCIAL	5.43	B	2.68	92	28.4%	26.1
	TOTAL	9.43		9.43			83.9
SQ034e	OPEN SPACE (Good)	6.91	B	3.07	61	5.3%	3.2
	OPEN SPACE (Fair)	4.98	B	0.01	69	0.0%	0.0
	PAVED STREET	9.85	B	1.21	89	2.1%	1.9
	COMMERCIAL	2.16	B	0.00	92	0.0%	0.0
	RES 1/8 ACRE	18.76	B	0.62	87	1.1%	0.9
	RES 1/4 ACRE	14.21	D	2.89	78	5.0%	3.9
	RES 1/3 ACRE	1.12	D	1.12	87	1.9%	1.7
	RES 1/2 ACRE	0.17	D	0.00	75	0.0%	0.0
	TOTAL	58.16		58.16			87.8
SQ034f	OPEN SPACE (Good)	7.50	B	7.44	61	97.7%	59.6
	PAVED STREET	0.07	D	0.06	80	0.8%	0.6
	RES 1/4 ACRE	0.04	B	0.04	78	0.5%	0.4
	TOTAL	7.62		7.62			61.5

CN SUMMARY

BASIN	AREA	%	CN
SQ036	9.43	1.00	83.9
AMC-3			92.3
SQ034e	58.16	1.00	87.8
AMC-3			94.3
SQ034f	7.62	1.00	61.5
AMC-3			78.6

Cover Type	Cover Description	Land Use Code	A	B	C	D	W
Cultivated land	w/o conservation treatment	1	72	81	88	91	100
	w/ conservation treatment	2	62	71	78	81	100
	poor	3	68	79	86	89	100
Pasture	good	4	39	61	74	80	100
	Open Space	5	39	61	74	80	100
Brush	good	6	30	48	65	73	100
	thin stand, poor cover	7	45	66	77	83	100
	good cover	8	30	55	70	77	100
Open space (lawns, parks, golf courses, cemeteries)	poor (grass cover < 50%)	9	68	79	86	89	100
	fair (grass cover 50% to 75%)*	10	49	69	79	84	100
	good (grass cover > 75%)	11	39	61	74	80	100
	Paved; excluding R.O.W.	12	98	98	98	100	
Impervious areas	Paved; open ditches + R.O.W.*	13	83	89	92	93	100
	Gravel + R.O.W.	14	76	85	89	91	100
	Dirt + R.O.W.	15					



STONE CREEK RETAIL

ROCKWALL, TEXAS

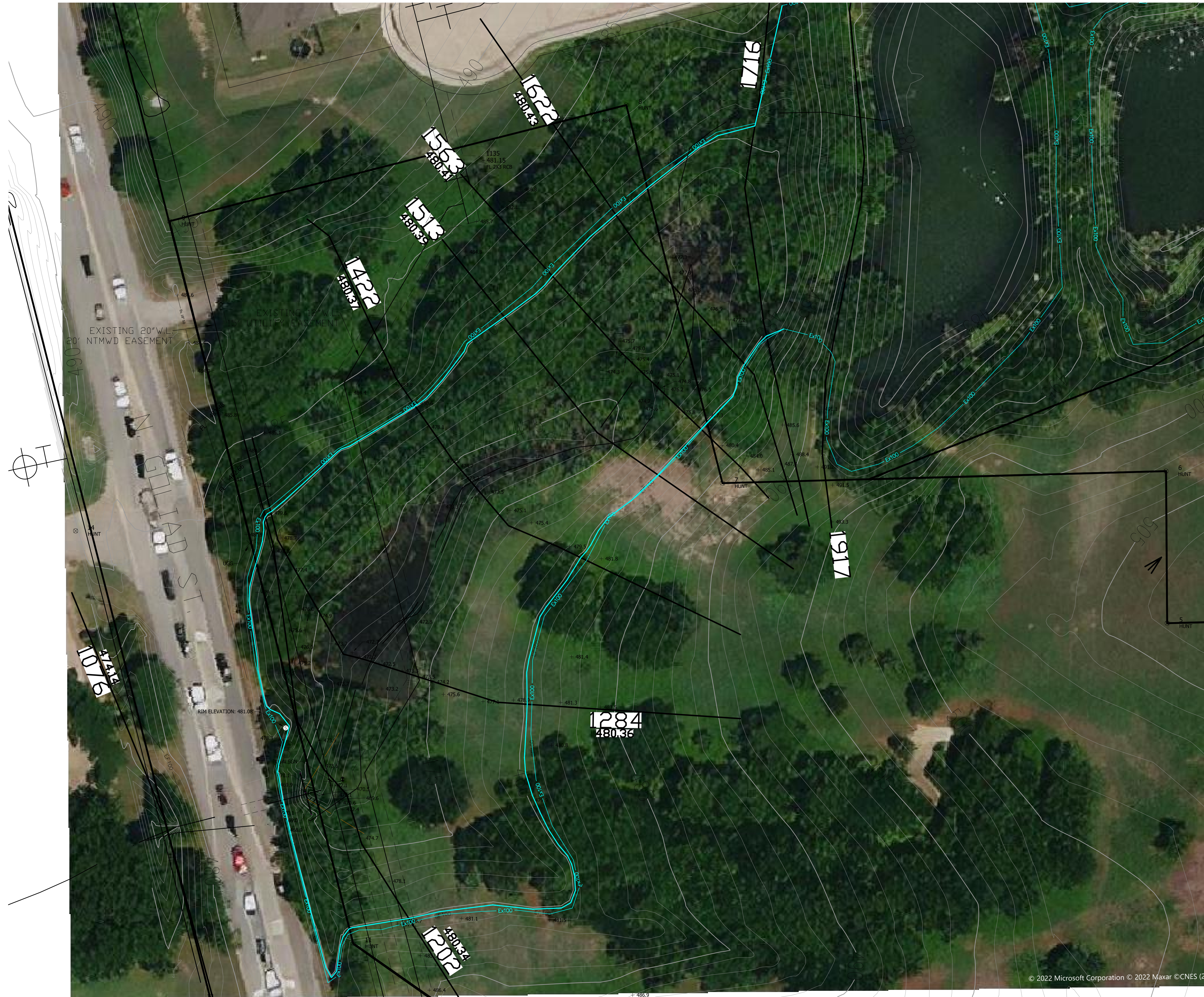
PROPOSED LAND USE & SOILS MAP

No.	Date	Revision Description



3/15/2022

SHEET NUMBER



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

- 631--- EXISTING CONTOUR
- INEFFECTIVE FLOW LIMIT
- EF100— EFFECTIVE 100-YEAR FLOODPLAIN
- EX100— PRE-PROJECT 100-YEAR FLOODPLAIN
- PRE-PROJECT MDS 100YR FLOODPLAIN

BENCHMARKS

BM#1:
CITY OF ROCKWALL MONUMENT 14
NAVD88
ELEV.=497.13

BANNISTER
ENGINEERING

240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

STONE CREEK RETAIL
ROCKWALL, TEXAS

EXISTING HYDRAULIC WORK MAP

No.	Date	Revision Description

PROJECT NO.: 262-21-001

MICHAEL J. MOORE
 284495
 PROFESSIONAL ENGINEER
 STATE OF TEXAS
Michael J. Moore
 3/15/2022

SHEET NUMBER

12

HEC-RAS Plan: Pre-Proj River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	4830	10 Year	282.80	519.35	520.87	520.87	521.29	0.025442	5.22	54.13	65.25	1.01
Reach-1	4830	50 Year	380.30	519.35	521.06	521.06	521.56	0.024427	5.65	67.39	72.18	1.02
Reach-1	4830	100 Year	428.80	519.35	521.15	521.15	521.68	0.023297	5.84	73.74	75.26	1.01
Reach-1	4830	500 Year	532.40	519.35	521.32	521.32	521.92	0.021548	6.21	87.15	81.38	0.99
Reach-1	4587	10 Year	282.80	513.00	518.86		518.87	0.000044	0.69	430.47	117.28	0.06
Reach-1	4587	50 Year	380.30	513.00	519.62		519.63	0.000047	0.78	525.32	135.41	0.06
Reach-1	4587	100 Year	428.80	513.00	519.73		519.74	0.000055	0.86	540.77	138.23	0.06
Reach-1	4587	500 Year	532.40	513.00	519.89		519.91	0.000076	1.03	563.88	142.35	0.08
Reach-1	4437	10 Year	221.00	513.00	518.87	513.47	518.87	0.000005	0.24	926.41	201.01	0.02
Reach-1	4437	50 Year	335.20	513.00	519.62	513.61	519.62	0.000008	0.31	1083.55	217.60	0.02
Reach-1	4437	100 Year	390.40	513.00	519.73	513.68	519.73	0.000010	0.35	1108.31	220.27	0.03
Reach-1	4437	500 Year	493.30	513.00	519.90	513.80	519.90	0.000014	0.43	1145.06	224.17	0.03
Reach-1	4338		Culvert									
Reach-1	4291	10 Year	272.80	510.40	512.89	512.89	513.25	0.028885	5.18	66.91	100.17	0.83
Reach-1	4291	50 Year	409.00	510.40	513.15	513.15	513.54	0.028737	5.59	95.01	113.44	0.84
Reach-1	4291	100 Year	479.10	510.40	513.25	513.25	513.66	0.029747	5.86	105.98	116.21	0.87
Reach-1	4291	500 Year	623.10	510.40	513.41	513.41	513.90	0.032533	6.42	124.98	120.85	0.92
Reach-1	4188	10 Year	272.80	508.32	510.93	510.68	511.05	0.017514	3.45	106.19	127.12	0.47
Reach-1	4188	50 Year	409.00	508.32	511.15	510.83	511.31	0.019117	3.91	134.76	130.67	0.50
Reach-1	4188	100 Year	479.10	508.32	511.24	510.92	511.42	0.020174	4.15	146.88	132.32	0.52
Reach-1	4188	500 Year	623.10	508.32	511.41	511.06	511.63	0.021960	4.57	169.63	135.38	0.55
Reach-1	3967	10 Year	272.80	501.10	505.24	505.24	505.74	0.036683	6.03	55.71	58.76	0.68
Reach-1	3967	50 Year	409.00	501.10	505.69	505.59	506.16	0.031380	6.25	85.16	73.06	0.65
Reach-1	3967	100 Year	479.10	501.10	505.89	505.74	506.34	0.028808	6.26	100.58	79.53	0.63
Reach-1	3967	500 Year	623.10	501.10	506.23		506.67	0.025430	6.31	128.62	85.54	0.60
Reach-1	3831	10 Year	272.80	498.10	502.86		503.01	0.011138	3.28	88.38	45.66	0.38
Reach-1	3831	50 Year	409.00	498.10	503.37		503.57	0.012865	3.81	114.80	55.84	0.41
Reach-1	3831	100 Year	479.10	498.10	503.58		503.81	0.013304	4.07	126.49	58.50	0.43
Reach-1	3831	500 Year	623.10	498.10	503.96		504.24	0.013766	4.51	150.16	63.54	0.44
Reach-1	3669	10 Year	272.80	496.18	501.34		501.49	0.009474	3.50	97.14	66.90	0.36

HEC-RAS Plan: Pre-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	3669	50 Year	409.00	496.18	501.93		502.08	0.008351	3.54	138.10	71.48	0.34
Reach-1	3669	100 Year	479.10	496.18	502.19		502.34	0.007954	3.61	156.49	74.02	0.34
Reach-1	3669	500 Year	623.10	496.18	502.64		502.81	0.007470	3.79	191.09	78.93	0.34
Reach-1	3525	10 Year	272.80	495.50	499.43		499.78	0.021679	4.75	58.19	30.05	0.56
Reach-1	3525	50 Year	409.00	495.50	500.17		500.57	0.019240	5.14	84.12	40.85	0.54
Reach-1	3525	100 Year	479.10	495.50	500.48		500.89	0.018499	5.30	97.52	46.09	0.54
Reach-1	3525	500 Year	623.10	495.50	501.03		501.46	0.017060	5.51	125.54	55.36	0.53
Reach-1	3310	10 Year	272.80	492.48	497.61		497.71	0.005232	2.53	107.87	42.71	0.28
Reach-1	3310	50 Year	409.00	492.48	498.32		498.46	0.005731	2.91	140.53	49.72	0.30
Reach-1	3310	100 Year	479.10	492.48	498.62		498.77	0.005955	3.09	155.64	53.10	0.31
Reach-1	3310	500 Year	623.10	492.48	499.13		499.31	0.006414	3.42	184.32	59.50	0.33
Reach-1	3134	10 Year	272.80	491.51	495.61		495.98	0.023895	4.98	58.90	36.49	0.58
Reach-1	3134	50 Year	409.00	491.51	496.17		496.61	0.024250	5.57	81.76	45.51	0.60
Reach-1	3134	100 Year	479.10	491.51	496.42		496.88	0.024163	5.79	93.28	49.58	0.60
Reach-1	3134	500 Year	623.10	491.51	496.87		497.37	0.023271	6.08	117.44	57.20	0.60
Reach-1	2997	10 Year	303.70	491.25	494.56		494.64	0.004711	2.37	138.05	74.88	0.27
Reach-1	2997	50 Year	452.40	491.25	495.04		495.14	0.005251	2.81	174.98	81.53	0.29
Reach-1	2997	100 Year	530.10	491.25	495.24		495.37	0.005483	3.01	192.10	84.62	0.30
Reach-1	2997	500 Year	691.20	491.25	495.56		495.72	0.006290	3.44	220.04	89.43	0.33
Reach-1	2917	10 Year	303.70	491.50	493.20	493.20	493.72	0.062827	6.20	55.28	55.23	0.91
Reach-1	2917	50 Year	452.40	491.50	493.55	493.55	494.16	0.058026	6.86	75.79	63.63	0.90
Reach-1	2917	100 Year	530.10	491.50	493.70	493.70	494.36	0.056110	7.14	86.06	67.44	0.90
Reach-1	2917	500 Year	691.20	491.50	494.20		494.75	0.036216	6.67	122.54	79.52	0.75
Reach-1	2800	10 Year	303.70	490.60	492.98		493.00	0.001201	1.24	250.40	138.69	0.16
Reach-1	2800	50 Year	452.40	490.60	493.42		493.45	0.001325	1.49	312.59	144.40	0.17
Reach-1	2800	100 Year	530.10	490.60	493.65		493.69	0.001313	1.58	347.06	147.47	0.17
Reach-1	2800	500 Year	691.20	490.60	494.14		494.18	0.001236	1.72	419.93	153.76	0.17
Reach-1	2677	10 Year	303.70	490.30	492.21	492.15	492.55	0.032680	5.55	73.28	86.01	0.78
Reach-1	2677	50 Year	452.40	490.30	492.85		493.05	0.013683	4.51	135.96	110.28	0.54
Reach-1	2677	100 Year	530.10	490.30	493.15		493.33	0.009900	4.19	171.01	119.22	0.47
Reach-1	2677	500 Year	691.20	490.30	493.74		493.88	0.005963	3.74	244.98	131.60	0.37

HEC-RAS Plan: Pre-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	2550	10 Year	303.70	489.63	492.32		492.34	0.000270	1.16	303.29	144.04	0.13
Reach-1	2550	50 Year	452.40	489.63	492.86		492.89	0.000305	1.39	384.05	155.11	0.14
Reach-1	2550	100 Year	530.10	489.63	493.14		493.17	0.000306	1.48	429.02	161.23	0.14
Reach-1	2550	500 Year	691.20	489.63	493.72		493.75	0.000297	1.61	525.05	174.12	0.14
Reach-1	2396	10 Year	270.70	489.63	492.28		492.30	0.000248	1.05	270.77	124.71	0.12
Reach-1	2396	50 Year	416.40	489.63	492.81		492.84	0.000306	1.31	339.70	134.32	0.14
Reach-1	2396	100 Year	484.70	489.63	493.10		493.13	0.000303	1.38	382.92	227.01	0.14
Reach-1	2396	500 Year	628.80	489.63	493.68		493.71	0.000268	1.45	517.24	237.64	0.13
Reach-1	2200	10 Year	270.70	489.63	492.19		492.23	0.000539	1.49	183.10	82.84	0.17
Reach-1	2200	50 Year	416.40	489.63	492.70		492.75	0.000670	1.87	225.78	86.47	0.20
Reach-1	2200	100 Year	484.70	489.63	492.98		493.04	0.000663	1.97	250.48	88.51	0.20
Reach-1	2200	500 Year	628.80	489.63	493.56		493.63	0.000616	2.11	326.36	240.58	0.20
Reach-1	2028	10 Year	270.70	487.50	491.66		491.96	0.013209	4.35	62.33	28.40	0.52
Reach-1	2028	50 Year	416.40	487.50	491.65		492.35	0.031961	6.74	61.86	28.33	0.80
Reach-1	2028	100 Year	484.70	487.50	491.58	491.54	492.60	0.047555	8.09	59.92	28.06	0.98
Reach-1	2028	500 Year	628.80	487.50	491.96	491.96	493.18	0.049168	8.89	70.78	29.53	1.01
Reach-1	1973	10 Year	270.70	488.58	491.81		491.81	0.000014	0.30	908.57	290.49	0.03
Reach-1	1973	50 Year	416.40	488.58	491.99		491.99	0.000028	0.44	961.51	291.76	0.04
Reach-1	1973	100 Year	484.70	488.58	492.07		492.08	0.000034	0.50	986.86	292.53	0.05
Reach-1	1973	500 Year	628.80	488.58	492.21		492.22	0.000051	0.62	1027.78	293.77	0.06
Reach-1	1917	10 Year	270.70	489.00	491.58	491.58	491.78	0.026517	5.28	98.54	218.48	0.74
Reach-1	1917	50 Year	416.40	489.00	491.72	491.72	491.96	0.029801	5.93	131.47	239.74	0.80
Reach-1	1917	100 Year	484.70	489.00	491.74	491.74	492.04	0.037775	6.71	134.85	241.82	0.90
Reach-1	1917	500 Year	628.80	489.00	491.90	491.90	492.18	0.033371	6.69	177.20	287.74	0.86
Reach-1	1716	10 Year	270.70	478.80	480.16		480.22	0.008586	2.05	132.35	128.71	0.35
Reach-1	1716	50 Year	416.40	478.80	480.12		480.28	0.023283	3.29	126.91	127.44	0.57
Reach-1	1716	100 Year	484.70	478.80	480.60		480.70	0.008481	2.57	192.05	141.86	0.37
Reach-1	1716	500 Year	628.80	478.80	481.83		481.87	0.001712	1.72	386.84	173.90	0.18
Reach-1	1622	10 Year	279.70	476.80	478.01	478.01	478.38	0.068920	5.10	61.51	85.46	0.91
Reach-1	1622	50 Year	391.30	476.80	479.25		479.33	0.005417	2.47	183.82	112.06	0.29

HEC-RAS Plan: Pre-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	1622	100 Year	435.70	476.80	480.38		480.41	0.001314	1.60	322.83	133.82	0.15
Reach-1	1622	500 Year	551.50	476.80	481.76		481.78	0.000527	1.28	524.56	158.65	0.10
Reach-1	1563	10 Year	279.70	474.30	477.19		477.27	0.006180	2.49	133.79	98.40	0.31
Reach-1	1563	50 Year	391.30	474.30	479.21		479.23	0.000678	1.30	371.74	137.85	0.11
Reach-1	1563	100 Year	435.70	474.30	480.36		480.37	0.000289	1.00	543.74	158.28	0.08
Reach-1	1563	500 Year	551.50	474.30	481.75		481.76	0.000167	0.89	775.58	176.12	0.06
Reach-1	1513	10 Year	279.70	474.00	476.90		476.99	0.005430	2.62	127.76	81.22	0.30
Reach-1	1513	50 Year	391.30	474.00	479.17		479.19	0.000616	1.37	366.60	127.71	0.11
Reach-1	1513	100 Year	435.70	474.00	480.35		480.36	0.000283	1.08	529.28	149.60	0.08
Reach-1	1513	500 Year	551.50	474.00	481.74		481.75	0.000174	0.98	756.47	176.81	0.06
Reach-1	1422	10 Year	279.70	471.64	476.67		476.72	0.001809	2.21	188.62	91.69	0.19
Reach-1	1422	50 Year	391.30	471.64	479.14		479.15	0.000308	1.23	469.40	133.97	0.08
Reach-1	1422	100 Year	435.70	471.64	480.33		480.34	0.000164	1.00	638.73	151.14	0.06
Reach-1	1422	500 Year	551.50	471.64	481.73		481.74	0.000115	0.93	864.78	172.08	0.05
Reach-1	1284	10 Year	279.70	472.20	476.60		476.61	0.000421	0.99	346.78	142.03	0.09
Reach-1	1284	50 Year	391.30	472.20	479.13		479.13	0.000090	0.64	796.37	211.62	0.05
Reach-1	1284	100 Year	435.70	472.20	480.32		480.33	0.000051	0.54	1068.22	242.02	0.03
Reach-1	1284	500 Year	551.50	472.20	481.73		481.73	0.000037	0.52	1429.72	273.96	0.03
Reach-1	1202	10 Year	279.70	469.60	476.54	472.82	476.57	0.000389	1.51	219.63	173.52	0.11
Reach-1	1202	50 Year	391.30	469.60	479.10	473.30	479.12	0.000169	1.28	349.96	263.32	0.08
Reach-1	1202	100 Year	435.70	469.60	480.30	473.47	480.32	0.000124	1.20	411.23	290.66	0.07
Reach-1	1202	500 Year	551.50	469.60	481.70	473.88	481.72	0.000117	1.28	482.55	317.93	0.07
Reach-1	1119.5		Culvert									
Reach-1	1076	10 Year	282.00	469.20	472.93	472.93	474.78	0.023479	10.91	25.85	87.56	1.00
Reach-1	1076	50 Year	395.80	469.20	473.87	473.87	476.19	0.021797	12.22	32.39	128.13	1.00
Reach-1	1076	100 Year	440.80	469.20	474.20	474.20	476.71	0.021461	12.70	34.72	140.97	1.00
Reach-1	1076	500 Year	555.70	469.20	474.90	474.90	475.09	0.002633	4.85	190.24	165.71	0.36
Reach-1	1026	10 Year	282.00	465.90	471.01		471.06	0.000698	1.99	181.74	85.91	0.17
Reach-1	1026	50 Year	395.80	465.90	471.24		471.32	0.001080	2.56	202.38	93.46	0.22
Reach-1	1026	100 Year	440.80	465.90	471.40		471.49	0.001136	2.69	217.83	98.73	0.22

HEC-RAS Plan: Pre-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	1026	500 Year	555.70	465.90	471.51		471.65	0.001612	3.26	229.14	102.43	0.27
Reach-1	981	10 Year	282.00	465.70	470.99		471.03	0.000553	1.85	200.66	97.08	0.16
Reach-1	981	50 Year	395.80	465.70	471.20		471.28	0.000872	2.40	222.73	105.91	0.20
Reach-1	981	100 Year	440.80	465.70	471.36		471.44	0.000921	2.52	240.09	112.38	0.20
Reach-1	981	500 Year	555.70	465.70	471.46		471.58	0.001331	3.07	251.04	116.27	0.25
Reach-1	918	10 Year	282.00	465.30	470.98		471.00	0.000248	1.24	310.87	138.11	0.10
Reach-1	918	50 Year	395.80	465.30	471.20		471.23	0.000390	1.61	341.55	145.46	0.13
Reach-1	918	100 Year	440.80	465.30	471.36		471.39	0.000411	1.69	365.21	150.88	0.14
Reach-1	918	500 Year	555.70	465.30	471.45		471.50	0.000595	2.06	379.59	154.08	0.17
Reach-1	833	10 Year	282.00	464.10	470.97	468.82	470.98	0.000154	1.01	445.86	201.91	0.07
Reach-1	833	50 Year	395.80	464.10	471.18	469.99	471.19	0.000276	1.38	489.21	211.73	0.09
Reach-1	833	100 Year	440.80	464.10	471.34	470.27	471.35	0.000286	1.43	523.46	217.95	0.09
Reach-1	833	500 Year	555.70	464.10	471.43	470.27	471.45	0.000414	1.73	542.53	221.34	0.11
Reach-1	817.5		Culvert									
Reach-1	802	10 Year	282.00	463.92	467.34	466.81	467.44	0.005690	3.52	134.62	107.33	0.34
Reach-1	802	50 Year	395.80	463.92	467.74	466.81	467.85	0.005549	3.76	182.16	128.59	0.34
Reach-1	802	100 Year	440.80	463.92	467.88	466.82	467.99	0.005497	3.83	200.36	135.85	0.35
Reach-1	802	500 Year	555.70	463.92	468.18	467.06	468.29	0.005376	3.99	243.25	146.09	0.35
Reach-1	726	10 Year	282.00	463.60	466.81		466.93	0.008483	2.84	107.79	76.39	0.34
Reach-1	726	50 Year	395.80	463.60	467.17		467.32	0.008976	3.24	138.43	91.08	0.36
Reach-1	726	100 Year	440.80	463.60	467.30		467.46	0.009085	3.37	150.37	96.20	0.37
Reach-1	726	500 Year	555.70	463.60	467.56		467.75	0.009732	3.71	176.62	106.60	0.38
Reach-1	635	10 Year	282.00	462.00	464.69	464.69	465.28	0.055775	6.34	49.72	48.27	0.84
Reach-1	635	50 Year	395.80	462.00	465.06	465.06	465.67	0.048502	6.71	69.95	61.60	0.81
Reach-1	635	100 Year	440.80	462.00	465.18	465.18	465.81	0.047404	6.87	77.23	65.74	0.81
Reach-1	635	500 Year	555.70	462.00	465.48	465.45	466.10	0.041128	6.97	99.15	76.87	0.77
Reach-1	619	10 Year	282.00	460.00	464.25		464.55	0.018752	4.45	64.29	35.08	0.50
Reach-1	619	50 Year	395.80	460.00	464.66		465.07	0.020718	5.19	82.06	50.78	0.54
Reach-1	619	100 Year	440.80	460.00	464.80		465.24	0.021169	5.42	89.57	56.11	0.55
Reach-1	619	500 Year	555.70	460.00	465.11		465.61	0.022059	5.90	108.69	67.81	0.57

HEC-RAS Plan: Pre-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	495	10 Year	282.00	458.30	462.20		462.37	0.016112	3.28	86.59	60.43	0.45
Reach-1	495	50 Year	395.80	458.30	462.56		462.77	0.015970	3.72	111.07	76.60	0.46
Reach-1	495	100 Year	440.80	458.30	462.67		462.90	0.016008	3.87	120.53	82.00	0.47
Reach-1	495	500 Year	555.70	458.30	462.94		463.20	0.016084	4.20	144.27	94.20	0.48
Reach-1	393	10 Year	282.00	456.95	460.91	459.87	461.07	0.010542	3.50	103.01	95.31	0.39
Reach-1	393	50 Year	395.80	456.95	461.17	460.61	461.37	0.012367	4.04	129.30	106.93	0.42
Reach-1	393	100 Year	440.80	456.95	461.26	460.74	461.48	0.012933	4.22	139.10	110.95	0.44
Reach-1	393	500 Year	555.70	456.95	461.45	460.94	461.71	0.014548	4.67	160.99	119.45	0.47

HEC-RAS Plan: PrePro River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	4830	10yr	294.00	519.35	520.89	520.89	521.32	0.025262	5.26	55.84	66.19	1.01
Reach-1	4830	50yr	392.00	519.35	521.08	521.08	521.59	0.024217	5.70	68.85	72.90	1.01
Reach-1	4830	100yr	441.00	519.35	521.17	521.17	521.71	0.022900	5.88	75.49	76.09	1.00
Reach-1	4830	500yr	544.00	519.35	521.34	521.34	521.94	0.021345	6.25	88.70	82.06	0.99
Reach-1	4587	10yr	294.00	513.00	518.52		518.53	0.000062	0.78	391.12	110.37	0.06
Reach-1	4587	50yr	392.00	513.00	519.59		519.60	0.000050	0.81	521.85	134.77	0.06
Reach-1	4587	100yr	441.00	513.00	519.73		519.74	0.000058	0.89	540.59	138.20	0.07
Reach-1	4587	500yr	544.00	513.00	519.89		519.90	0.000080	1.06	563.04	142.20	0.08
Reach-1	4437	10yr	204.00	513.00	518.52	513.44	518.52	0.000006	0.24	857.91	195.92	0.02
Reach-1	4437	50yr	324.00	513.00	519.59	513.60	519.59	0.000007	0.30	1078.05	217.00	0.02
Reach-1	4437	100yr	378.00	513.00	519.73	513.67	519.73	0.000009	0.34	1108.10	220.24	0.03
Reach-1	4437	500yr	481.00	513.00	519.89	513.78	519.89	0.000013	0.42	1143.84	224.05	0.03
Reach-1	4338		Culvert									
Reach-1	4291	10yr	204.00	510.40	512.70	512.70	513.05	0.029995	5.00	48.89	80.77	0.83
Reach-1	4291	50yr	324.00	510.40	513.01	513.01	513.37	0.028699	5.32	78.82	109.22	0.83
Reach-1	4291	100yr	378.00	510.40	513.11	513.11	513.48	0.028395	5.47	89.70	112.07	0.84
Reach-1	4291	500yr	481.00	510.40	513.25	513.25	513.67	0.029759	5.87	106.28	116.28	0.87
Reach-1	4188	10yr	204.00	508.32	510.82	510.58	510.91	0.014858	3.04	92.35	125.82	0.43
Reach-1	4188	50yr	324.00	508.32	511.02	510.75	511.15	0.017870	3.61	118.18	128.36	0.48
Reach-1	4188	100yr	378.00	508.32	511.11	510.81	511.25	0.018552	3.80	129.23	129.90	0.49
Reach-1	4188	500yr	481.00	508.32	511.25	510.92	511.43	0.019607	4.11	148.64	132.56	0.51
Reach-1	3967	10yr	204.00	501.10	504.78	504.65	505.36	0.052446	6.25	34.82	27.40	0.79
Reach-1	3967	50yr	324.00	501.10	505.42	505.39	505.91	0.035153	6.18	66.38	64.31	0.68
Reach-1	3967	100yr	378.00	501.10	505.59	505.53	506.07	0.032930	6.25	78.06	69.88	0.66
Reach-1	3967	500yr	481.00	501.10	505.88	505.74	506.35	0.029893	6.36	99.39	79.05	0.64
Reach-1	3831	10yr	204.00	498.10	502.49		502.61	0.010147	2.94	72.67	39.61	0.35
Reach-1	3831	50yr	324.00	498.10	503.09		503.26	0.012213	3.45	99.70	52.00	0.40
Reach-1	3831	100yr	378.00	498.10	503.29		503.47	0.012461	3.66	110.00	54.71	0.41
Reach-1	3831	500yr	481.00	498.10	503.62		503.84	0.012686	4.01	128.94	59.04	0.42
Reach-1	3669	10yr	216.00	496.18	500.99		501.14	0.009548	3.34	74.48	44.15	0.36

HEC-RAS Plan: PrePro River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	3669	50yr	326.00	496.18	501.59		501.74	0.008938	3.51	114.00	68.82	0.35
Reach-1	3669	100yr	386.00	496.18	501.84		501.99	0.008505	3.53	131.56	70.77	0.35
Reach-1	3669	500yr	505.00	496.18	502.27		502.43	0.007839	3.64	162.96	74.97	0.34
Reach-1	3525	10yr	216.00	495.50	499.07		499.38	0.022868	4.49	48.18	24.96	0.56
Reach-1	3525	50yr	326.00	495.50	499.77		500.13	0.019984	4.88	68.98	34.72	0.54
Reach-1	3525	100yr	386.00	495.50	500.08		500.46	0.019059	5.04	80.53	39.33	0.54
Reach-1	3525	500yr	505.00	495.50	500.60		501.01	0.017939	5.31	103.23	48.15	0.53
Reach-1	3310	10yr	216.00	492.48	497.18		497.27	0.005301	2.40	90.07	39.01	0.28
Reach-1	3310	50yr	326.00	492.48	497.85		497.97	0.005863	2.76	118.16	44.71	0.30
Reach-1	3310	100yr	386.00	492.48	498.15		498.28	0.006083	2.93	131.91	47.69	0.31
Reach-1	3310	500yr	505.00	492.48	498.64		498.80	0.006497	3.24	156.69	53.33	0.32
Reach-1	3134	10yr	216.00	491.51	495.66	494.61	495.89	0.012613	3.91	60.75	37.29	0.43
Reach-1	3134	50yr	326.00	491.51	496.26	495.20	496.53	0.012128	4.41	85.94	47.03	0.44
Reach-1	3134	100yr	386.00	491.51	496.48	495.47	496.78	0.012739	4.72	96.61	50.70	0.45
Reach-1	3134	500yr	505.00	491.51	496.89	495.92	497.24	0.013071	5.16	118.84	57.61	0.47
Reach-1	2997	10yr	253.00	492.00	493.78	493.08	493.96	0.015133	3.44	73.44	71.25	0.46
Reach-1	2997	50yr	378.00	492.00	494.08	493.39	494.38	0.019804	4.38	86.20	75.75	0.54
Reach-1	2997	100yr	448.00	492.00	494.40	493.56	494.71	0.017301	4.51	99.41	78.58	0.52
Reach-1	2997	500yr	589.00	492.00	494.99	493.86	495.34	0.014274	4.75	124.10	83.87	0.49
Reach-1	2957		Culvert									
Reach-1	2917	10yr	253.00	491.30	492.87	492.87	493.55	0.081943	6.60	38.35	28.83	1.01
Reach-1	2917	50yr	378.00	491.30	493.40	493.40	494.01	0.050474	6.46	63.58	69.46	0.84
Reach-1	2917	100yr	448.00	491.30	493.56	493.56	494.23	0.050717	6.84	71.38	72.73	0.85
Reach-1	2917	500yr	589.00	491.30	494.15		494.71	0.030046	6.25	101.12	87.84	0.68
Reach-1	2800	10yr	253.00	490.60	492.81		492.83	0.001119	1.13	228.22	136.59	0.15
Reach-1	2800	50yr	378.00	490.60	493.24		493.27	0.001205	1.35	287.41	142.11	0.16
Reach-1	2800	100yr	448.00	490.60	493.54		493.57	0.001088	1.40	330.88	146.04	0.16
Reach-1	2800	500yr	589.00	490.60	494.16		494.19	0.000874	1.45	423.65	154.07	0.14
Reach-1	2677	10yr	253.00	490.30	492.20		492.44	0.023691	4.70	72.10	85.48	0.67
Reach-1	2677	50yr	378.00	490.30	492.73		492.91	0.012461	4.15	123.25	105.81	0.51

HEC-RAS Plan: PrePro River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	2677	100yr	448.00	490.30	493.16		493.29	0.006924	3.51	172.25	119.43	0.39
Reach-1	2677	500yr	589.00	490.30	493.91		494.00	0.003358	2.91	267.59	135.16	0.28
Reach-1	2550	10yr	253.00	489.63	492.27		492.28	0.000201	0.98	296.19	143.03	0.11
Reach-1	2550	50yr	378.00	489.63	492.75		492.77	0.000242	1.21	366.83	152.82	0.12
Reach-1	2550	100yr	448.00	489.63	493.16		493.18	0.000216	1.24	430.98	161.50	0.12
Reach-1	2550	500yr	589.00	489.63	493.90		493.92	0.000184	1.31	556.55	178.14	0.11
Reach-1	2396	10yr	257.00	489.63	492.23		492.25	0.000238	1.02	264.93	123.86	0.12
Reach-1	2396	50yr	386.00	489.63	492.70		492.73	0.000298	1.27	324.90	132.31	0.13
Reach-1	2396	100yr	486.00	489.63	493.11		493.14	0.000301	1.38	385.41	227.21	0.14
Reach-1	2396	500yr	679.00	489.63	493.85		493.88	0.000260	1.48	559.40	240.89	0.13
Reach-1	2200	10yr	257.00	489.63	492.15		492.18	0.000516	1.44	179.56	82.53	0.17
Reach-1	2200	50yr	386.00	489.63	492.59		492.64	0.000654	1.81	216.59	85.70	0.20
Reach-1	2200	100yr	486.00	489.63	492.99		493.05	0.000658	1.97	251.51	88.59	0.20
Reach-1	2200	500yr	679.00	489.63	493.74		493.81	0.000588	2.13	369.71	243.57	0.20
Reach-1	2028	10yr	257.00	487.50	491.66		491.93	0.011925	4.13	62.30	28.39	0.49
Reach-1	2028	50yr	386.00	487.50	491.68		492.27	0.026230	6.15	62.84	28.47	0.73
Reach-1	2028	100yr	486.00	487.50	491.55	491.54	492.60	0.049798	8.23	59.09	27.95	1.00
Reach-1	2028	500yr	679.00	487.50	492.11	492.11	493.37	0.047784	9.02	75.36	30.13	1.00
Reach-1	1973	10yr	257.00	488.58	491.79		491.79	0.000013	0.29	904.21	290.41	0.03
Reach-1	1973	50yr	386.00	488.58	491.97		491.97	0.000024	0.41	955.18	291.56	0.04
Reach-1	1973	100yr	486.00	488.58	492.06		492.07	0.000035	0.50	983.21	292.42	0.05
Reach-1	1973	500yr	679.00	488.58	492.27		492.27	0.000056	0.66	1043.77	294.25	0.06
Reach-1	1917	10yr	260.00	489.00	491.57	491.57	491.77	0.026164	5.21	95.95	216.72	0.73
Reach-1	1917	50yr	398.00	489.00	491.71	491.71	491.94	0.028610	5.79	129.01	238.21	0.78
Reach-1	1917	100yr	478.00	489.00	491.74	491.74	492.03	0.035162	6.50	137.12	243.20	0.87
Reach-1	1917	500yr	692.00	489.00	491.95	491.95	492.23	0.032279	6.72	194.34	303.52	0.85
Reach-1	1716	10yr	260.00	478.80	480.14		480.20	0.008519	2.01	129.42	128.02	0.35
Reach-1	1716	50yr	398.00	478.80	480.18		480.31	0.017369	2.95	135.10	129.34	0.50
Reach-1	1716	100yr	478.00	478.80	480.55		480.65	0.009338	2.63	184.52	140.27	0.38
Reach-1	1716	500yr	692.00	478.80	481.79		481.84	0.002180	1.92	380.38	173.00	0.21

HEC-RAS Plan: PrePro River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	1622	10yr	271.00	476.80	478.00	478.00	478.35	0.068780	5.04	60.23	85.12	0.91
Reach-1	1622	50yr	418.00	476.80	478.93		479.06	0.011545	3.24	148.49	105.44	0.42
Reach-1	1622	100yr	477.00	476.80	480.26		480.30	0.001811	1.84	307.53	131.74	0.18
Reach-1	1622	500yr	652.00	476.80	481.69		481.72	0.000779	1.54	514.15	157.46	0.13
Reach-1	1563	10yr	271.00	474.30	477.12		477.20	0.006768	2.54	126.60	96.73	0.32
Reach-1	1563	50yr	418.00	474.30	478.85		478.88	0.001139	1.58	323.68	130.90	0.15
Reach-1	1563	100yr	477.00	474.30	480.24		480.26	0.000383	1.14	524.68	156.61	0.09
Reach-1	1563	500yr	652.00	474.30	481.68		481.69	0.000244	1.07	763.30	175.19	0.07
Reach-1	1513	10yr	271.00	474.00	476.79		476.88	0.006234	2.71	118.55	78.51	0.32
Reach-1	1513	50yr	418.00	474.00	478.79		478.83	0.001020	1.67	319.52	120.48	0.14
Reach-1	1513	100yr	477.00	474.00	480.22		480.24	0.000373	1.22	510.61	147.20	0.09
Reach-1	1513	500yr	652.00	474.00	481.67		481.68	0.000255	1.17	743.41	175.33	0.08
Reach-1	1422	10yr	271.00	471.64	476.52		476.57	0.002071	2.31	174.97	89.00	0.20
Reach-1	1422	50yr	418.00	471.64	478.74		478.76	0.000485	1.48	417.13	128.04	0.10
Reach-1	1422	100yr	477.00	471.64	480.20		480.21	0.000214	1.13	619.10	149.19	0.07
Reach-1	1422	500yr	652.00	471.64	481.65		481.66	0.000168	1.12	851.24	170.89	0.06
Reach-1	1284	10yr	271.00	472.20	476.44		476.45	0.000472	1.02	324.24	137.13	0.09
Reach-1	1284	50yr	418.00	472.20	478.72		478.73	0.000139	0.76	712.52	200.73	0.06
Reach-1	1284	100yr	477.00	472.20	480.19		480.20	0.000067	0.61	1036.24	238.99	0.04
Reach-1	1284	500yr	652.00	472.20	481.64		481.65	0.000054	0.62	1407.56	272.11	0.04
Reach-1	1202	10yr	269.00	469.60	476.38	472.78	476.41	0.000407	1.51	211.29	165.51	0.11
Reach-1	1202	50yr	375.00	469.60	478.69	473.25	478.71	0.000190	1.31	329.12	253.51	0.08
Reach-1	1202	100yr	431.00	469.60	480.16	473.46	480.18	0.000128	1.20	404.43	288.13	0.07
Reach-1	1202	500yr	548.00	469.60	481.62	473.87	481.64	0.000119	1.28	478.42	316.31	0.07
Reach-1	1119.5		Culvert									
Reach-1	1076	10yr	269.00	469.20	472.81	472.81	474.61	0.023811	10.75	25.02	82.43	1.00
Reach-1	1076	50yr	375.00	469.20	473.70	473.70	475.94	0.022081	12.00	31.24	120.98	1.00
Reach-1	1076	100yr	431.00	469.20	474.14	474.14	476.60	0.021346	12.56	34.31	138.88	1.00
Reach-1	1076	500yr	548.00	469.20	474.90	474.90	475.08	0.002560	4.79	190.24	165.71	0.35
Reach-1	1026	10yr	269.00	468.01	470.55		470.84	0.008148	4.61	67.07	40.86	0.54

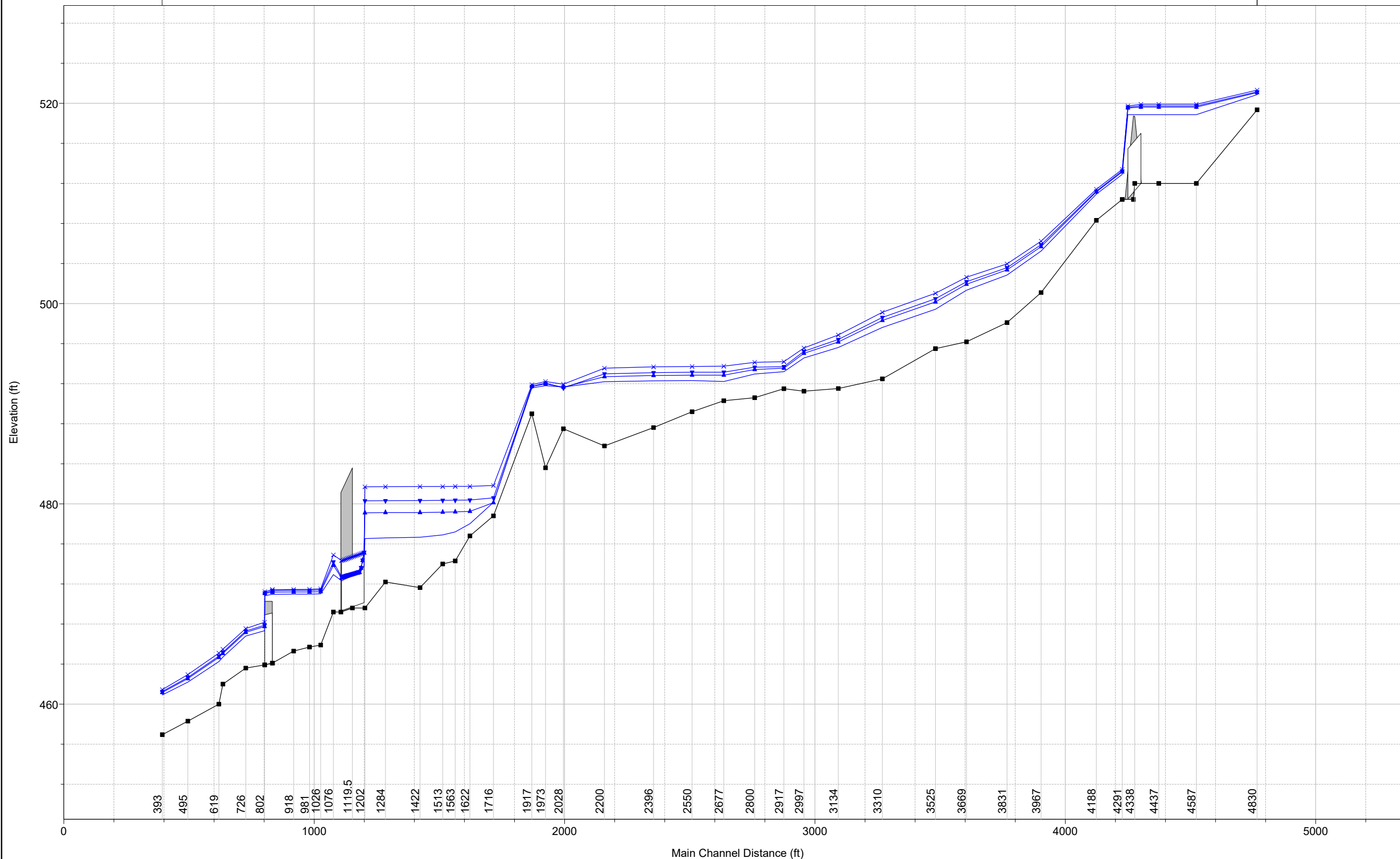
HEC-RAS Plan: PrePro River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	1026	50yr	375.00	468.01	471.06		471.40	0.007356	5.02	89.94	49.60	0.53
Reach-1	1026	100yr	431.00	468.01	471.28		471.65	0.007386	5.29	102.34	60.78	0.54
Reach-1	1026	500yr	548.00	468.01	471.77		472.13	0.006299	5.40	135.07	74.70	0.51
Reach-1	981	10yr	269.00	466.62	470.21		470.53	0.006361	5.10	69.91	40.24	0.50
Reach-1	981	50yr	375.00	466.62	470.72		471.09	0.006509	5.69	92.99	51.58	0.52
Reach-1	981	100yr	431.00	466.62	470.96		471.34	0.006384	5.87	106.17	56.75	0.52
Reach-1	981	500yr	548.00	466.62	471.45		471.85	0.006103	6.20	137.31	72.90	0.52
Reach-1	918	10yr	269.00	466.33	468.92	468.92	469.74	0.028085	7.33	38.32	25.93	0.96
Reach-1	918	50yr	375.00	466.33	469.37	469.37	470.32	0.024711	7.97	51.00	30.52	0.93
Reach-1	918	100yr	431.00	466.33	469.58	469.58	470.59	0.023794	8.29	57.53	33.49	0.93
Reach-1	918	500yr	548.00	466.33	469.89	469.89	471.09	0.024617	9.12	68.90	39.29	0.96
Reach-1	833	10yr	272.00	464.91	466.89	466.65	467.31	0.027049	5.35	53.41	38.55	0.72
Reach-1	833	50yr	381.00	464.91	467.47	466.98	467.87	0.017667	5.26	77.05	41.93	0.61
Reach-1	833	100yr	435.00	464.91	467.71	467.12	468.11	0.015799	5.31	87.02	42.81	0.59
Reach-1	833	500yr	551.00	464.91	468.13	467.42	468.57	0.013973	5.53	105.25	44.49	0.57
Reach-1	817.5		Culvert									
Reach-1	802	10yr	272.00	464.24	467.04	465.67	467.13	0.004201	2.47	110.21	61.19	0.28
Reach-1	802	50yr	381.00	464.24	467.48	465.93	467.61	0.004704	2.93	130.42	63.80	0.31
Reach-1	802	100yr	435.00	464.24	467.66	466.05	467.81	0.004994	3.14	138.70	64.90	0.32
Reach-1	802	500yr	551.00	464.24	467.97	466.29	468.17	0.005774	3.60	153.04	66.86	0.35
Reach-1	726	10yr	272.00	462.44	466.53		466.77	0.013324	4.39	78.09	54.33	0.44
Reach-1	726	50yr	381.00	462.44	466.93		467.21	0.014147	4.91	101.82	69.81	0.46
Reach-1	726	100yr	435.00	462.44	467.09		467.39	0.014472	5.12	114.62	80.77	0.47
Reach-1	726	500yr	551.00	462.44	467.40		467.73	0.014522	5.42	141.16	88.40	0.48
Reach-1	635	10yr	272.00	462.11	465.30		465.51	0.014316	4.09	82.83	61.78	0.45
Reach-1	635	50yr	381.00	462.11	465.77		465.99	0.012398	4.27	114.92	74.45	0.43
Reach-1	635	100yr	435.00	462.11	465.96		466.18	0.011988	4.37	129.07	78.40	0.43
Reach-1	635	500yr	551.00	462.11	466.31		466.54	0.011437	4.57	157.45	85.54	0.43
Reach-1	619	10yr	272.00	461.54	464.89	464.10	465.25	0.019001	5.02	63.01	41.89	0.53
Reach-1	619	50yr	381.00	461.54	465.31	464.70	465.74	0.020157	5.67	83.70	56.89	0.56

HEC-RAS Plan: PrePro River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	619	100yr	435.00	461.54	465.47	464.86	465.93	0.020659	5.93	93.35	62.12	0.57
Reach-1	619	500yr	551.00	461.54	465.39	465.39	466.20	0.037367	7.85	88.45	59.65	0.76
Reach-1	495	10yr	369.00	459.66	461.52	461.52	462.17	0.085097	6.45	57.34	51.90	0.99
Reach-1	495	50yr	524.00	459.66	461.88	461.88	462.67	0.075528	7.14	74.31	56.05	0.98
Reach-1	495	100yr	594.00	459.66	462.03	462.03	462.88	0.072303	7.40	81.84	59.03	0.97
Reach-1	495	500yr	749.00	459.66	462.90	462.34	463.46	0.029453	6.13	126.39	69.80	0.66
Reach-1	400		Culvert									
Reach-1	393	10yr	369.00	458.16	460.96	460.96	461.66	0.054951	7.33	58.69	41.27	0.87
Reach-1	393	50yr	524.00	458.16	461.36	461.36	462.20	0.053649	8.09	75.67	43.86	0.88
Reach-1	393	100yr	594.00	458.16	461.51	461.51	462.43	0.054301	8.44	82.25	44.85	0.89
Reach-1	393	500yr	749.00	458.16	461.85	461.85	462.87	0.052576	8.97	97.89	47.23	0.90

RIVER-1 Reach-1

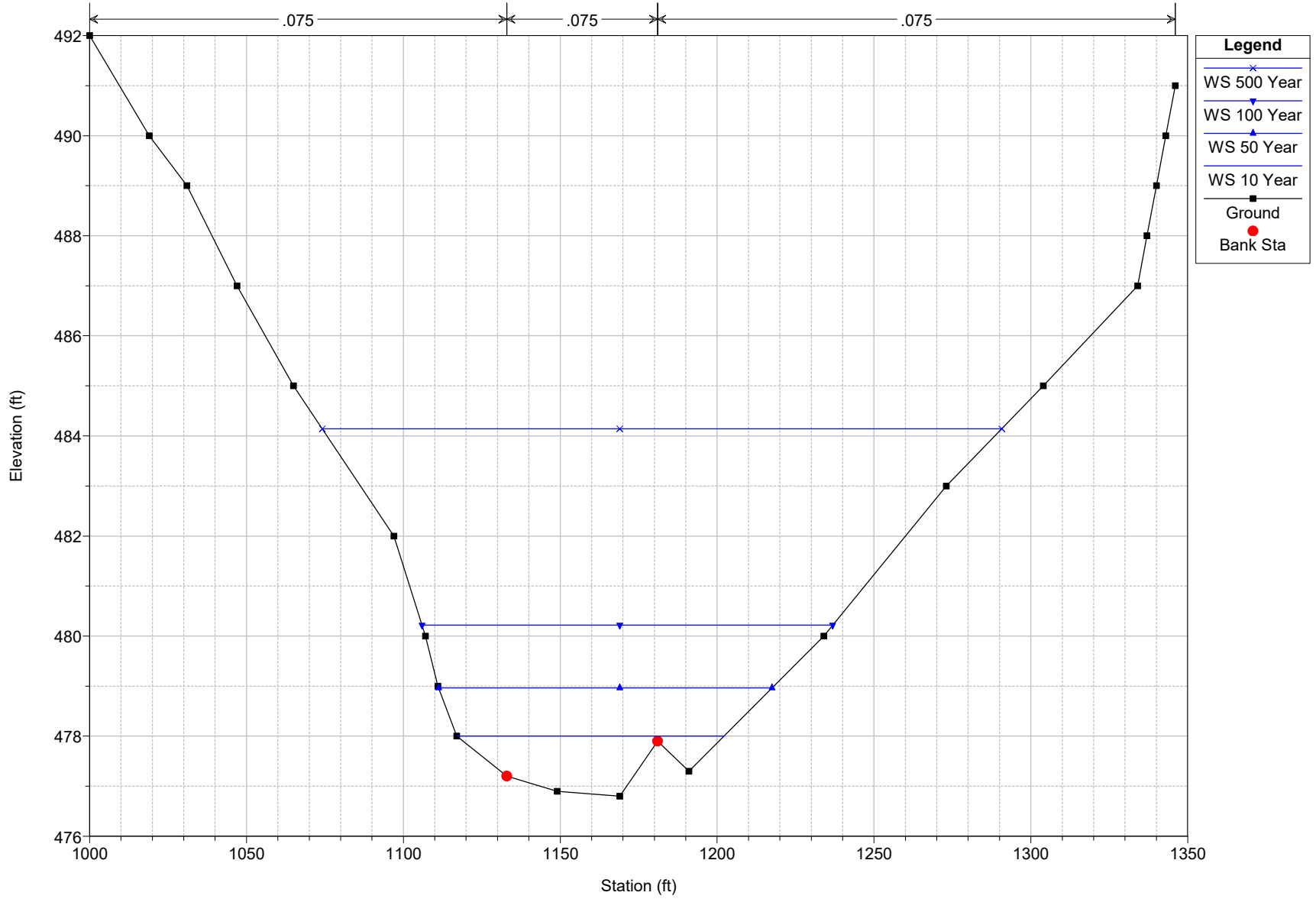


Legend	
WS 500 Year	x
WS 100 Year	▼
WS 50 Year	▲
WS 10 Year	◆
Ground	■

1 in Horiz. = 400 ft 1 in Vert. = 10 ft

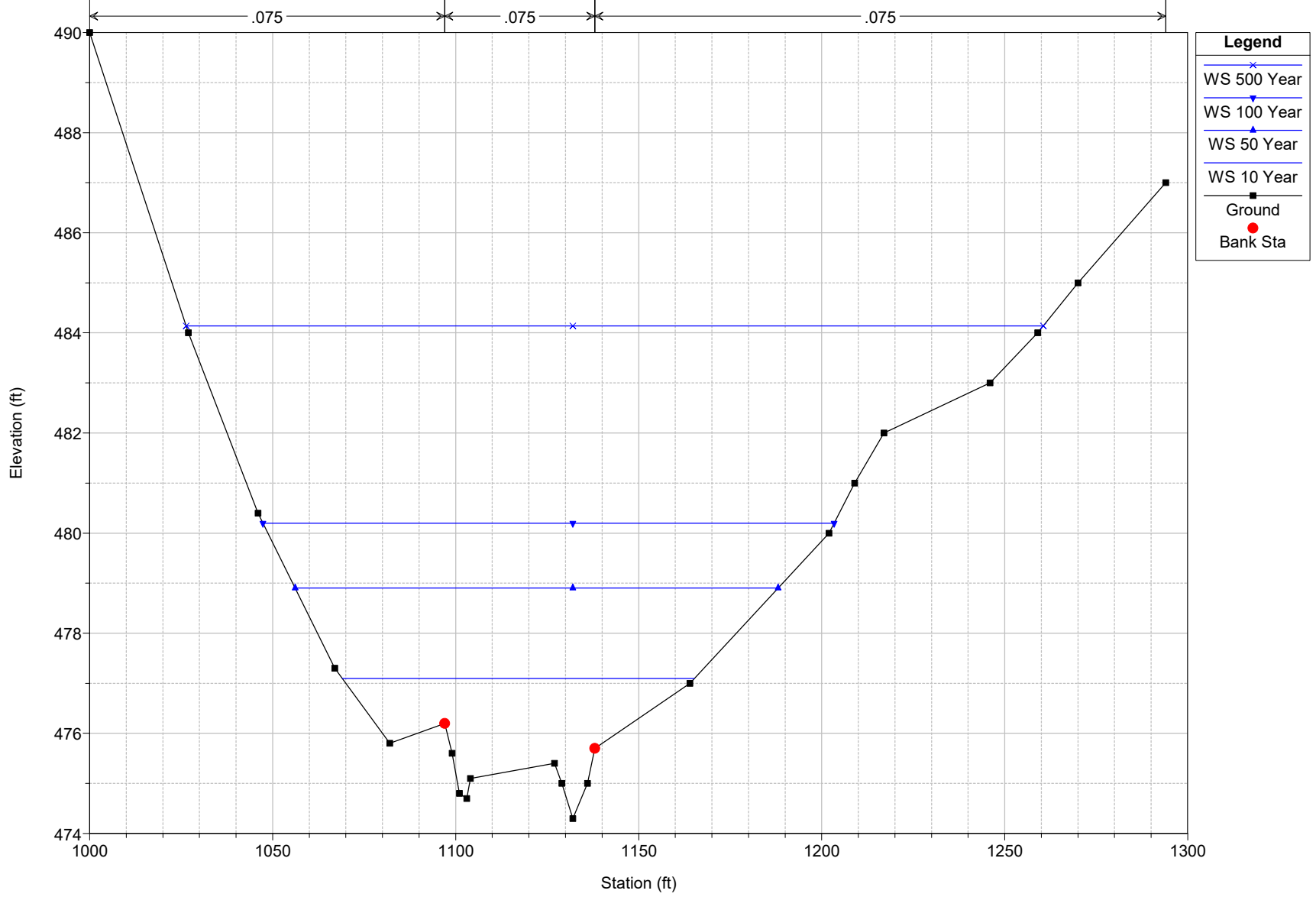
Squabble CrkTrib D Plan: Revised Existing 10/20/2021 4:24:37 PM

RS = 1622 STA 1133 - 1191 surveyed 8-2021.(BE)



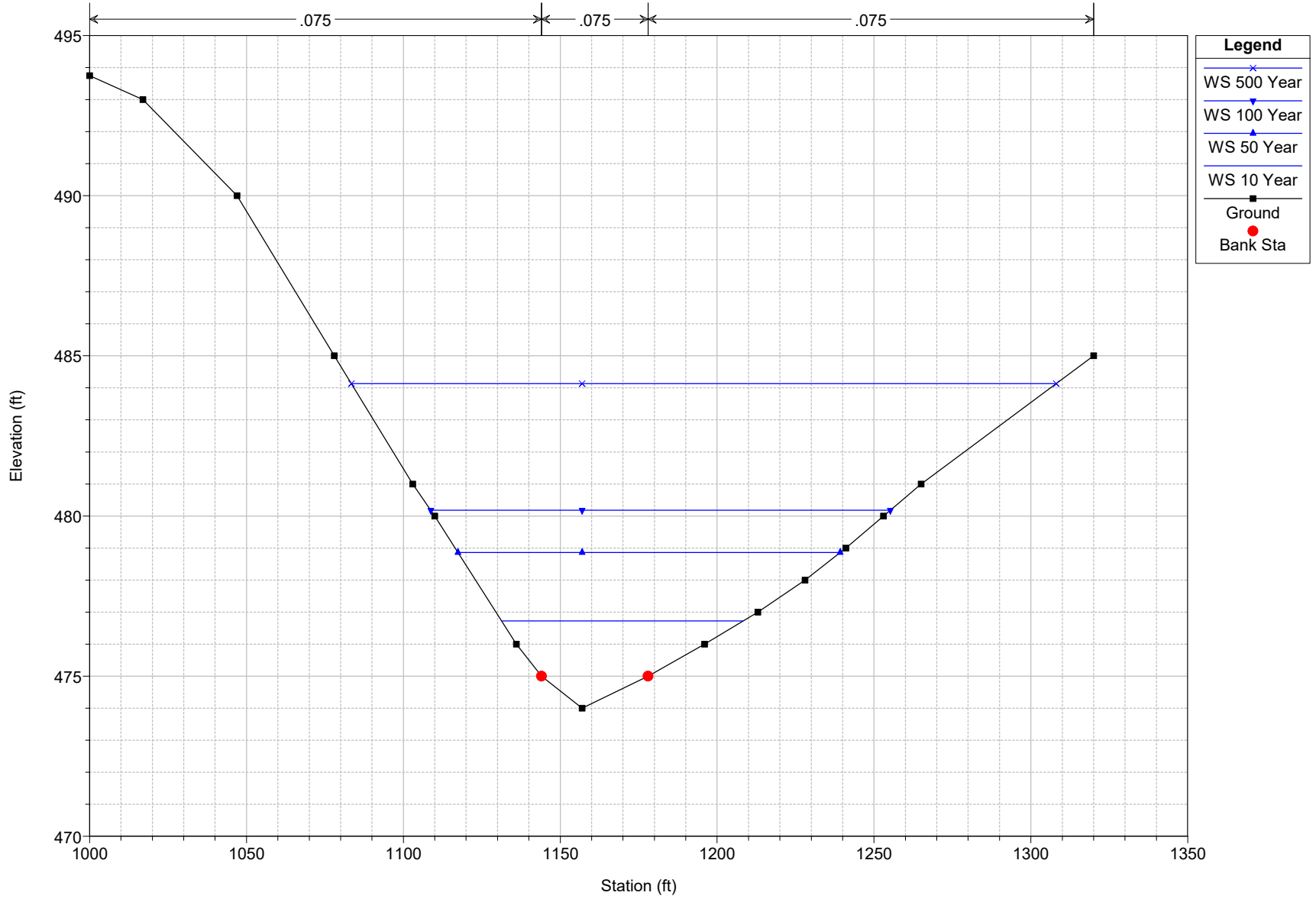
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RS = 1563 Channel surveyed 8-2021.(BE) LOB & ROB from Corwin topo.



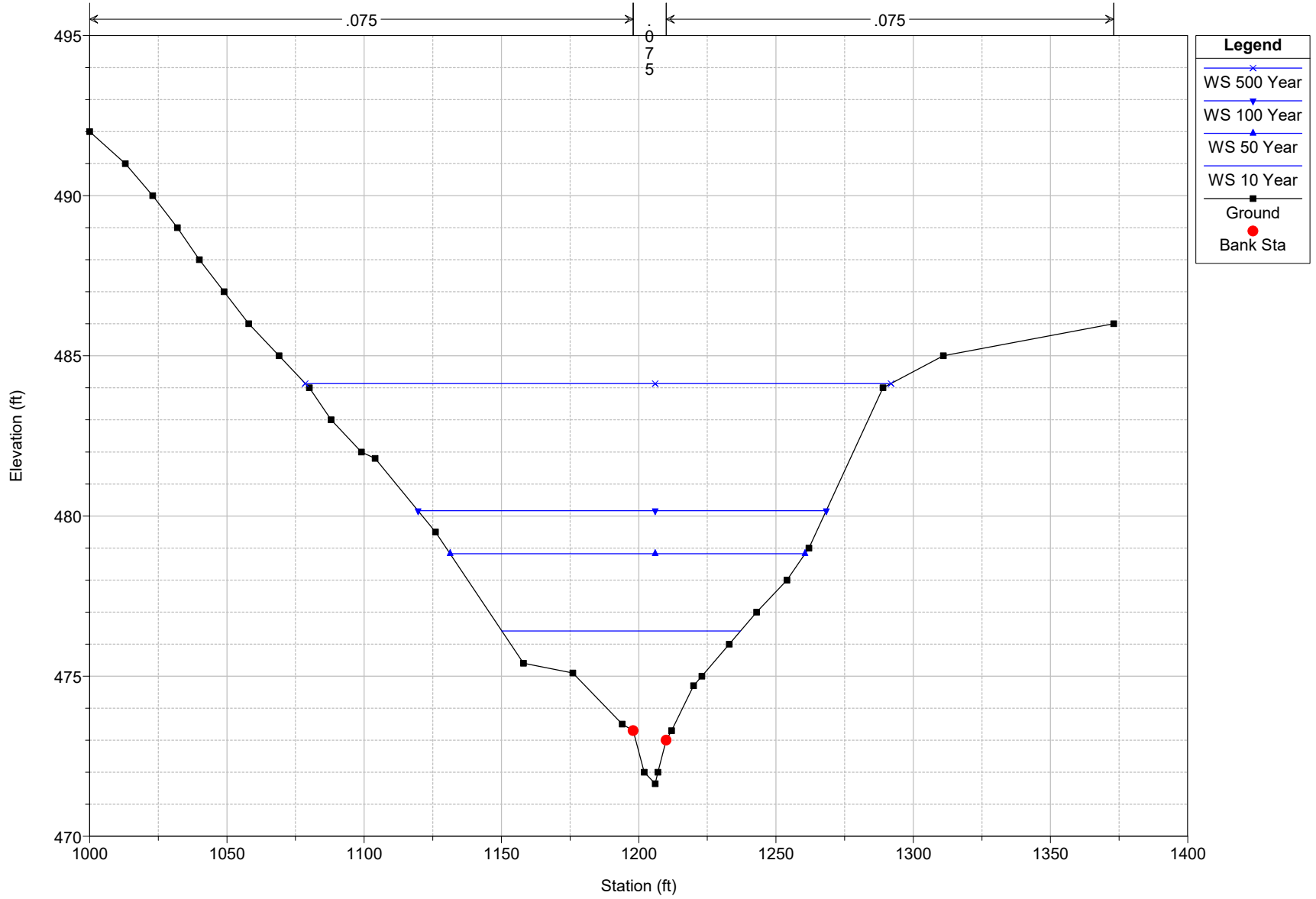
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RS = 1513 Section from Corwin topo. (BE)



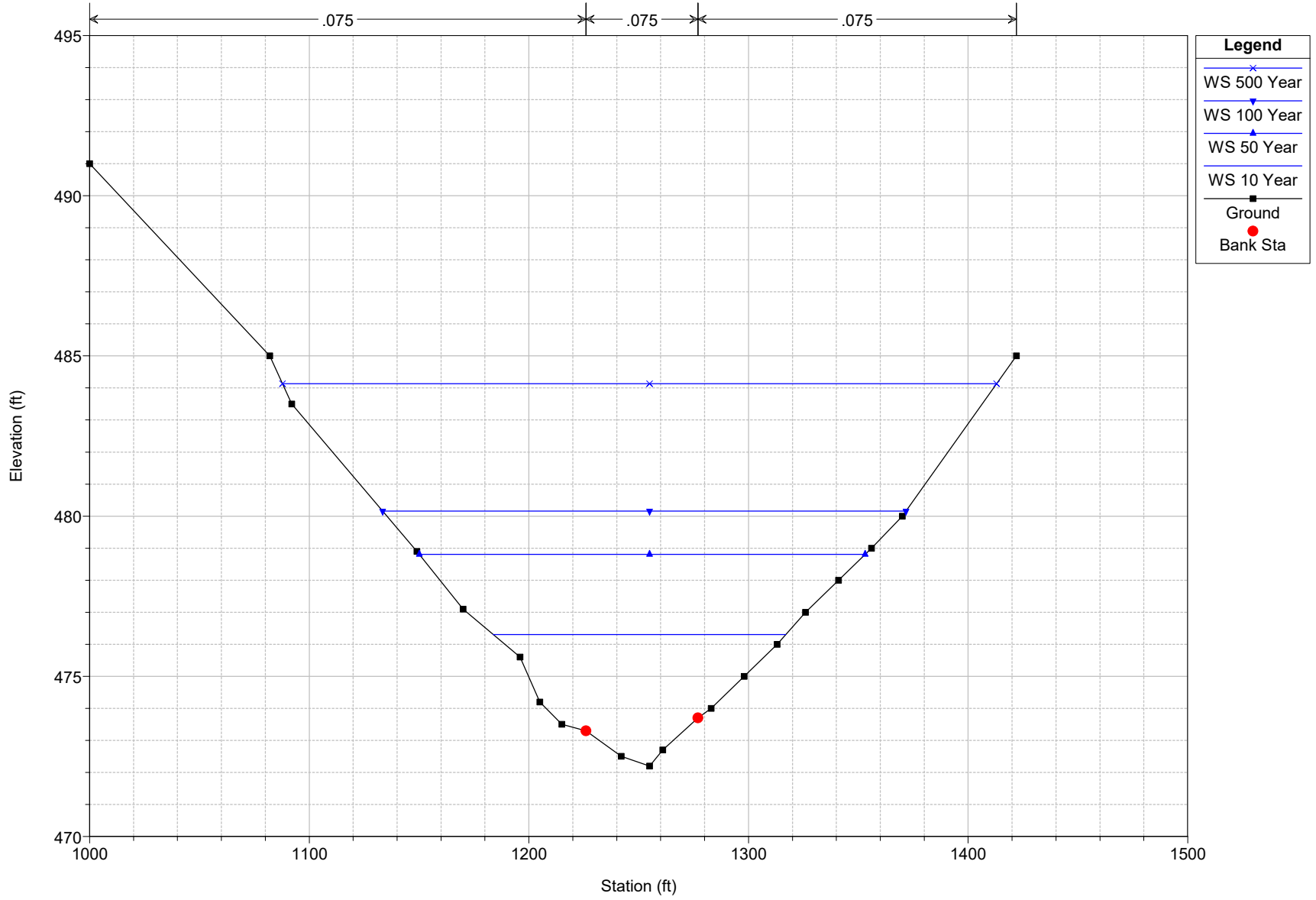
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RS = 1422 STA 1104 - 1220 surveyed 8-2021.(BE)



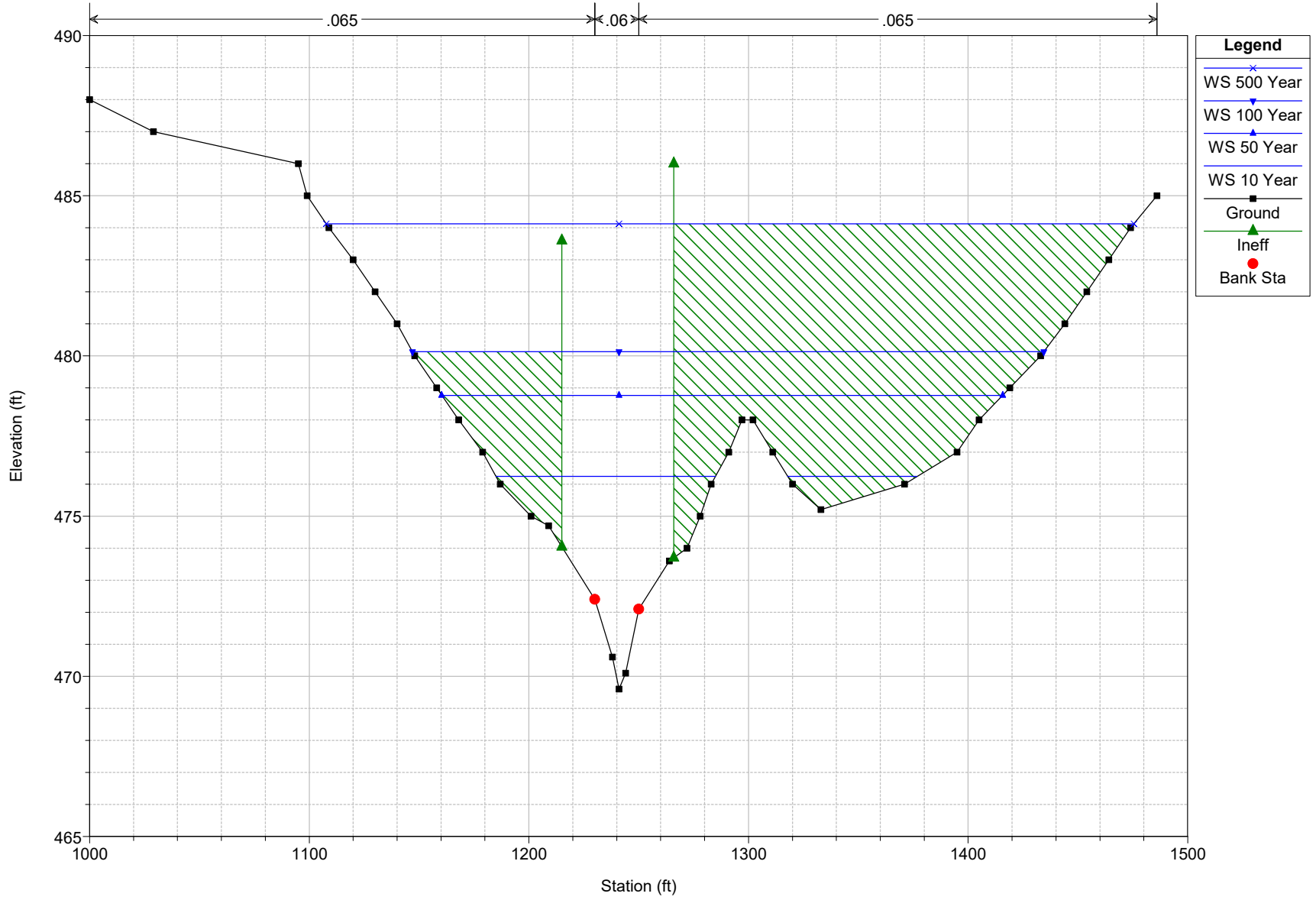
Squabble CrkTrib D Plan: Revised Existing 10/20/2021 4:24:37 PM

RS = 1284 STA 1092 - 1277 surveyed 8-2021.(BE)



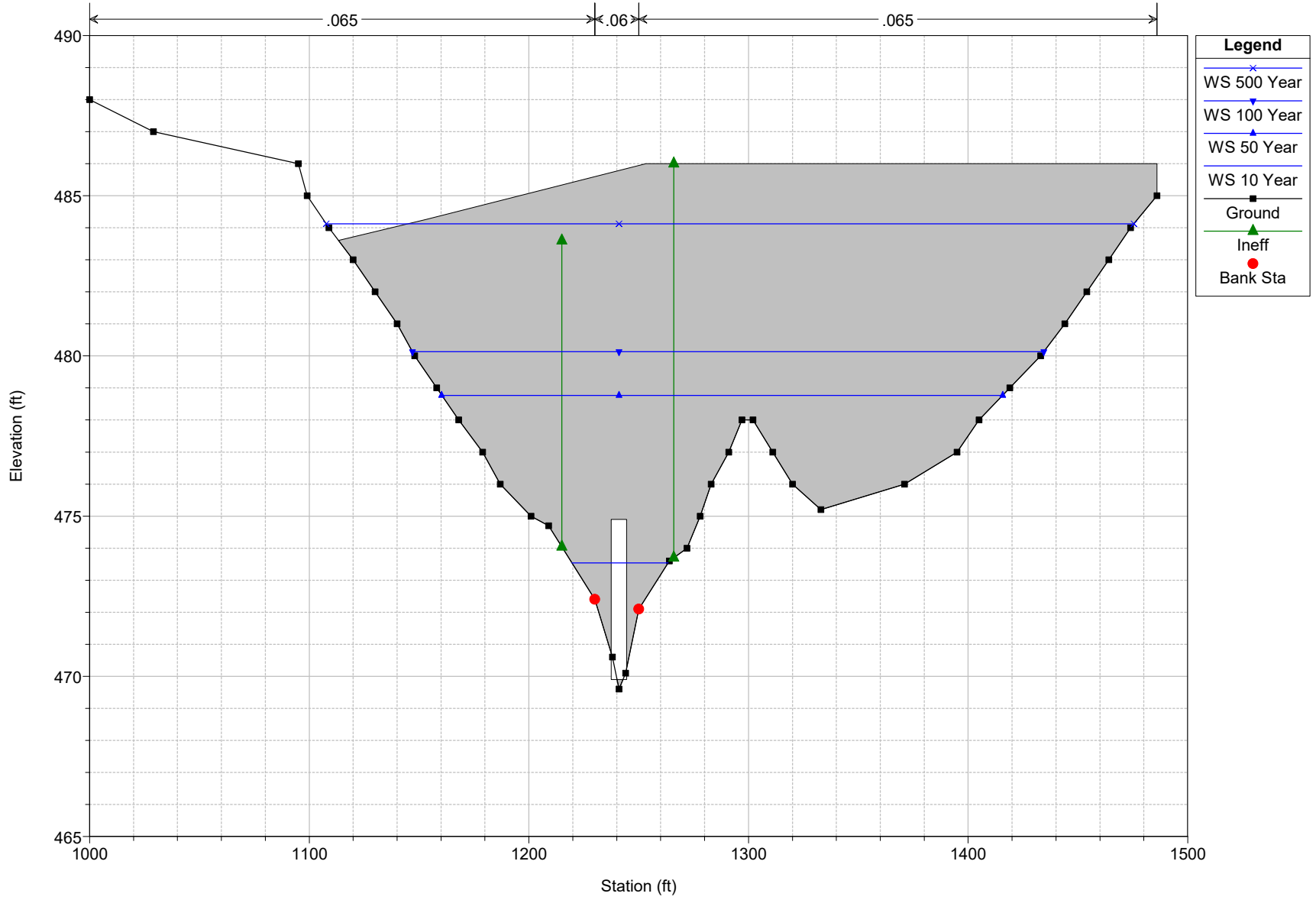
Squabble Crk Trib D Plan: Revised Existing 10/20/2021 4:24:37 PM

RS = 1202 U/S of N. Goliad St. STA 1209 - 1264 surveyed 8-2021. Ineffective



Squabble Crk Trib D Plan: Revised Existing 10/20/2021 4:24:37 PM

RS = 1119.5 Culv Culvert #2 (1 7' x 5' Box)



HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	4830	10 Year	282.80	519.35	520.87	520.87	521.29	0.025442	5.22	54.13	65.25	1.01
Reach-1	4830	50 Year	380.30	519.35	521.06	521.06	521.56	0.024427	5.65	67.39	72.18	1.02
Reach-1	4830	100 Year	428.80	519.35	521.15	521.15	521.68	0.023297	5.84	73.74	75.26	1.01
Reach-1	4830	500 Year	532.40	519.35	521.32	521.32	521.92	0.021548	6.21	87.15	81.38	0.99
Reach-1	4587	10 Year	282.80	513.00	518.86		518.87	0.000044	0.69	430.47	117.28	0.06
Reach-1	4587	50 Year	380.30	513.00	519.62		519.63	0.000047	0.78	525.32	135.41	0.06
Reach-1	4587	100 Year	428.80	513.00	519.73		519.74	0.000055	0.86	540.77	138.23	0.06
Reach-1	4587	500 Year	532.40	513.00	519.89		519.91	0.000076	1.03	563.88	142.35	0.08
Reach-1	4437	10 Year	221.00	513.00	518.87	513.47	518.87	0.000005	0.24	926.41	201.01	0.02
Reach-1	4437	50 Year	335.20	513.00	519.62	513.61	519.62	0.000008	0.31	1083.55	217.60	0.02
Reach-1	4437	100 Year	390.40	513.00	519.73	513.68	519.73	0.000010	0.35	1108.31	220.27	0.03
Reach-1	4437	500 Year	493.30	513.00	519.90	513.80	519.90	0.000014	0.43	1145.06	224.17	0.03
Reach-1	4338		Culvert									
Reach-1	4291	10 Year	272.80	510.40	512.89	512.89	513.25	0.028885	5.18	66.91	100.17	0.83
Reach-1	4291	50 Year	409.00	510.40	513.15	513.15	513.54	0.028737	5.59	95.01	113.44	0.84
Reach-1	4291	100 Year	479.10	510.40	513.25	513.25	513.66	0.029747	5.86	105.98	116.21	0.87
Reach-1	4291	500 Year	623.10	510.40	513.41	513.41	513.90	0.032533	6.42	124.98	120.85	0.92
Reach-1	4188	10 Year	272.80	508.32	510.93	510.68	511.05	0.017514	3.45	106.19	127.12	0.47
Reach-1	4188	50 Year	409.00	508.32	511.15	510.83	511.31	0.019117	3.91	134.76	130.67	0.50
Reach-1	4188	100 Year	479.10	508.32	511.24	510.92	511.42	0.020174	4.15	146.88	132.32	0.52
Reach-1	4188	500 Year	623.10	508.32	511.41	511.06	511.63	0.021960	4.57	169.63	135.38	0.55
Reach-1	3967	10 Year	272.80	501.10	505.24	505.24	505.74	0.036683	6.03	55.71	58.76	0.68
Reach-1	3967	50 Year	409.00	501.10	505.69	505.59	506.16	0.031380	6.25	85.16	73.06	0.65
Reach-1	3967	100 Year	479.10	501.10	505.89	505.74	506.34	0.028808	6.26	100.58	79.53	0.63
Reach-1	3967	500 Year	623.10	501.10	506.23		506.67	0.025430	6.31	128.62	85.54	0.60
Reach-1	3831	10 Year	272.80	498.10	502.86		503.01	0.011138	3.28	88.38	45.66	0.38
Reach-1	3831	50 Year	409.00	498.10	503.37		503.57	0.012865	3.81	114.80	55.84	0.41
Reach-1	3831	100 Year	479.10	498.10	503.58		503.81	0.013304	4.07	126.49	58.50	0.43
Reach-1	3831	500 Year	623.10	498.10	503.96		504.24	0.013766	4.51	150.16	63.54	0.44
Reach-1	3669	10 Year	272.80	496.18	501.34		501.49	0.009474	3.50	97.14	66.90	0.36

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	3669	50 Year	409.00	496.18	501.93		502.08	0.008351	3.54	138.10	71.48	0.34
Reach-1	3669	100 Year	479.10	496.18	502.19		502.34	0.007954	3.61	156.49	74.02	0.34
Reach-1	3669	500 Year	623.10	496.18	502.64		502.81	0.007470	3.79	191.09	78.93	0.34
Reach-1	3525	10 Year	272.80	495.50	499.43		499.78	0.021679	4.75	58.19	30.05	0.56
Reach-1	3525	50 Year	409.00	495.50	500.17		500.57	0.019240	5.14	84.12	40.85	0.54
Reach-1	3525	100 Year	479.10	495.50	500.48		500.89	0.018499	5.30	97.52	46.09	0.54
Reach-1	3525	500 Year	623.10	495.50	501.03		501.46	0.017060	5.51	125.54	55.36	0.53
Reach-1	3310	10 Year	272.80	492.48	497.61		497.71	0.005232	2.53	107.87	42.71	0.28
Reach-1	3310	50 Year	409.00	492.48	498.32		498.46	0.005731	2.91	140.53	49.72	0.30
Reach-1	3310	100 Year	479.10	492.48	498.62		498.77	0.005955	3.09	155.64	53.10	0.31
Reach-1	3310	500 Year	623.10	492.48	499.13		499.31	0.006414	3.42	184.32	59.50	0.33
Reach-1	3134	10 Year	272.80	491.51	495.61		495.98	0.023895	4.98	58.90	36.49	0.58
Reach-1	3134	50 Year	409.00	491.51	496.17		496.61	0.024250	5.57	81.76	45.51	0.60
Reach-1	3134	100 Year	479.10	491.51	496.42		496.88	0.024163	5.79	93.28	49.58	0.60
Reach-1	3134	500 Year	623.10	491.51	496.87		497.37	0.023271	6.08	117.44	57.20	0.60
Reach-1	2997	10 Year	303.70	491.25	494.56		494.64	0.004711	2.37	138.05	74.88	0.27
Reach-1	2997	50 Year	452.40	491.25	495.04		495.14	0.005251	2.81	174.98	81.53	0.29
Reach-1	2997	100 Year	530.10	491.25	495.24		495.37	0.005483	3.01	192.10	84.62	0.30
Reach-1	2997	500 Year	691.20	491.25	495.56		495.72	0.006290	3.44	220.04	89.43	0.33
Reach-1	2917	10 Year	303.70	491.50	493.20	493.20	493.72	0.062827	6.20	55.28	55.23	0.91
Reach-1	2917	50 Year	452.40	491.50	493.55	493.55	494.16	0.058026	6.86	75.79	63.63	0.90
Reach-1	2917	100 Year	530.10	491.50	493.70	493.70	494.36	0.056110	7.14	86.06	67.44	0.90
Reach-1	2917	500 Year	691.20	491.50	494.20		494.75	0.036216	6.67	122.54	79.52	0.75
Reach-1	2800	10 Year	303.70	490.60	492.98		493.00	0.001201	1.24	250.40	138.69	0.16
Reach-1	2800	50 Year	452.40	490.60	493.42		493.45	0.001325	1.49	312.59	144.40	0.17
Reach-1	2800	100 Year	530.10	490.60	493.65		493.69	0.001313	1.58	347.06	147.47	0.17
Reach-1	2800	500 Year	691.20	490.60	494.14		494.18	0.001236	1.72	419.93	153.76	0.17
Reach-1	2677	10 Year	303.70	490.30	492.21	492.15	492.55	0.032671	5.55	73.29	86.01	0.78
Reach-1	2677	50 Year	452.40	490.30	492.85		493.05	0.013683	4.51	135.96	110.28	0.54
Reach-1	2677	100 Year	530.10	490.30	493.15		493.33	0.009900	4.19	171.01	119.22	0.47
Reach-1	2677	500 Year	691.20	490.30	493.74		493.88	0.005963	3.74	244.98	131.60	0.37

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	2550	10 Year	303.70	489.63	492.32		492.34	0.000270	1.16	303.29	144.05	0.13
Reach-1	2550	50 Year	452.40	489.63	492.86		492.89	0.000305	1.39	384.05	155.11	0.14
Reach-1	2550	100 Year	530.10	489.63	493.14		493.17	0.000306	1.48	429.02	161.23	0.14
Reach-1	2550	500 Year	691.20	489.63	493.72		493.75	0.000297	1.61	525.05	174.12	0.14
Reach-1	2396	10 Year	270.70	489.63	492.28		492.30	0.000248	1.05	270.77	124.71	0.12
Reach-1	2396	50 Year	416.40	489.63	492.81		492.84	0.000306	1.31	339.70	134.32	0.14
Reach-1	2396	100 Year	484.70	489.63	493.10		493.13	0.000303	1.38	382.92	227.01	0.14
Reach-1	2396	500 Year	628.80	489.63	493.68		493.71	0.000268	1.45	517.24	237.64	0.13
Reach-1	2200	10 Year	270.70	489.63	492.19		492.23	0.000539	1.49	183.10	82.84	0.17
Reach-1	2200	50 Year	416.40	489.63	492.70		492.75	0.000670	1.87	225.78	86.47	0.20
Reach-1	2200	100 Year	484.70	489.63	492.98		493.04	0.000663	1.97	250.48	88.51	0.20
Reach-1	2200	500 Year	628.80	489.63	493.56		493.63	0.000616	2.11	326.36	240.58	0.20
Reach-1	2028	10 Year	270.70	487.50	491.66		491.96	0.013208	4.35	62.34	28.40	0.52
Reach-1	2028	50 Year	416.40	487.50	491.65		492.35	0.031961	6.74	61.86	28.33	0.80
Reach-1	2028	100 Year	484.70	487.50	491.58	491.54	492.60	0.047555	8.09	59.92	28.06	0.98
Reach-1	2028	500 Year	628.80	487.50	491.96	491.96	493.18	0.049168	8.89	70.78	29.53	1.01
Reach-1	1973	10 Year	270.70	488.58	491.81		491.81	0.000014	0.30	908.58	290.49	0.03
Reach-1	1973	50 Year	416.40	488.58	491.99		491.99	0.000028	0.44	961.51	291.76	0.04
Reach-1	1973	100 Year	484.70	488.58	492.07		492.08	0.000034	0.50	986.86	292.53	0.05
Reach-1	1973	500 Year	628.80	488.58	492.21		492.22	0.000051	0.62	1027.78	293.77	0.06
Reach-1	1917	10 Year	270.70	489.00	491.58	491.58	491.78	0.026535	5.28	98.52	218.46	0.74
Reach-1	1917	50 Year	416.40	489.00	491.72	491.72	491.96	0.029801	5.93	131.47	239.74	0.80
Reach-1	1917	100 Year	484.70	489.00	491.74	491.74	492.04	0.037775	6.71	134.85	241.82	0.90
Reach-1	1917	500 Year	628.80	489.00	491.90	491.90	492.18	0.033371	6.69	177.20	287.74	0.86
Reach-1	1716	10 Year	270.70	478.80	480.16		480.22	0.008591	2.05	132.33	128.70	0.35
Reach-1	1716	50 Year	416.40	478.80	480.13		480.29	0.022367	3.25	128.49	127.81	0.56
Reach-1	1716	100 Year	484.70	478.80	480.60		480.70	0.008562	2.57	191.46	141.73	0.37
Reach-1	1716	500 Year	628.80	478.80	481.82		481.86	0.001727	1.72	385.73	173.75	0.18
Reach-1	1622	10 Year	279.70	476.80	478.01	478.01	478.37	0.069060	5.10	60.97	82.65	0.91
Reach-1	1622	50 Year	391.30	476.80	479.19		479.28	0.006118	2.58	165.95	94.63	0.31

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	1622	100 Year	435.70	476.80	480.35		480.39	0.001467	1.68	281.25	104.78	0.16
Reach-1	1622	500 Year	551.50	476.80	481.74		481.77	0.000617	1.38	435.93	117.93	0.11
Reach-1	1563	10 Year	279.70	474.30	476.96		477.08	0.010076	2.93	113.27	99.90	0.38
Reach-1	1563	50 Year	391.30	474.30	479.16		479.18	0.000602	1.22	359.69	122.77	0.11
Reach-1	1563	100 Year	435.70	474.30	480.34		480.35	0.000251	0.93	511.17	134.75	0.07
Reach-1	1563	500 Year	551.50	474.30	481.74		481.75	0.000147	0.84	709.86	150.11	0.06
Reach-1	1513	10 Year	279.70	474.00	476.77		476.81	0.003089	1.90	199.53	162.82	0.22
Reach-1	1513	50 Year	391.30	474.00	479.16		479.17	0.000181	0.74	614.52	184.38	0.06
Reach-1	1513	100 Year	435.70	474.00	480.34		480.35	0.000084	0.59	838.79	195.38	0.04
Reach-1	1513	500 Year	551.50	474.00	481.74		481.74	0.000054	0.54	1121.03	208.44	0.04
Reach-1	1422	10 Year	279.70	471.64	476.69		476.70	0.000494	1.16	322.17	127.06	0.10
Reach-1	1422	50 Year	391.30	471.64	479.15		479.15	0.000102	0.71	659.36	147.47	0.05
Reach-1	1422	100 Year	435.70	471.64	480.33		480.34	0.000060	0.60	840.32	157.33	0.04
Reach-1	1422	500 Year	551.50	471.64	481.73		481.74	0.000045	0.58	1068.36	168.95	0.03
Reach-1	1328	10 Year	279.70	471.90	476.61		476.64	0.000994	1.64	232.05	99.56	0.14
Reach-1	1328	50 Year	391.30	471.90	479.13		479.14	0.000193	0.98	539.53	144.59	0.07
Reach-1	1328	100 Year	435.70	471.90	480.33		480.33	0.000101	0.79	720.97	157.10	0.05
Reach-1	1328	500 Year	551.50	471.90	481.73		481.73	0.000070	0.73	948.81	168.30	0.04
Reach-1	1284	10 Year	279.70	472.20	476.59		476.61	0.000483	1.06	292.84	111.49	0.10
Reach-1	1284	50 Year	391.30	472.20	479.13		479.13	0.000113	0.72	634.58	158.94	0.05
Reach-1	1284	100 Year	435.70	472.20	480.32		480.33	0.000065	0.61	837.53	178.88	0.04
Reach-1	1284	500 Year	551.50	472.20	481.72		481.73	0.000047	0.58	1096.14	190.24	0.03
Reach-1	1202	10 Year	279.70	469.60	476.54	472.82	476.57	0.000392	1.51	219.14	149.81	0.11
Reach-1	1202	50 Year	391.30	469.60	479.10	473.32	479.12	0.000170	1.28	349.48	224.45	0.08
Reach-1	1202	100 Year	435.70	469.60	480.30	473.47	480.32	0.000124	1.20	410.75	245.08	0.07
Reach-1	1202	500 Year	551.50	469.60	481.70	473.88	481.72	0.000118	1.28	482.06	256.49	0.07
Reach-1	1119.5		Culvert									
Reach-1	1076	10 Year	282.00	469.20	472.93	472.93	474.78	0.023479	10.91	25.85	87.56	1.00
Reach-1	1076	50 Year	395.80	469.20	473.87	473.87	476.19	0.021797	12.22	32.39	128.13	1.00
Reach-1	1076	100 Year	440.80	469.20	474.20	474.20	476.71	0.021461	12.70	34.72	140.97	1.00

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	1076	500 Year	555.70	469.20	474.90	474.90	475.09	0.002633	4.85	190.24	165.71	0.36
Reach-1	1026	10 Year	282.00	465.90	471.01		471.06	0.000698	1.99	181.74	85.91	0.17
Reach-1	1026	50 Year	395.80	465.90	471.24		471.32	0.001080	2.56	202.38	93.46	0.22
Reach-1	1026	100 Year	440.80	465.90	471.40		471.49	0.001136	2.69	217.83	98.73	0.22
Reach-1	1026	500 Year	555.70	465.90	471.51		471.65	0.001612	3.26	229.14	102.43	0.27
Reach-1	981	10 Year	282.00	465.70	470.99		471.03	0.000553	1.85	200.66	97.08	0.16
Reach-1	981	50 Year	395.80	465.70	471.20		471.28	0.000872	2.40	222.73	105.91	0.20
Reach-1	981	100 Year	440.80	465.70	471.36		471.44	0.000921	2.52	240.09	112.38	0.20
Reach-1	981	500 Year	555.70	465.70	471.46		471.58	0.001331	3.07	251.04	116.27	0.25
Reach-1	918	10 Year	282.00	465.30	470.98		471.00	0.000248	1.24	310.87	138.11	0.10
Reach-1	918	50 Year	395.80	465.30	471.20		471.23	0.000390	1.61	341.55	145.46	0.13
Reach-1	918	100 Year	440.80	465.30	471.36		471.39	0.000411	1.69	365.21	150.88	0.14
Reach-1	918	500 Year	555.70	465.30	471.45		471.50	0.000595	2.06	379.59	154.08	0.17
Reach-1	833	10 Year	282.00	464.10	470.97	468.82	470.98	0.000154	1.01	445.86	201.91	0.07
Reach-1	833	50 Year	395.80	464.10	471.18	469.99	471.19	0.000276	1.38	489.21	211.73	0.09
Reach-1	833	100 Year	440.80	464.10	471.34	470.27	471.35	0.000286	1.43	523.46	217.95	0.09
Reach-1	833	500 Year	555.70	464.10	471.43	470.27	471.45	0.000414	1.73	542.53	221.34	0.11
Reach-1	817.5		Culvert									
Reach-1	802	10 Year	282.00	463.92	467.34	466.81	467.44	0.005690	3.52	134.62	107.33	0.34
Reach-1	802	50 Year	395.80	463.92	467.74	466.81	467.85	0.005549	3.76	182.16	128.59	0.34
Reach-1	802	100 Year	440.80	463.92	467.88	466.82	467.99	0.005497	3.83	200.36	135.85	0.35
Reach-1	802	500 Year	555.70	463.92	468.18	467.06	468.29	0.005376	3.99	243.25	146.09	0.35
Reach-1	726	10 Year	282.00	463.60	466.81		466.93	0.008483	2.84	107.79	76.39	0.34
Reach-1	726	50 Year	395.80	463.60	467.17		467.32	0.008976	3.24	138.43	91.08	0.36
Reach-1	726	100 Year	440.80	463.60	467.30		467.46	0.009085	3.37	150.37	96.20	0.37
Reach-1	726	500 Year	555.70	463.60	467.56		467.75	0.009732	3.71	176.62	106.60	0.38
Reach-1	635	10 Year	282.00	462.00	464.69	464.69	465.28	0.055775	6.34	49.72	48.27	0.84
Reach-1	635	50 Year	395.80	462.00	465.06	465.06	465.67	0.048502	6.71	69.95	61.60	0.81
Reach-1	635	100 Year	440.80	462.00	465.18	465.18	465.81	0.047404	6.87	77.23	65.74	0.81
Reach-1	635	500 Year	555.70	462.00	465.48	465.45	466.10	0.041128	6.97	99.15	76.87	0.77

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	619	10 Year	282.00	460.00	464.25		464.55	0.018752	4.45	64.29	35.08	0.50
Reach-1	619	50 Year	395.80	460.00	464.66		465.07	0.020718	5.19	82.06	50.78	0.54
Reach-1	619	100 Year	440.80	460.00	464.80		465.24	0.021169	5.42	89.57	56.11	0.55
Reach-1	619	500 Year	555.70	460.00	465.11		465.61	0.022059	5.90	108.69	67.81	0.57
Reach-1	495	10 Year	282.00	458.30	462.20		462.37	0.016112	3.28	86.59	60.43	0.45
Reach-1	495	50 Year	395.80	458.30	462.56		462.77	0.015970	3.72	111.07	76.60	0.46
Reach-1	495	100 Year	440.80	458.30	462.67		462.90	0.016008	3.87	120.53	82.00	0.47
Reach-1	495	500 Year	555.70	458.30	462.94		463.20	0.016084	4.20	144.27	94.20	0.48
Reach-1	393	10 Year	282.00	456.95	460.91	459.87	461.07	0.010542	3.50	103.01	95.31	0.39
Reach-1	393	50 Year	395.80	456.95	461.17	460.61	461.37	0.012367	4.04	129.30	106.93	0.42
Reach-1	393	100 Year	440.80	456.95	461.26	460.74	461.48	0.012933	4.22	139.10	110.95	0.44
Reach-1	393	500 Year	555.70	456.95	461.45	460.94	461.71	0.014548	4.67	160.99	119.45	0.47

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	4830	10yr	294.00	519.35	520.89	520.89	521.32	0.025262	5.26	55.84	66.19	1.01
Reach-1	4830	50yr	392.00	519.35	521.08	521.08	521.59	0.024217	5.70	68.85	72.90	1.01
Reach-1	4830	100yr	441.00	519.35	521.17	521.17	521.71	0.022900	5.88	75.49	76.09	1.00
Reach-1	4830	500yr	544.00	519.35	521.34	521.34	521.94	0.021345	6.25	88.70	82.06	0.99
Reach-1	4587	10yr	294.00	513.00	518.52		518.53	0.000062	0.78	391.12	110.37	0.06
Reach-1	4587	50yr	392.00	513.00	519.59		519.60	0.000050	0.81	521.85	134.77	0.06
Reach-1	4587	100yr	441.00	513.00	519.73		519.74	0.000058	0.89	540.59	138.20	0.07
Reach-1	4587	500yr	544.00	513.00	519.89		519.90	0.000080	1.06	563.04	142.20	0.08
Reach-1	4437	10yr	204.00	513.00	518.52	513.44	518.52	0.000006	0.24	857.91	195.92	0.02
Reach-1	4437	50yr	324.00	513.00	519.59	513.60	519.59	0.000007	0.30	1078.05	217.00	0.02
Reach-1	4437	100yr	378.00	513.00	519.73	513.67	519.73	0.000009	0.34	1108.10	220.24	0.03
Reach-1	4437	500yr	481.00	513.00	519.89	513.78	519.89	0.000013	0.42	1143.84	224.05	0.03
Reach-1	4338		Culvert									
Reach-1	4291	10yr	204.00	510.40	512.70	512.70	513.05	0.029995	5.00	48.89	80.77	0.83
Reach-1	4291	50yr	324.00	510.40	513.01	513.01	513.37	0.028699	5.32	78.82	109.22	0.83
Reach-1	4291	100yr	378.00	510.40	513.11	513.11	513.48	0.028395	5.47	89.70	112.07	0.84
Reach-1	4291	500yr	481.00	510.40	513.25	513.25	513.67	0.029759	5.87	106.28	116.28	0.87
Reach-1	4188	10yr	204.00	508.32	510.82	510.58	510.91	0.014858	3.04	92.35	125.82	0.43
Reach-1	4188	50yr	324.00	508.32	511.02	510.75	511.15	0.017870	3.61	118.18	128.36	0.48
Reach-1	4188	100yr	378.00	508.32	511.11	510.81	511.25	0.018552	3.80	129.23	129.90	0.49
Reach-1	4188	500yr	481.00	508.32	511.25	510.92	511.43	0.019607	4.11	148.64	132.56	0.51
Reach-1	3967	10yr	204.00	501.10	504.78	504.65	505.36	0.052446	6.25	34.82	27.40	0.79
Reach-1	3967	50yr	324.00	501.10	505.42	505.39	505.91	0.035153	6.18	66.38	64.31	0.68
Reach-1	3967	100yr	378.00	501.10	505.59	505.53	506.07	0.032930	6.25	78.06	69.88	0.66
Reach-1	3967	500yr	481.00	501.10	505.88	505.74	506.35	0.029893	6.36	99.39	79.05	0.64
Reach-1	3831	10yr	204.00	498.10	502.49		502.61	0.010147	2.94	72.67	39.61	0.35
Reach-1	3831	50yr	324.00	498.10	503.09		503.26	0.012213	3.45	99.70	52.00	0.40
Reach-1	3831	100yr	378.00	498.10	503.29		503.47	0.012461	3.66	110.00	54.71	0.41
Reach-1	3831	500yr	481.00	498.10	503.62		503.84	0.012686	4.01	128.94	59.04	0.42
Reach-1	3669	10yr	216.00	496.18	500.99		501.14	0.009548	3.34	74.48	44.15	0.36

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	3669	50yr	326.00	496.18	501.59		501.74	0.008938	3.51	114.00	68.82	0.35
Reach-1	3669	100yr	386.00	496.18	501.84		501.99	0.008505	3.53	131.56	70.77	0.35
Reach-1	3669	500yr	505.00	496.18	502.27		502.43	0.007839	3.64	162.96	74.97	0.34
Reach-1	3525	10yr	216.00	495.50	499.07		499.38	0.022868	4.49	48.18	24.96	0.56
Reach-1	3525	50yr	326.00	495.50	499.77		500.13	0.019984	4.88	68.98	34.72	0.54
Reach-1	3525	100yr	386.00	495.50	500.08		500.46	0.019059	5.04	80.53	39.33	0.54
Reach-1	3525	500yr	505.00	495.50	500.60		501.01	0.017939	5.31	103.23	48.15	0.53
Reach-1	3310	10yr	216.00	492.48	497.18		497.27	0.005301	2.40	90.07	39.01	0.28
Reach-1	3310	50yr	326.00	492.48	497.85		497.97	0.005863	2.76	118.16	44.71	0.30
Reach-1	3310	100yr	386.00	492.48	498.15		498.28	0.006083	2.93	131.91	47.69	0.31
Reach-1	3310	500yr	505.00	492.48	498.64		498.80	0.006497	3.24	156.69	53.33	0.32
Reach-1	3134	10yr	216.00	491.51	495.66	494.61	495.89	0.012615	3.91	60.75	37.29	0.43
Reach-1	3134	50yr	326.00	491.51	496.26	495.20	496.53	0.012128	4.41	85.94	47.03	0.44
Reach-1	3134	100yr	386.00	491.51	496.48	495.47	496.78	0.012739	4.72	96.61	50.70	0.45
Reach-1	3134	500yr	505.00	491.51	496.89	495.92	497.24	0.013071	5.16	118.84	57.61	0.47
Reach-1	2997	10yr	253.00	492.00	493.78	493.08	493.96	0.015133	3.44	73.44	71.25	0.46
Reach-1	2997	50yr	378.00	492.00	494.08	493.39	494.38	0.019804	4.38	86.20	75.75	0.54
Reach-1	2997	100yr	448.00	492.00	494.40	493.56	494.71	0.017301	4.51	99.41	78.58	0.52
Reach-1	2997	500yr	589.00	492.00	494.99	493.86	495.34	0.014274	4.75	124.10	83.87	0.49
Reach-1	2957		Culvert									
Reach-1	2917	10yr	253.00	491.30	492.87	492.87	493.55	0.081943	6.60	38.35	28.83	1.01
Reach-1	2917	50yr	378.00	491.30	493.40	493.40	494.01	0.050474	6.46	63.58	69.46	0.84
Reach-1	2917	100yr	448.00	491.30	493.56	493.56	494.23	0.050717	6.84	71.38	72.73	0.85
Reach-1	2917	500yr	589.00	491.30	494.17		494.71	0.029486	6.21	101.73	88.29	0.68
Reach-1	2800	10yr	253.00	490.60	492.81		492.83	0.001120	1.13	228.17	136.59	0.15
Reach-1	2800	50yr	378.00	490.60	493.23		493.26	0.001226	1.36	285.82	141.97	0.16
Reach-1	2800	100yr	448.00	490.60	493.51		493.54	0.001131	1.41	326.83	145.68	0.16
Reach-1	2800	500yr	589.00	490.60	494.17		494.20	0.000861	1.44	425.57	154.23	0.14
Reach-1	2677	10yr	253.00	490.30	492.19		492.44	0.024087	4.73	71.65	85.29	0.67
Reach-1	2677	50yr	378.00	490.30	492.70		492.89	0.013342	4.26	120.18	104.70	0.52

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Reach-1	2677	100yr	448.00	490.30	493.11		493.24	0.007751	3.66	165.65	118.27	0.41
Reach-1	2677	500yr	589.00	490.30	493.93		494.01	0.003276	2.88	269.90	135.52	0.28
Reach-1	2550	10yr	253.00	489.63	492.27		492.28	0.000202	0.98	295.66	142.95	0.11
Reach-1	2550	50yr	378.00	489.63	492.72		492.74	0.000250	1.22	362.82	152.28	0.12
Reach-1	2550	100yr	448.00	489.63	493.10		493.12	0.000228	1.27	422.47	160.31	0.12
Reach-1	2550	500yr	589.00	489.63	493.91		493.94	0.000181	1.30	559.62	178.53	0.11
Reach-1	2396	10yr	256.00	489.63	492.23		492.25	0.000237	1.02	264.49	123.79	0.12
Reach-1	2396	50yr	379.00	489.63	492.68		492.70	0.000296	1.26	321.47	131.85	0.13
Reach-1	2396	100yr	475.00	489.63	493.06		493.08	0.000305	1.37	373.35	226.23	0.14
Reach-1	2396	500yr	684.00	489.63	493.87		493.90	0.000260	1.48	563.53	241.20	0.13
Reach-1	2200	10yr	256.00	489.63	492.15		492.18	0.000514	1.44	179.28	82.50	0.17
Reach-1	2200	50yr	379.00	489.63	492.57		492.61	0.000650	1.79	214.46	85.52	0.20
Reach-1	2200	100yr	475.00	489.63	492.94		493.00	0.000666	1.96	246.73	88.20	0.20
Reach-1	2200	500yr	684.00	489.63	493.76		493.82	0.000586	2.13	373.97	243.86	0.20
Reach-1	2028	10yr	256.00	487.50	491.66		491.92	0.011841	4.11	62.29	28.39	0.49
Reach-1	2028	50yr	379.00	487.50	491.68		492.25	0.025210	6.03	62.91	28.47	0.71
Reach-1	2028	100yr	475.00	487.50	491.57	491.51	492.56	0.046045	7.95	59.75	28.04	0.96
Reach-1	2028	500yr	684.00	487.50	492.12	492.12	493.39	0.047695	9.03	75.79	30.18	1.00
Reach-1	1973	10yr	256.00	488.58	491.79		491.79	0.000013	0.29	903.79	290.40	0.03
Reach-1	1973	50yr	379.00	488.58	491.96		491.96	0.000024	0.40	952.73	291.49	0.04
Reach-1	1973	100yr	475.00	488.58	492.05		492.06	0.000034	0.49	980.26	292.33	0.05
Reach-1	1973	500yr	684.00	488.58	492.27		492.27	0.000057	0.66	1043.77	294.25	0.06
Reach-1	1917	10yr	259.00	489.00	491.56	491.56	491.77	0.026108	5.21	95.74	216.57	0.73
Reach-1	1917	50yr	391.00	489.00	491.71	491.71	491.93	0.028178	5.73	128.01	237.59	0.77
Reach-1	1917	100yr	469.00	489.00	491.74	491.74	492.02	0.034738	6.44	135.78	242.38	0.86
Reach-1	1917	500yr	692.00	489.00	491.95	491.95	492.23	0.032279	6.72	194.34	303.52	0.85
Reach-1	1716	10yr	259.00	478.80	480.11		480.18	0.009107	2.05	126.49	127.34	0.36
Reach-1	1716	50yr	391.00	478.80	480.27		480.38	0.012779	2.67	147.02	132.06	0.43
Reach-1	1716	100yr	469.00	478.80	480.42		480.54	0.012287	2.84	166.97	136.49	0.43
Reach-1	1716	500yr	692.00	478.80	481.82		481.88	0.002083	1.89	386.25	173.82	0.20

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	1622	10yr	270.00	476.80	478.03	477.99	478.35	0.058724	4.77	62.85	82.89	0.84
Reach-1	1622	50yr	413.00	476.80	478.62		478.84	0.022307	4.01	113.43	89.04	0.56
Reach-1	1622	100yr	474.00	476.80	480.01		480.07	0.002617	2.09	246.25	101.57	0.21
Reach-1	1622	500yr	653.00	476.80	481.72		481.75	0.000883	1.64	432.91	117.69	0.13
Reach-1	1563	10yr	270.00	474.30	476.87		476.99	0.011827	3.06	103.83	95.84	0.41
Reach-1	1563	50yr	413.00	474.30	478.55		478.59	0.001362	1.64	286.37	116.74	0.16
Reach-1	1563	100yr	474.00	474.30	480.00		480.01	0.000398	1.12	465.17	130.95	0.09
Reach-1	1563	500yr	653.00	474.30	481.71		481.72	0.000210	1.00	705.79	149.81	0.07
Reach-1	1513	10yr	270.00	474.00	476.57		476.62	0.004779	2.22	167.62	161.05	0.27
Reach-1	1513	50yr	413.00	474.00	478.54		478.55	0.000385	0.98	501.65	178.77	0.09
Reach-1	1513	100yr	474.00	474.00	479.99		480.00	0.000129	0.70	771.51	191.90	0.05
Reach-1	1513	500yr	653.00	474.00	481.71		481.72	0.000077	0.65	1115.38	208.20	0.04
Reach-1	1422	10yr	270.00	471.64	476.47		476.49	0.000608	1.24	294.81	125.26	0.11
Reach-1	1422	50yr	413.00	471.64	478.51		478.52	0.000182	0.88	567.80	142.22	0.06
Reach-1	1422	100yr	474.00	471.64	479.98		479.99	0.000087	0.70	785.65	154.42	0.04
Reach-1	1422	500yr	653.00	471.64	481.70		481.71	0.000065	0.69	1063.42	168.70	0.04
Reach-1	1328	10yr	270.00	471.90	476.38		476.41	0.001228	1.75	209.26	95.35	0.15
Reach-1	1328	50yr	413.00	471.90	478.49		478.50	0.000354	1.24	449.86	133.24	0.09
Reach-1	1328	100yr	474.00	471.90	479.97		479.98	0.000153	0.94	665.69	154.26	0.06
Reach-1	1328	500yr	653.00	471.90	481.69		481.70	0.000099	0.87	943.42	168.05	0.05
Reach-1	1284	10yr	270.00	472.20	476.35		476.37	0.000585	1.12	266.72	107.41	0.10
Reach-1	1284	50yr	413.00	472.20	478.48		478.49	0.000199	0.89	535.45	146.67	0.07
Reach-1	1284	100yr	474.00	472.20	479.97		479.97	0.000096	0.72	774.55	174.15	0.05
Reach-1	1284	500yr	653.00	472.20	481.69		481.70	0.000067	0.69	1089.91	189.97	0.04
Reach-1	1202	10yr	264.00	469.60	476.30	472.74	476.33	0.000419	1.52	206.82	138.92	0.12
Reach-1	1202	50yr	365.00	469.60	478.45	473.21	478.47	0.000205	1.33	316.28	212.67	0.09
Reach-1	1202	100yr	423.00	469.60	479.94	473.43	479.96	0.000136	1.22	392.55	239.73	0.07
Reach-1	1202	500yr	550.00	469.60	481.66	473.89	481.69	0.000118	1.28	480.45	256.23	0.07
Reach-1	1119.5		Culvert									
Reach-1	1076	10yr	264.00	469.20	472.77	472.77	474.54	0.023811	10.67	24.74	80.69	1.00

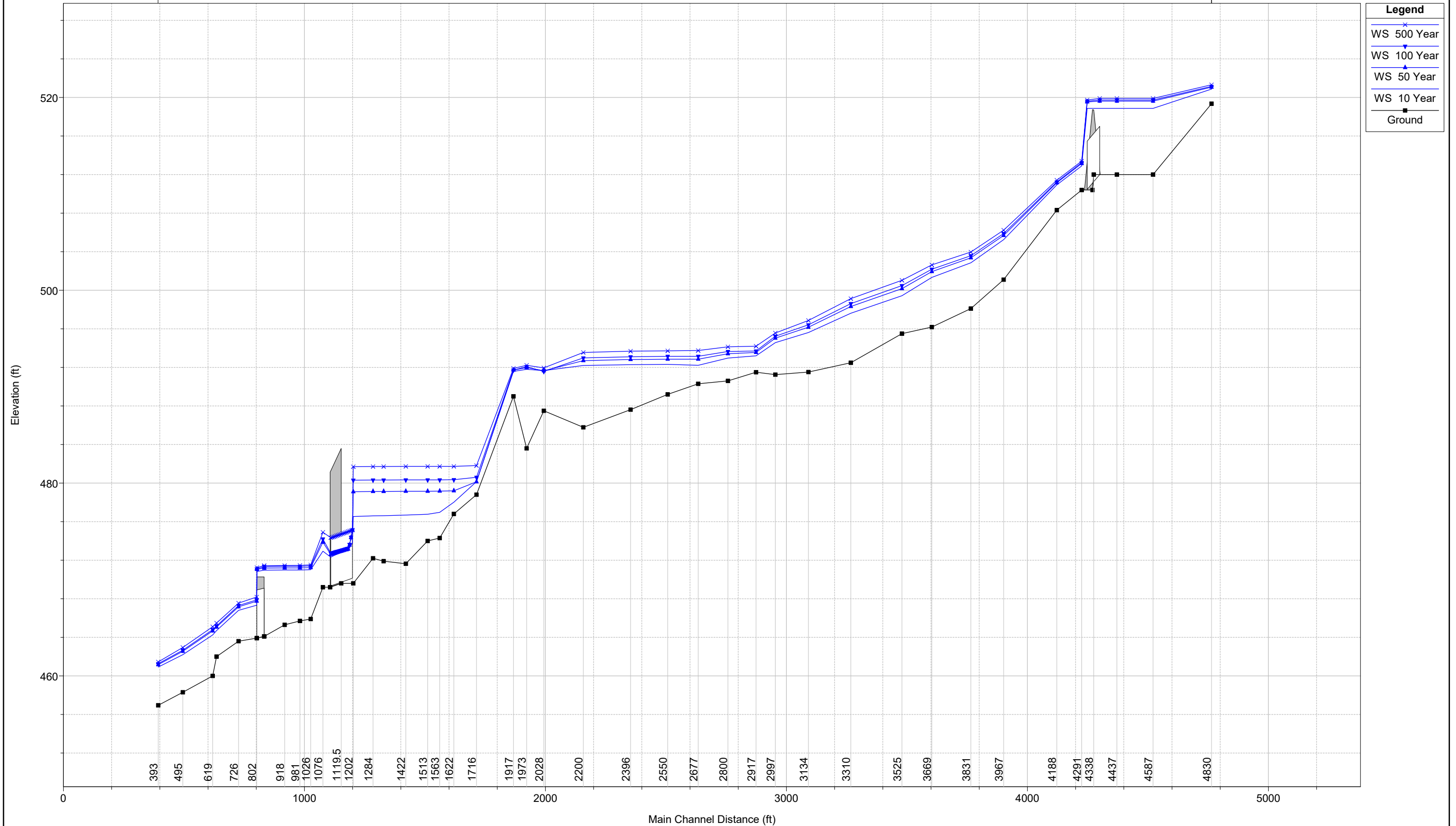
HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	1076	50yr	365.00	469.20	473.62	473.62	475.82	0.022250	11.90	30.67	117.43	1.00
Reach-1	1076	100yr	423.00	469.20	474.08	474.08	476.51	0.021509	12.50	33.85	136.53	1.00
Reach-1	1076	500yr	550.00	469.20	474.90	474.90	475.08	0.002579	4.80	190.24	165.71	0.36
Reach-1	1026	10yr	264.00	468.01	470.52		470.81	0.008207	4.59	65.98	40.50	0.54
Reach-1	1026	50yr	365.00	468.01	471.02		471.35	0.007404	4.98	87.77	48.57	0.53
Reach-1	1026	100yr	423.00	468.01	471.25		471.62	0.007446	5.27	100.36	59.76	0.54
Reach-1	1026	500yr	550.00	468.01	471.77		472.14	0.006284	5.40	135.65	74.94	0.51
Reach-1	981	10yr	264.00	466.62	470.18		470.50	0.006341	5.06	68.87	39.73	0.50
Reach-1	981	50yr	365.00	466.62	470.67		471.04	0.006537	5.65	90.57	50.47	0.52
Reach-1	981	100yr	423.00	466.62	470.93		471.31	0.006410	5.85	104.21	56.02	0.52
Reach-1	981	500yr	550.00	466.62	471.45		471.86	0.006106	6.21	137.83	73.26	0.52
Reach-1	918	10yr	264.00	466.33	468.90	468.90	469.71	0.028282	7.30	37.73	25.74	0.96
Reach-1	918	50yr	365.00	466.33	469.33	469.33	470.27	0.024790	7.90	49.92	30.09	0.93
Reach-1	918	100yr	423.00	466.33	469.55	469.55	470.55	0.023887	8.24	56.60	32.96	0.93
Reach-1	918	500yr	550.00	466.33	469.89	469.89	471.09	0.024578	9.13	69.16	39.45	0.96
Reach-1	833	10yr	267.00	464.91	466.86	466.63	467.28	0.027861	5.37	52.24	38.34	0.73
Reach-1	833	50yr	370.00	464.91	467.42	466.95	467.82	0.018179	5.25	74.86	41.75	0.62
Reach-1	833	100yr	428.00	464.91	467.68	467.11	468.08	0.015950	5.29	85.86	42.70	0.59
Reach-1	833	500yr	553.00	464.91	468.14	467.42	468.58	0.013950	5.54	105.54	44.52	0.57
Reach-1	817.5		Culvert									
Reach-1	802	10yr	267.00	464.24	467.02	465.66	467.11	0.004174	2.45	109.20	61.06	0.28
Reach-1	802	50yr	370.00	464.24	467.44	465.90	467.57	0.004652	2.88	128.58	63.56	0.30
Reach-1	802	100yr	428.00	464.24	467.64	466.03	467.79	0.004948	3.11	137.74	64.77	0.32
Reach-1	802	500yr	553.00	464.24	467.98	466.30	468.18	0.005787	3.61	153.26	66.89	0.35
Reach-1	726	10yr	267.00	462.44	466.51		466.74	0.013289	4.37	77.01	53.97	0.44
Reach-1	726	50yr	370.00	462.44	466.89		467.17	0.014031	4.85	99.39	67.75	0.46
Reach-1	726	100yr	428.00	462.44	467.07		467.37	0.014452	5.10	113.01	80.24	0.47
Reach-1	726	500yr	553.00	462.44	467.41		467.73	0.014520	5.42	141.61	88.51	0.48
Reach-1	635	10yr	267.00	462.11	465.28		465.49	0.014401	4.08	81.42	61.30	0.45
Reach-1	635	50yr	370.00	462.11	465.74		465.95	0.012418	4.24	112.16	73.28	0.43

HEC-RAS Plan: Post-Proj River: RIVER-1 Reach: Reach-1 (Continued)

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach-1	635	100yr	428.00	462.11	465.94		466.16	0.012044	4.36	127.26	78.02	0.43
Reach-1	635	500yr	553.00	462.11	466.31		466.55	0.011435	4.58	157.92	85.70	0.43
Reach-1	619	10yr	267.00	461.54	464.88	464.05	465.23	0.018646	4.96	62.47	41.33	0.52
Reach-1	619	50yr	370.00	461.54	465.29	464.67	465.70	0.019672	5.57	82.37	55.98	0.55
Reach-1	619	100yr	428.00	461.54	465.45	464.84	465.90	0.020720	5.91	91.89	61.47	0.57
Reach-1	619	500yr	553.00	461.54	465.40	465.40	466.20	0.037335	7.85	88.77	59.84	0.76
Reach-1	495	10yr	366.00	459.66	461.51	461.51	462.16	0.085840	6.44	56.90	51.69	1.00
Reach-1	495	50yr	513.00	459.66	461.85	461.85	462.64	0.077440	7.14	72.72	55.55	0.98
Reach-1	495	100yr	587.00	459.66	462.02	462.02	462.86	0.071582	7.35	81.47	58.95	0.96
Reach-1	495	500yr	750.00	459.66	462.90	462.34	463.47	0.029348	6.12	126.64	69.84	0.66
Reach-1	400		Culvert									
Reach-1	393	10yr	366.00	458.16	460.95	460.95	461.65	0.055111	7.32	58.30	41.20	0.87
Reach-1	393	50yr	513.00	458.16	461.32	461.32	462.17	0.054833	8.10	74.00	43.62	0.89
Reach-1	393	100yr	587.00	458.16	461.50	461.50	462.40	0.053378	8.36	82.06	44.82	0.89
Reach-1	393	500yr	750.00	458.16	461.85	461.85	462.88	0.052830	8.99	97.82	47.22	0.90

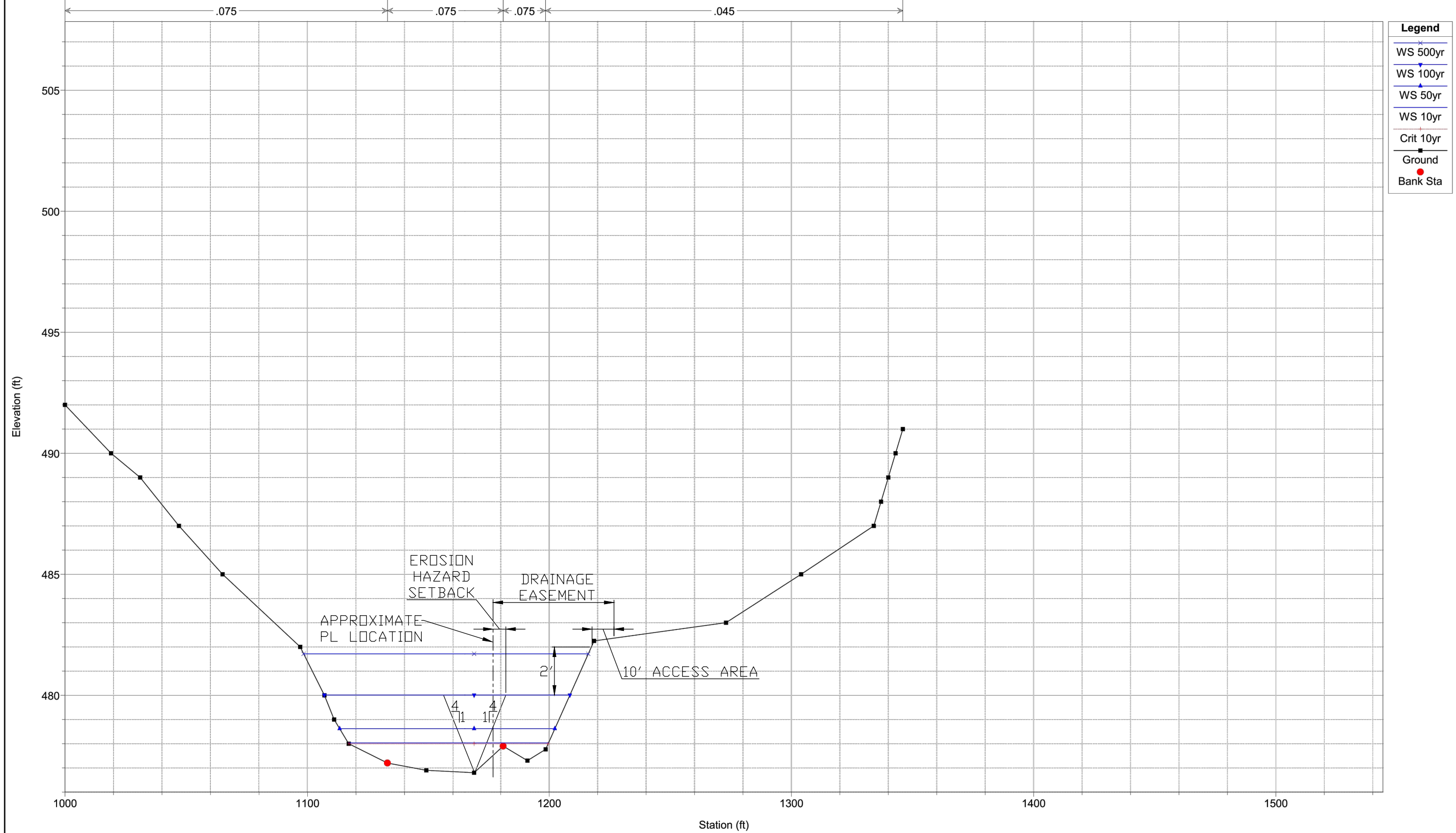
RIVER-1 Reach-1



1 in Horiz. = 400 ft 1 in Vert. = 10 ft

Squabble_TribD Plan: Post-Project 3/4/2022

River = RIVER-1 Reach = Reach-1 RS = 1622 Proposed fill on ROB. STA 1133 - 1191 surveyed 8-2021.(BE)

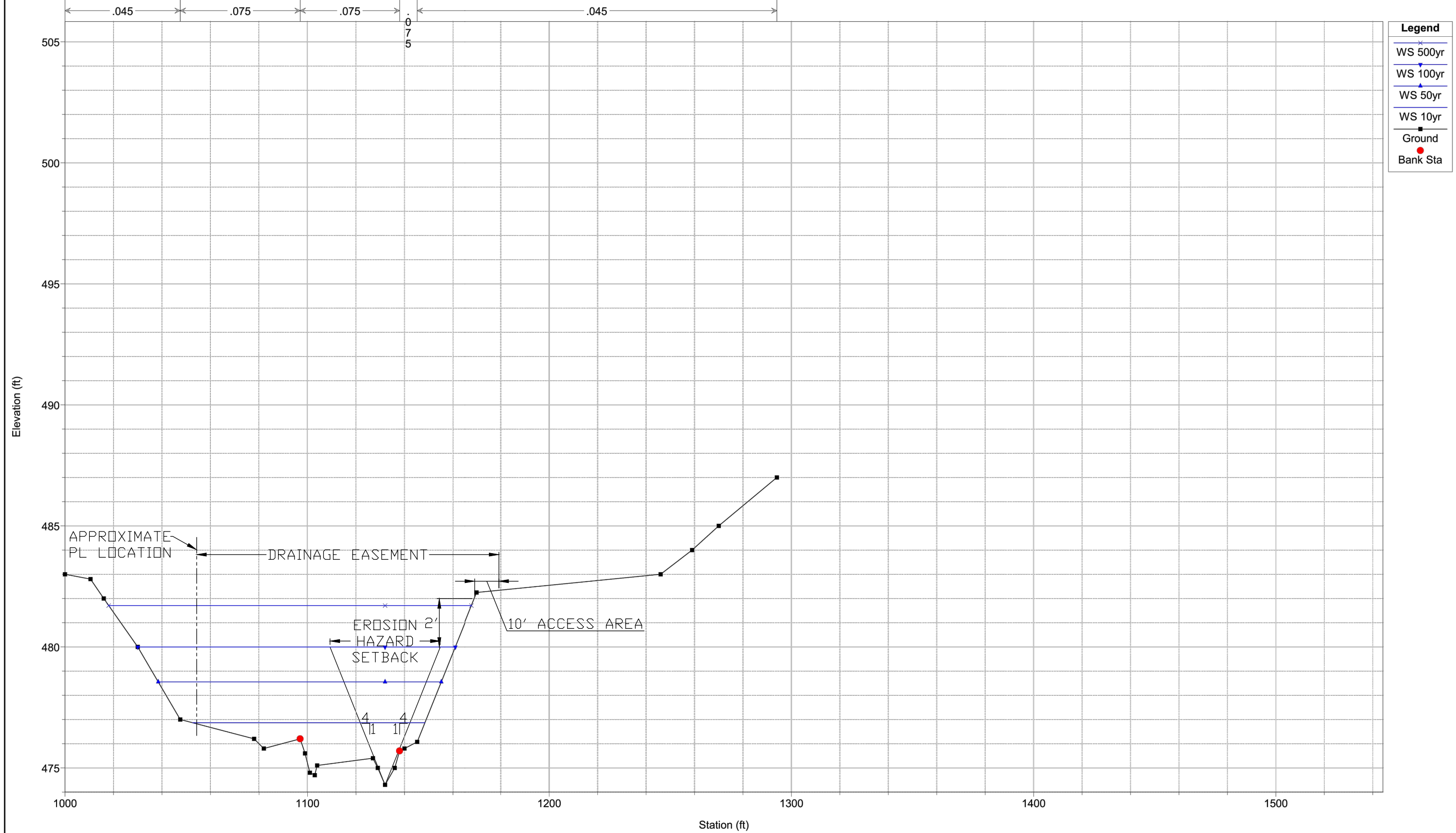


Legend	
WS 500yr	x
WS 100yr	v
WS 50yr	^
WS 10yr	+
Crit 10yr	.
Ground	■
Bank Sta	●

1 in Horiz. = 40 ft 1 in Vert. = 4 ft

Squabble_TribD Plan: Post-Project 3/4/2022

River = RIVER-1 Reach = Reach-1 RS = 1563 Proposed fill on ROB. Proposed cut on LOB. Channel surveyed 8-

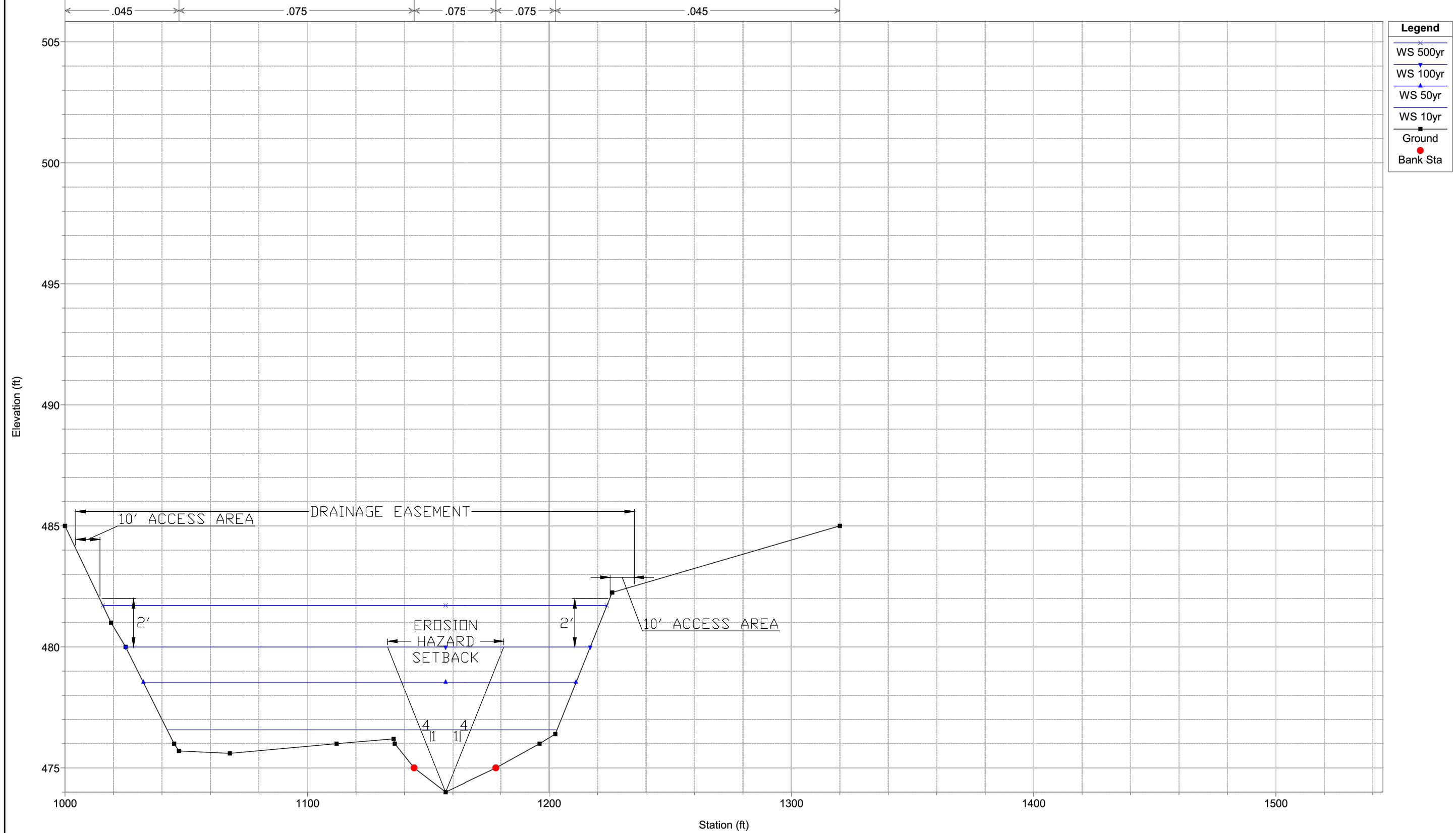


Legend	
WS 500yr	✕
WS 100yr	◊
WS 50yr	■
WS 10yr	▲
Ground	■
Bank Sta	●

1 in Horiz. = 40 ft 1 in Vert. = 4 ft

Squabble_TribD Plan: Post-Project 3/4/2022

River = RIVER-1 Reach = Reach-1 RS = 1513 Proposed fill on ROB. Proposed cut on LOB. Channel from Corwi

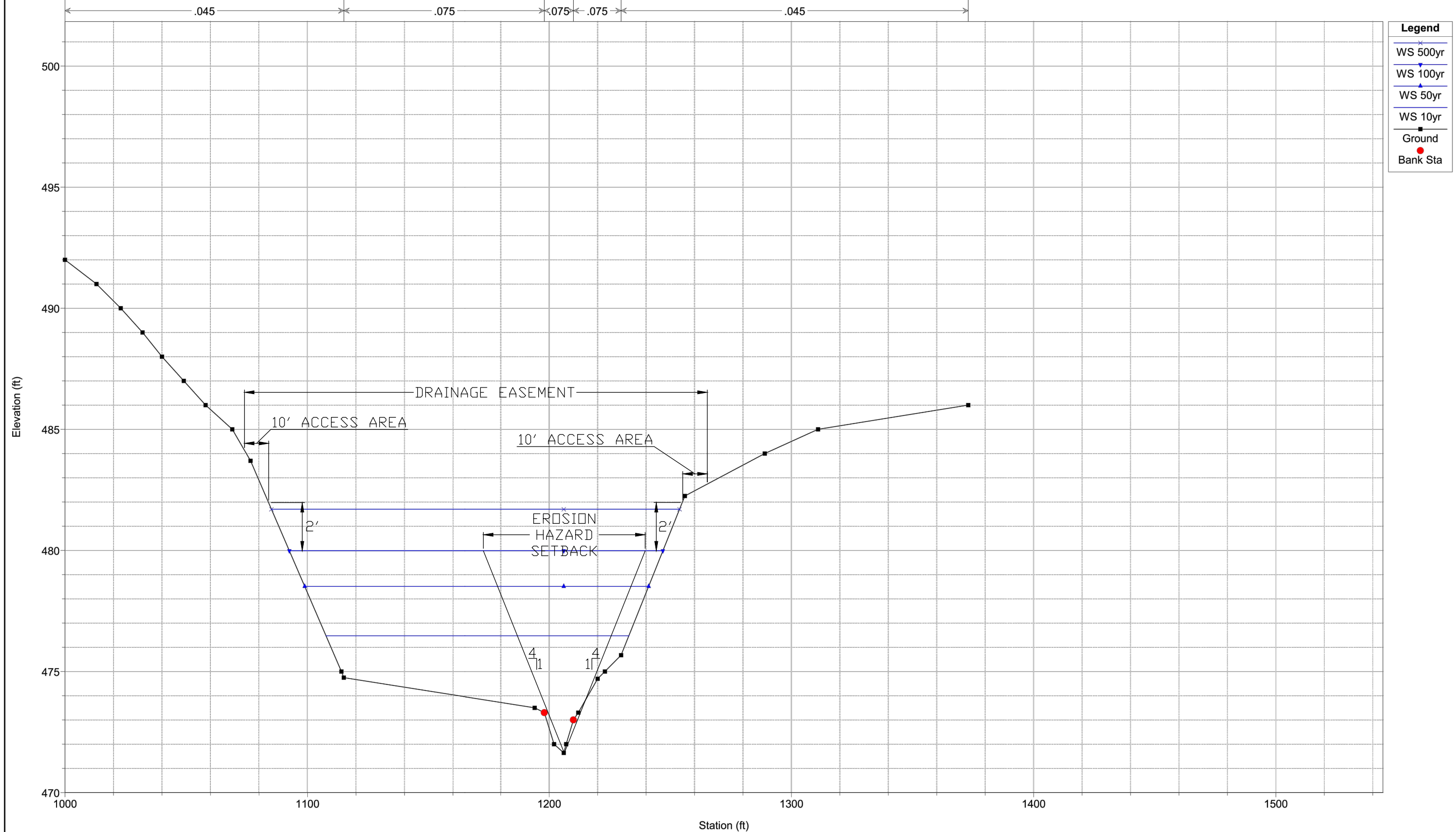


Legend	
WS 500yr	x
WS 100yr	v
WS 50yr	^
WS 10yr	▲
Ground	■
Bank Sta	●

1 in Horiz. = 40 ft 1 in Vert. = 4 ft

Squabble_TribD Plan: Post-Project 3/4/2022

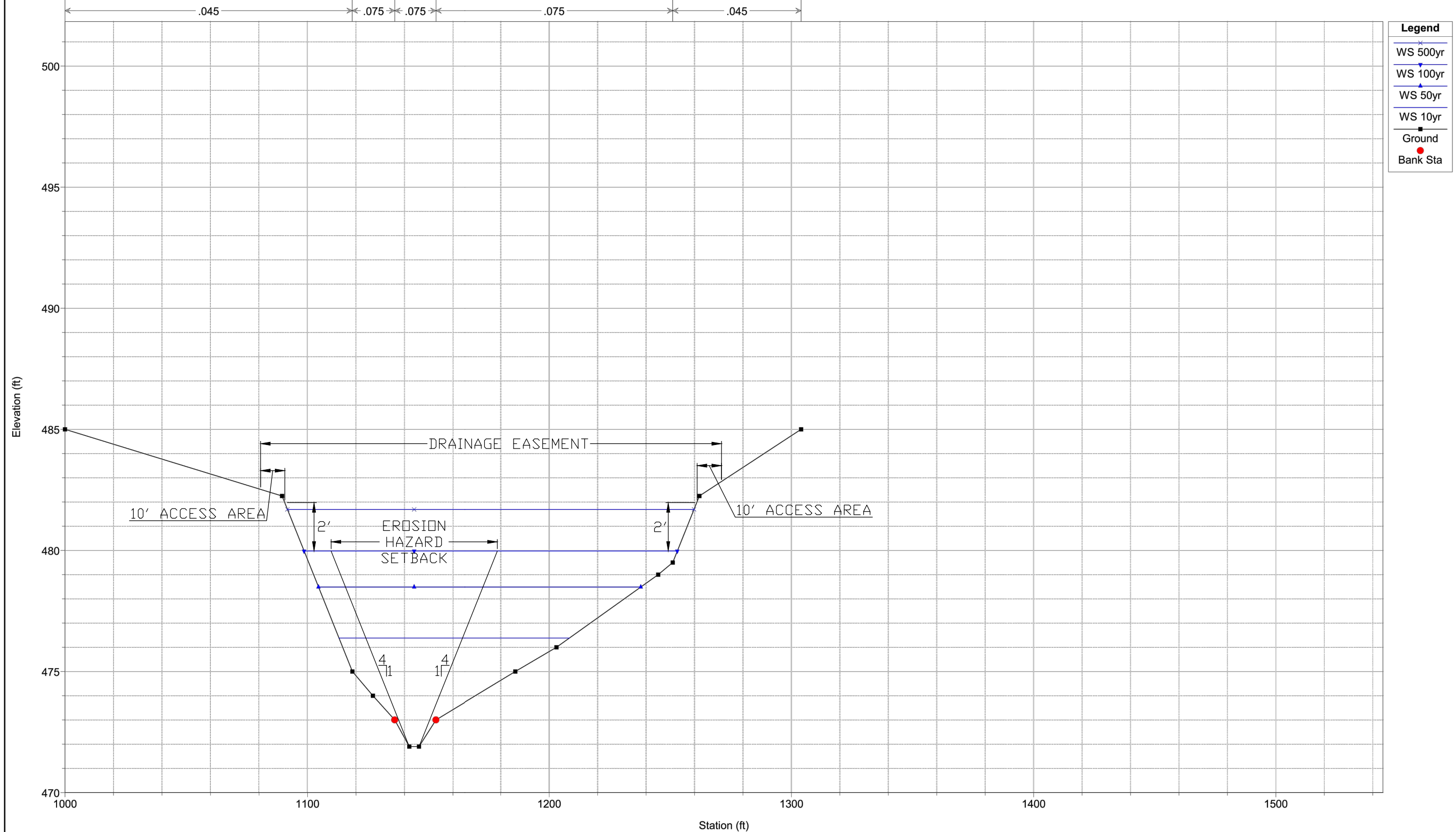
River = RIVER-1 Reach = Reach-1 RS = 1422 Proposed fill on ROB. Proposed cut on LOB. STA 1104 - 1220 sur



1 in Horiz. = 40 ft 1 in Vert. = 4 ft

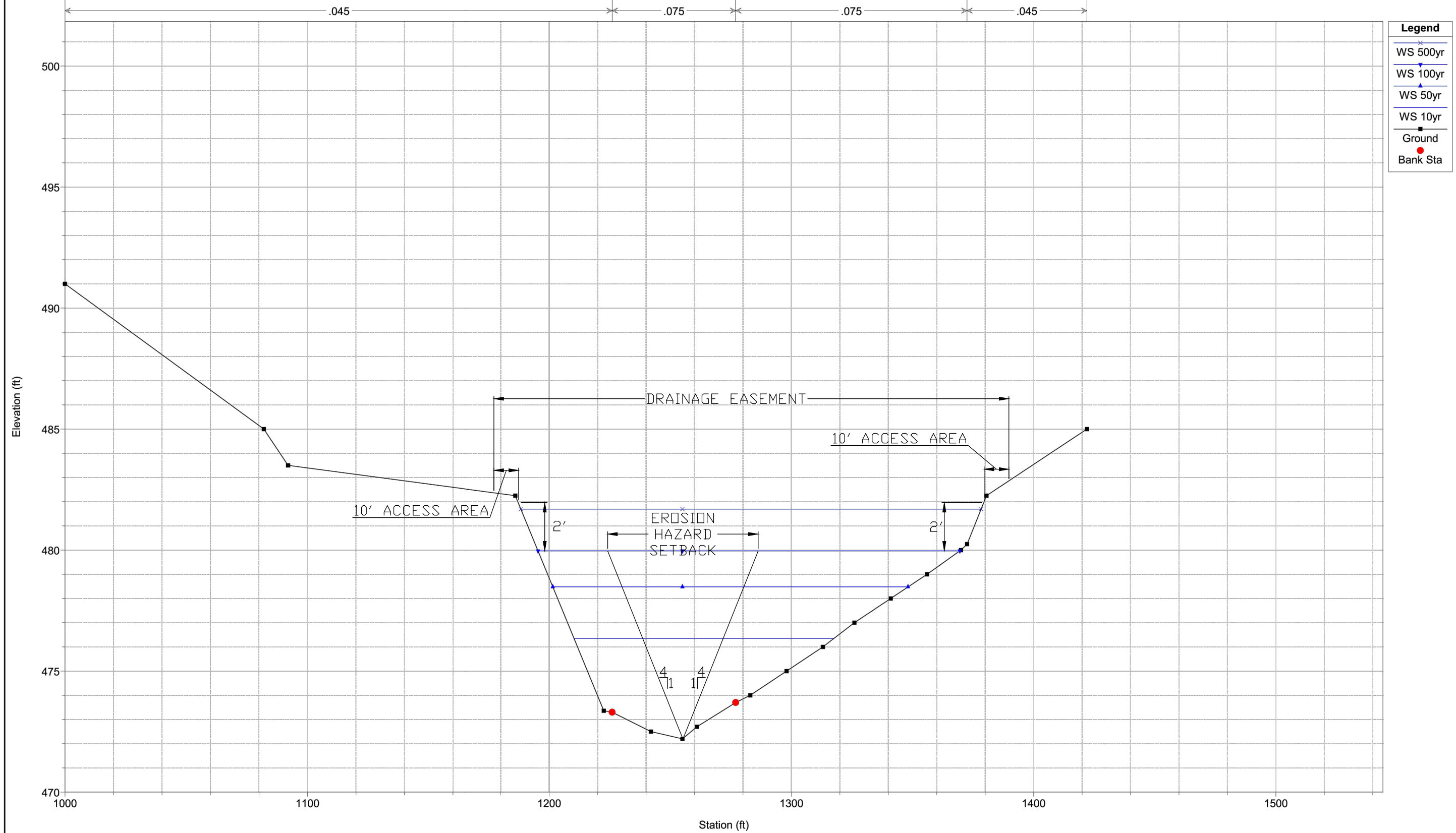
Squabble_TribD Plan: Post-Project 3/4/2022

River = RIVER-1 Reach = Reach-1 RS = 1328 Proposed fill on LOB & ROB. Channel from Corwin topo. (BE)



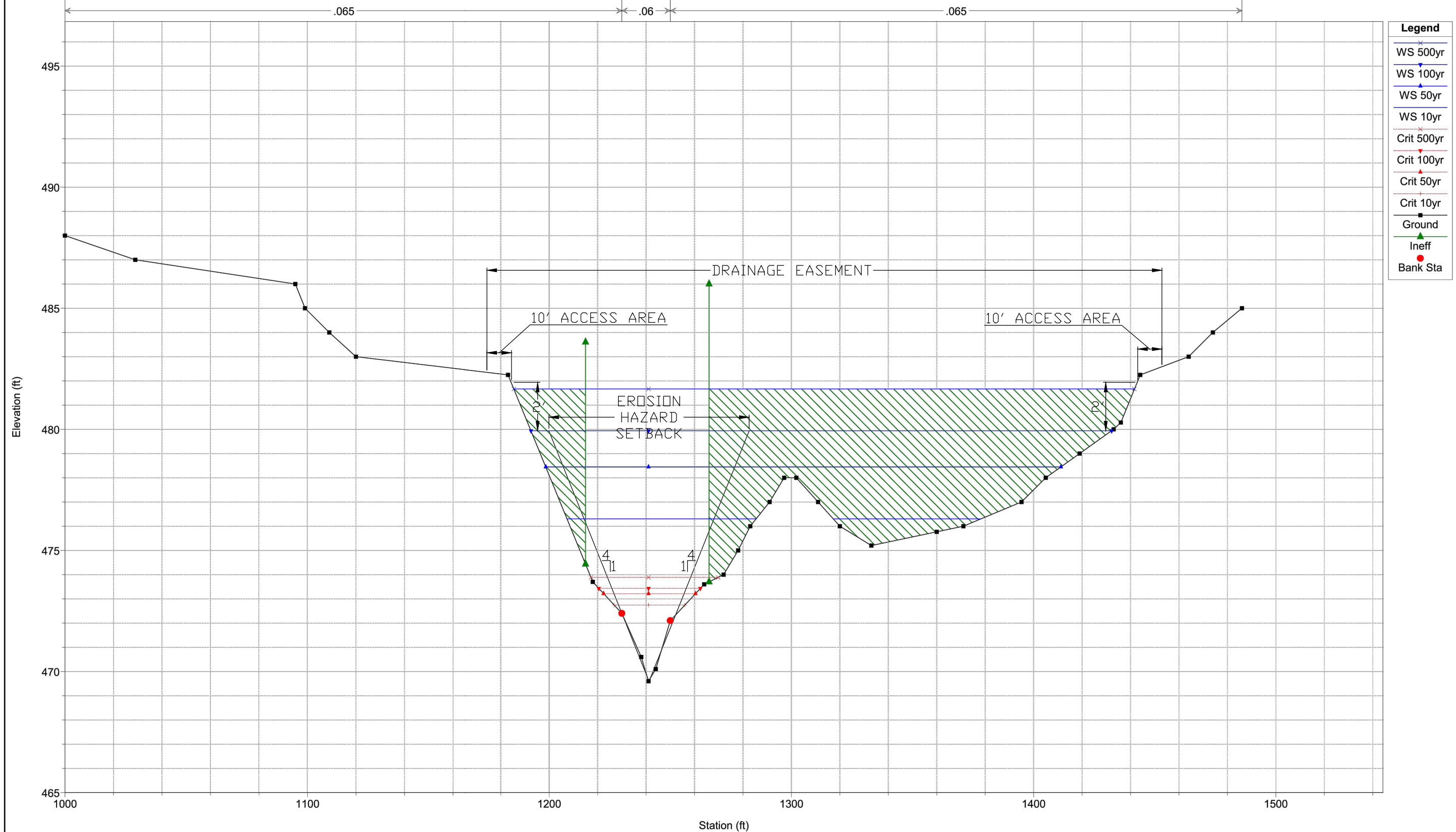
1 in Horiz. = 40 ft 1 in Vert. = 4 ft

Squabble_TribD Plan: Post-Project 3/4/2022
 River = RIVER-1 Reach = Reach-1 RS = 1284 Proposed fill on LOB & ROB. STA 1092 - 1277 surveyed 8-2021.(BE)



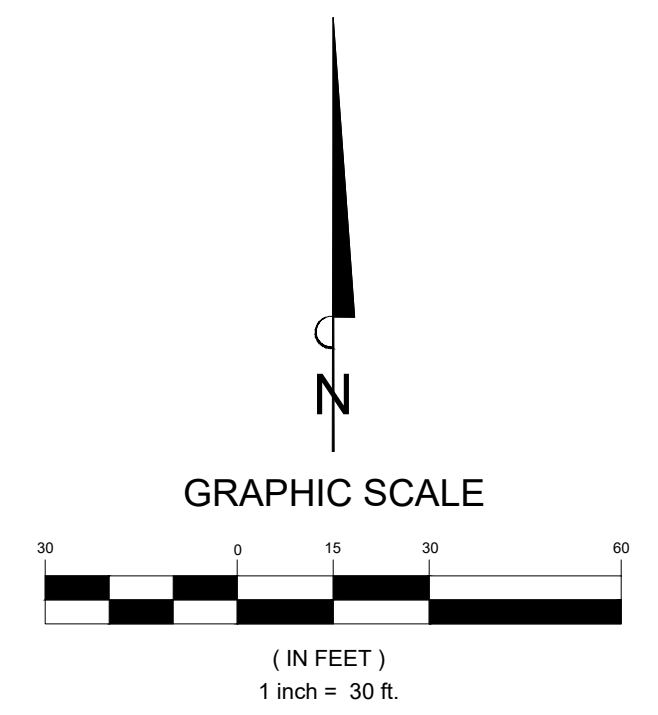
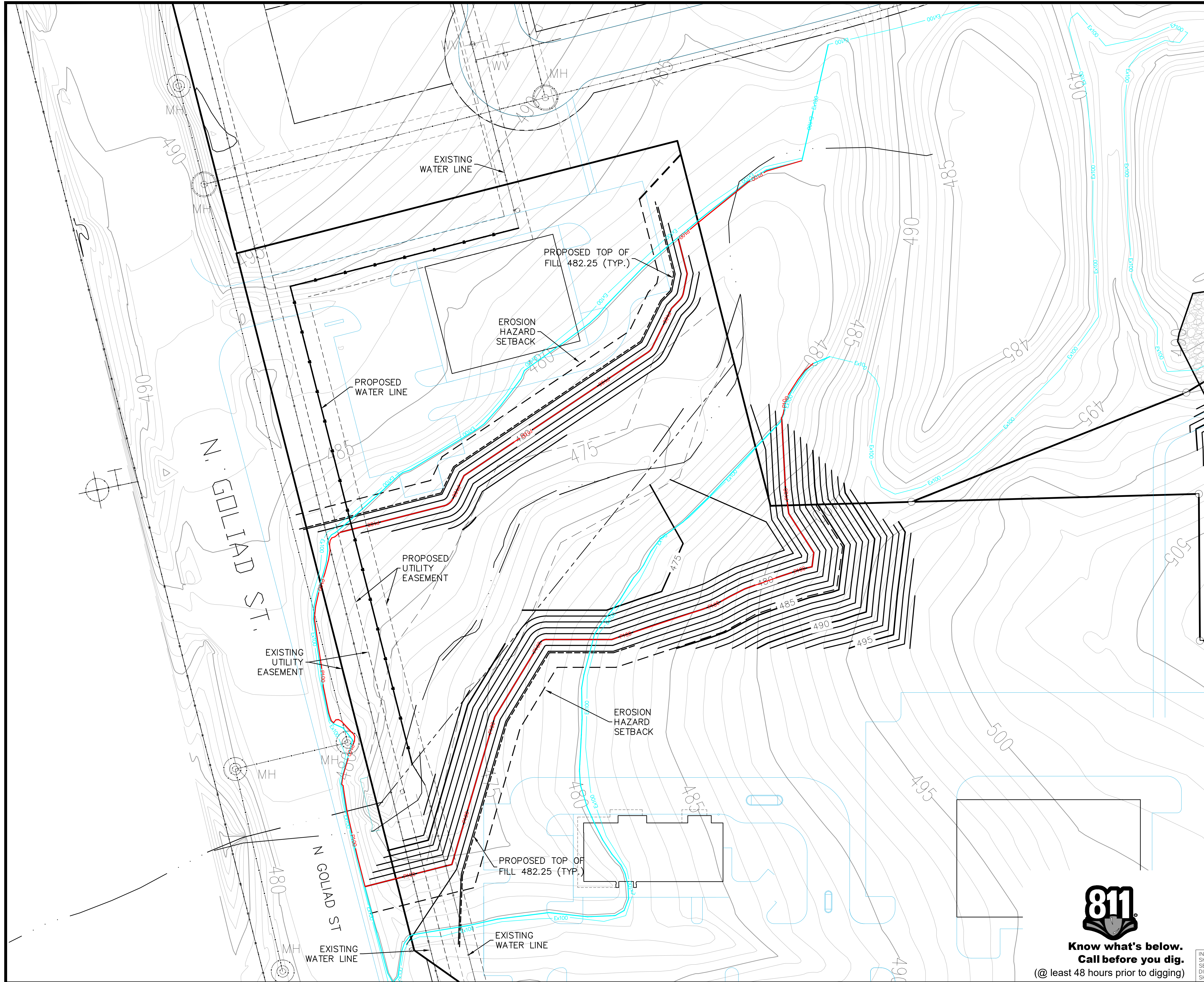
1 in Horiz. = 40 ft 1 in Vert. = 4 ft

Squabble_TribD Plan: Post-Project 3/4/2022
 River = RIVER-1 Reach = Reach-1 RS = 1202 U/S of N. Goliad St. Proposed fill on LOB & ROB. Ineffective fl



1 in Horiz. = 40 ft 1 in Vert. = 4 ft

File: B:\Clients\262-21-001 (Stone Creek Retail - Rockwall)\Flood Study\Flood Study Grading Plan.dwg | Date Plotted: 3/15/2022 3:42 PM | Plotted By: rmoore



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOURS

NOTES

1. ALL SLOPES WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. SLOPES ALONG ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT EXCEED 5.0% IN THE DIRECTION OF TRAVEL AND 2.0% IN CROSS SLOPE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
2. IN UNPAVED AREAS, SLOPES SHALL NOT EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1).
3. IN PAVED AREAS, SPOT ELEVATIONS ARE TO TOP OF PAVEMENT (GUTTER LINE) UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB. IN UNPAVED AREAS, ALL SPOT ELEVATIONS ARE TO TOP OF FINISHED GRADE, TOP OF SOD OR TOP OF LANDSCAPE ADDITIONS AS APPLICABLE.
4. REFER TO GENERAL NOTES SHEET FOR SITE ACCESSIBILITY STANDARDS AND ADDITIONAL NOTES.
5. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE TIE-IN LOCATION TO EXISTING UTILITIES (DOWNSTREAM) AND PROCEED TO PROPOSED STRUCTURES (UPSTREAM).
6. CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND DEPTHS OF ALL EXISTING UTILITIES WITHIN THE PROJECT WORK AREA BEFORE COMMENCING CONSTRUCTION.
7. THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSURES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES.
8. UNDER THE TEXAS "ONE-CALL" LAW THE CONTRACTOR MUST CONTACT THE NOTIFICATION CALL CENTER BY DIALING 811 NO SOONER THAN 14 DAYS PRIOR AND AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO IDENTIFY ANY UTILITIES IN CONFLICT WITH THE PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH THE EXISTING UTILITIES ARE DISCOVERED.
9. IF WALLS ARE PART OF THE PROPOSED SITE DESIGN, FINISHED GROUND GRADES AT HIGH SIDE AND LOW SIDE OF WALL DO NOT NECESSARILY INDICATE WALL STRUCTURE ELEVATIONS AND ARE NOT INTENDED TO REPRESENT FOOTING DEPTHS OR STRUCTURAL WALL HEIGHTS. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS AND DETAILS FOR FOOTING DEPTHS AND FOR ACTUAL WALL HEIGHTS.

NOTES TO CONTRACTOR

1. INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
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BENCHMARKS

BM#1: CITY OF ROCKWALL MONUMENT 14
NAVD88 ELEV. = 497.13



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

STONE CREEK RETAIL
ROCKWALL, TEXAS
FLOOD STUDY GRADING PLAN (1 OF 2)

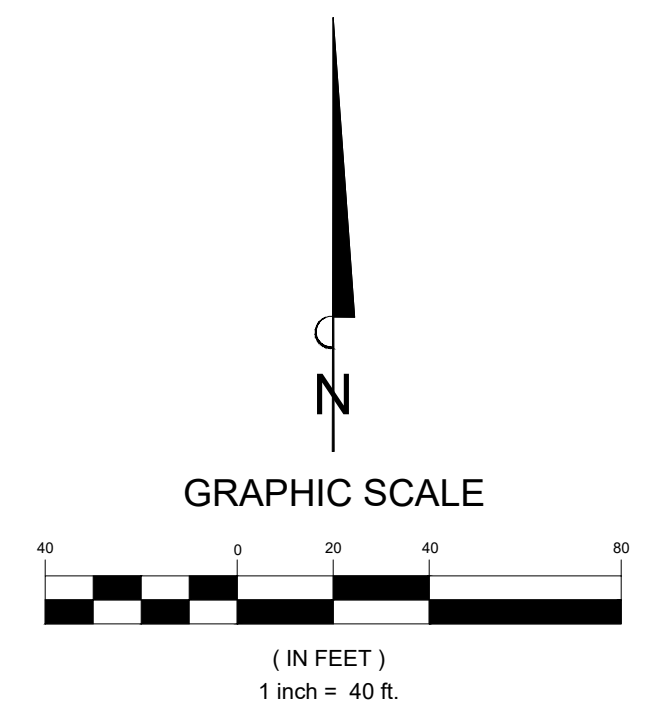
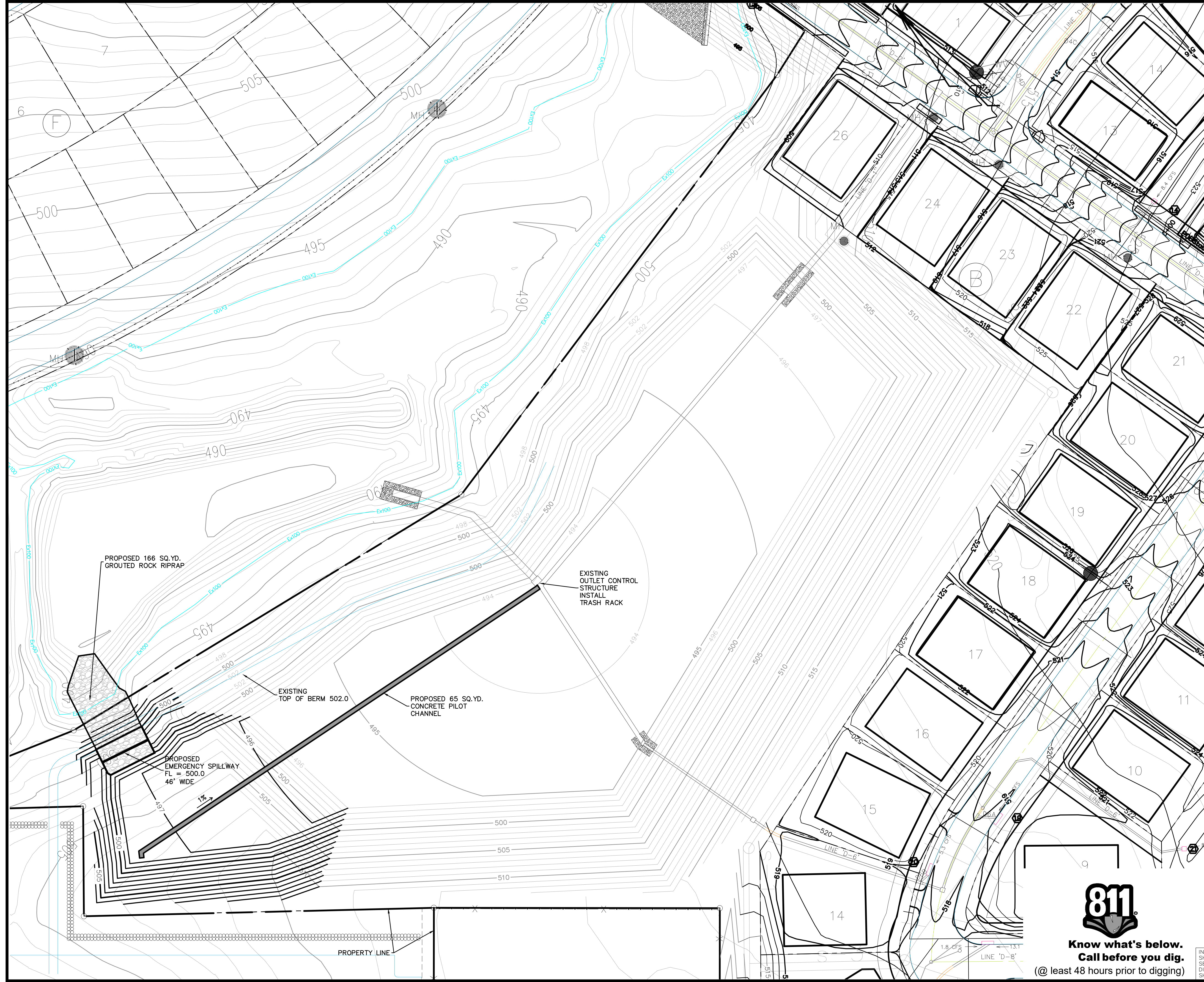
No.	Date	Revision Description

STATE OF TEXAS
MICHAEL J. MOORE
284936
REGISTERED PROFESSIONAL ENGINEER
3/15/2022

SHEET NUMBER
20

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

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LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOURS

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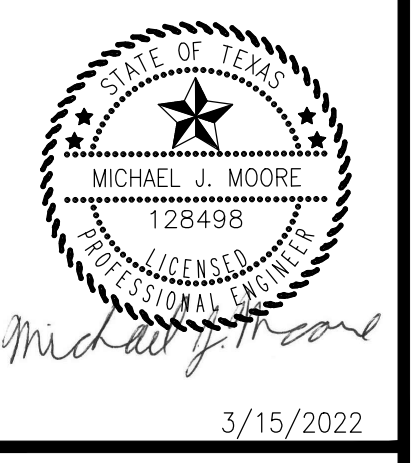
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BENCHMARKS

BM#1:
CITY OF ROCKWALL MONUMENT 14
NAVD88
ELEV. = 497.13



No.	Date	Revision Description



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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 10, 2023
APPLICANT: Steven Reyes
CASE NUMBER: SP2022-063; *Site Plan for PK Floors*

SUMMARY

Discuss and consider a request by Steven Reyes on behalf of Patrick Kelley for the approval of a Site Plan for an Office/Showroom Facility on a 0.291-acre parcel of land identified as Tract 12-2 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 125 E. Ralph Hall Parkway, and take any action necessary.

BACKGROUND

On May 3, 1982, the subject property was annexed by *Ordinance No. 82-23 [Case No. A1982-002]*. On May 17, 1982, the City Council rezoned [*Case No. PZ1982-002-01*] the subject property from Agricultural (AG) District to Planned Development District 17 (PD-17) by *Ordinance No. 82-26*. On December 4, 1995, the City Council amended Planned Development 17 (PD-17) by *Ordinance 95-50*. As part of this amendment the subject property was removed from Planned Development District (PD-17) and zoned Commercial (C) District. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Steven Reyes* -- is requesting the approval of a Site Plan for the purpose of constructing an *Office/Showroom Facility*.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northeast corner of the intersection of E. Ralph Hall Parkway and Market Center Drive. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 0.702-acre parcel of land developed with *Minor Automotive Repair Garage (i.e. Christian Brothers Automotive)* zoned Commercial (C) District. Beyond this are several parcels of land developed with *Commercial/Retail* land uses that are zoned Commercial (C) District.
- South: Directly south of the subject property is E. Ralph Hall Parkway, which is classified as a M4D (*i.e. major collector, four [4] Lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are the Lynden Park Estates Phases 1A, 1B, and 2. This subdivision is zoned Planned Development 17 (PD-17) for Single-Family 7 (SF-7) land uses.
- East: Directly east of the subject property is a 0.702-acre parcel of land developed with *Minor Automotive Repair Garage (i.e. Christian Brothers Automotive)* zoned Commercial (C) District. Beyond this is Ralph Hall Court, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.187-acre parcel of land developed with a *Congregate Care Facility (i.e. Colonial Oaks of Rockwall)* zoned Commercial (C) District. Beyond this is E. Ralph Hall Parkway, which is classified as a M4D (*i.e. major collector, four [4] Lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 0.997-acre parcel of land developed with a *Financial Institution with Drive-Through* (i.e. Home Bank) zoned Commercial (C) District. Beyond this is Market Center Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 21.4240-acre parcel of land developed with a large *Commercial/Retail Center* that is zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* and a *General Retail Store* [i.e. *Office/Showroom*] are permitted *by-right* land uses in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=17,338 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	X=74.68-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=242.11-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	X≥15-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X=10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X=28.66-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X=18.4%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	16 spaces	X=16; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	15%	X≥15%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	C=74.20%; <i>In Conformance</i>

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use.” According to Subsection 02.02(F)(15), *General Retail Store*, of Article 13, *Definitions*, of the Unified Development Code (UDC) a *General Retail Store* is defined as “(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale.” In this case, the applicant is requesting an *Office/Showroom Facility*, which is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The properties adjacent to the subject property are both developed with other commercial land uses. These adjacent properties were developed with the intent of cross access that adjoins all three (3) properties. The proposed site plan provides the cross access in the front and rear of the subject property, and utilizes the existing shared driveway off E. Ralph Hall Parkway. The proposed site plan generally conforms to the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *VariANCES and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

The applicant's request requires the following exceptions:

(1) *Construction Standards.*

(a) *Roof Design Standards.* According to Subsection 04.01(A)(1), Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll structures shall have the option of being constructed with either

a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides.” In this case, the applicant is requesting a roof pitch that is less than a 6:12 pitch. *This will require approval of an exception from the Planning and Zoning Commission.*

- (b) Primary and Secondary Articulation. According to Figure 7, *Commercial Building Articulation Standards*, of Subsection 04.01(C)(1 & 2), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the applicant fails to meet three (3) of the articulation requirements. [1] primary wall projections should be 25% of the wall height, [2] primary projection heights shall be 25% of the wall height, and [3] secondary projection heights shall be 15% of the wall height. *These will require approval of an exception from the Planning and Zoning Commission.*

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception and/or variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] 5” canopy trees, [2] 5” caliper accent trees, and [3] two (2) additional accent trees. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the IH-30 Corridor District and is designated as a Special Commercial Corridor. According to the plan, the Special Commercial Corridor should incorporate regional centers that follow one (1) of the four (4) models identified as a Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center model. In this case, the proposed site plan does not follow one (1) of the regional center models. That being said, the subject property is one (1) of the last commercially zoned tracts of land in this portion of the IH-30 Corridor District, the subject property is limited to less than a half-acre in size, and the proposed site plan is consistent in form with the adjacent properties. Given this, the applicants request does not appear to negatively impact the adjacent properties and does meet the technical requirements of the Unified Development Code (UDC).

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On December 27, 2022, the Architecture Review Board (ARB) made a motion to approve the building elevations with a vote of 3-0, with Board Members Miller, Phillips, and Lefere absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for the construction of the Office/Showroom Facility on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) All roof top equipment shall be fully screened from all adjacent properties and public Right-of-Way (ROW).
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2022-063**

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input checked="" type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.</p> <p>² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
--	--

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION *Ralph Hume Parkys & Market Center*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING <i>Commercial</i>	CURRENT USE <i>Commercial</i>
PROPOSED ZONING <i>Same</i>	PROPOSED USE <i>Same</i>
ACREAGE <i>0.29</i>	LOTS [CURRENT] _____
	LOTS [PROPOSED] _____

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

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

<input checked="" type="checkbox"/> OWNER <i>Patrick Kelley</i>	<input checked="" type="checkbox"/> APPLICANT <i>Patrick Kelley</i>
CONTACT PERSON <i>Patrick Kelley</i>	CONTACT PERSON <i>Steven Reyes</i>
ADDRESS <i>2845 Ridge Rd #207</i>	ADDRESS <i>2235 Ridge Rd #200</i>
CITY, STATE & ZIP <i>Rockwall, TX</i>	CITY, STATE & ZIP <i>Buckale, TX</i>
PHONE <i>469 693 9187</i>	PHONE <i>972 345-1684</i>
E-MAIL _____	E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ *270* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *12* DAY OF *Dec* 20*22* BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

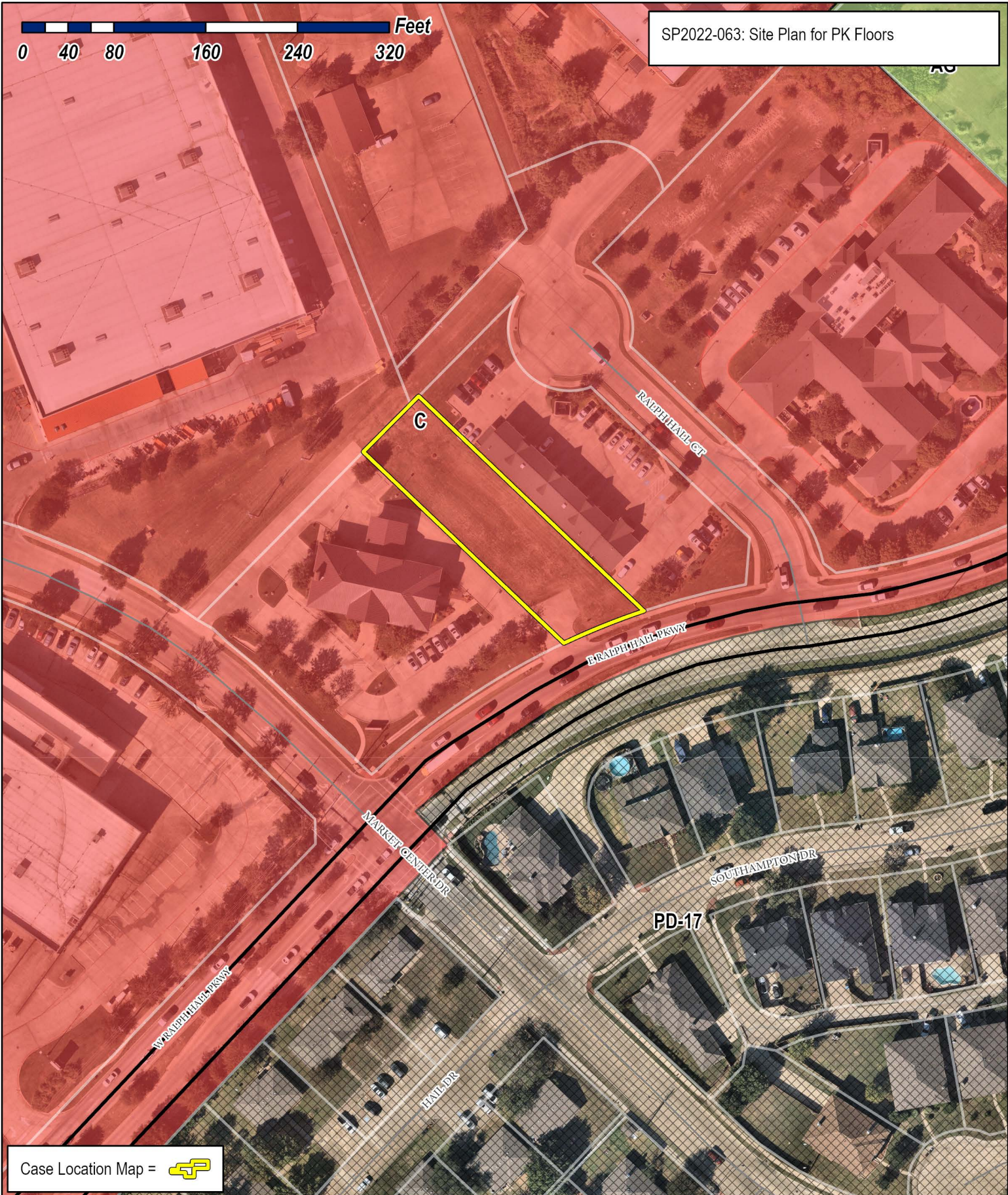
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE *12th* DAY OF *December*, 20*22*

OWNER'S SIGNATURE *P. Kelley*
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *Sheila Marie Flavin*



0 40 80 160 240 320 Feet

SP2022-063; Site Plan for PK Floors



Case Location Map = 



City of Rockwall

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

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



ARCHITECTONICS TEXAS, L.L.C.

PROJECT MANAGEMENT · ARCHITECTS · PLANNERS

January 4, 2023

To: City of Rockwall – Planning and Zoning Department
RE: SP2022-063: Site Plan for PK Floors

On behalf of Mr. Kelley and PK FLOOR , Architectonics Texas would like to make to following request for approval concerning (1) the roof pitch exceeding the allowed limit of 6:12 slope (2) primary articulation and (3) secondary articulation. In our request, we propose to enhance or exceed with compensatory measures as identified on Landscape Plan L1.0.

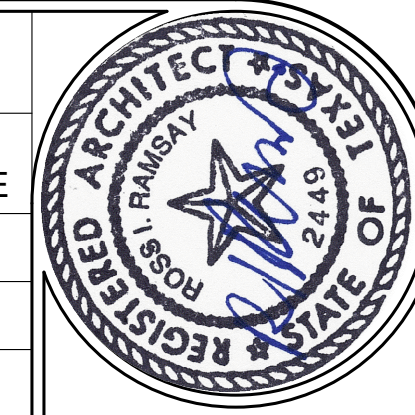
The compensatory measures are to (1) increase the caliper size from 4" min. to 5" for all new canopy (2) increase the caliper size from 4" min. to 5" for all new accent trees (3) add 2 accent trees.

The city has been helpful throughout and we expect a successful project in the near future.

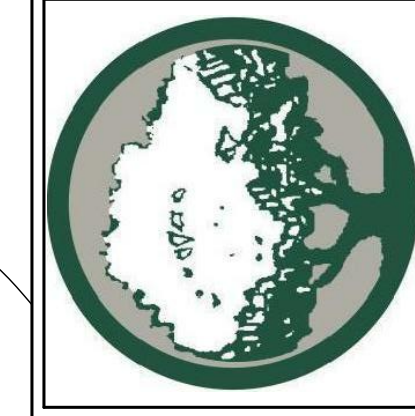
Respectfully,
Steven Reyes
Architectonics Texas, LLC



2235 RIDGE ROAD ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD, STE. 200
 ROCKWALL, TEXAS 75087



NO.	REVISIONS / ISSUES	DATE

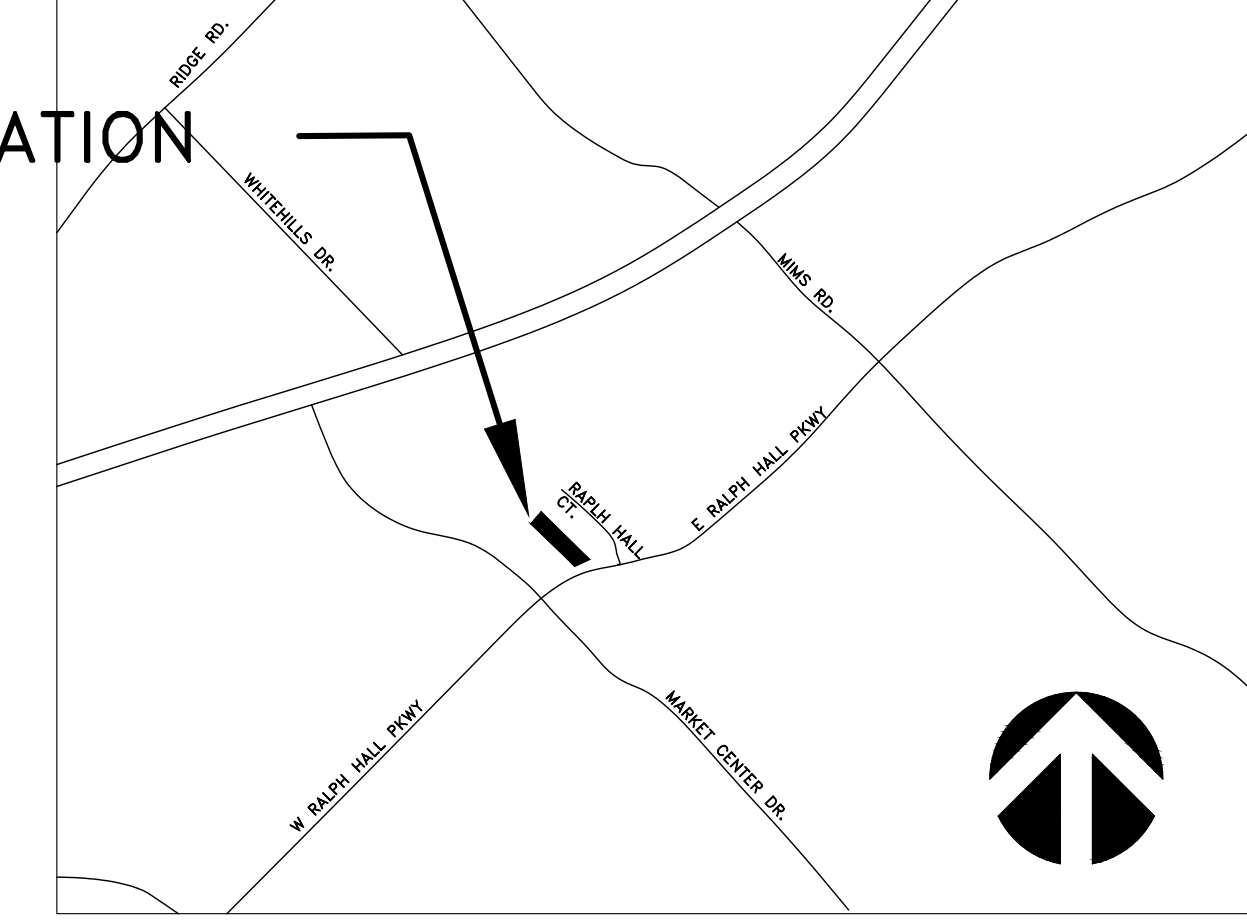
PROJECT NAME AND ADDRESS:
PK FLOORS
 125 RALPH HALL PKWY
 ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
SHEET NO.	of

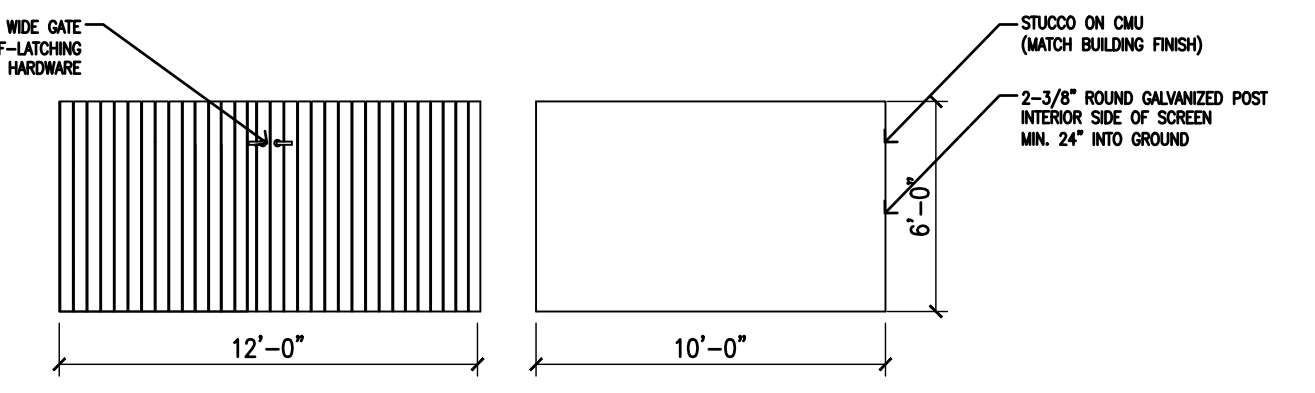
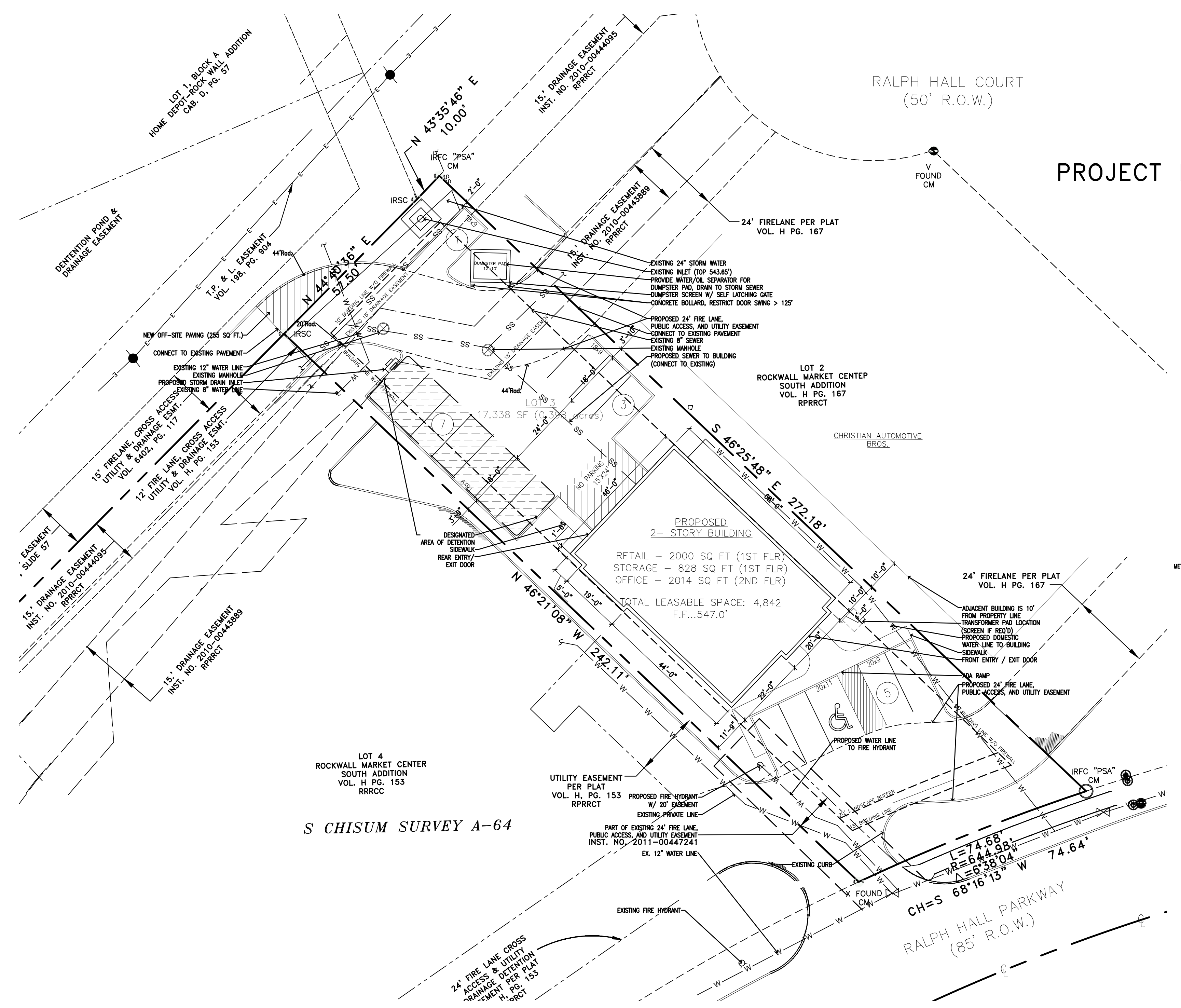
DRAWING NAME:
SITE PLAN

S1.0
 SP2022-063

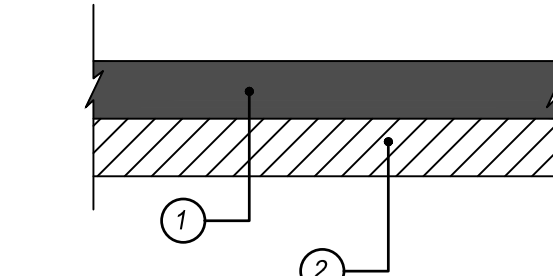
SITE SUMMARY		
DESCRIPTION	SF	LOT PERCENTAGE
LOT	17,338	100 %
IMPERVIOUS	12,862	74.1%
BUILDING FOOTPRINT	3,197	18.4%
PAVEMENT AREA	9,665	55.7%
PERVIOUS	4,476	25.8%
SIDEWALK AREA	-	-
MAX. BUILDING HEIGHT PROPOSED	± 30'	-
BUILDING USE / PARKING RATIO	-	PARK'G REQ'D
OFFICE (1 per 300)	2014	7
RETAIL (1 per 250)	2000	8
STORAGE (1 per 1000)	828	1



VICINITY MAP



DUMPSTER SCREEN



FIRE LANE/PARKING LOT PAVEMENT SECTION
 NTS

- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

APPROVED:

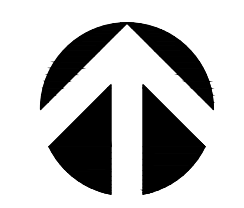
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____,

WITNESS OUR HANDS, THIS ____ DAY OF _____,

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
 PATRICK KELLEY
 TAHOE DR.
 ROCKWALL, TEXAS 75087
 (469)693-9187

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 STEVEN REYES
 (972)345-1684
 2235 RIDGE RD, STE. 201
 ROCKWALL, TEXAS 75087



SITE PLAN
 SCALE: 1"=20'
 0 20' 40'



EK FLOORS PLUS
FLOORING - GRANITE - BATH & KITCHEN REMODELS

COMPOSITE WOOD
CLADDING by TREX
(SOFFIT to MATCH)



'FEATURE' PORCELAIN TILE
by MAXIMA



TRADITIONAL '3 STEP' STUCCO (WHITE)
STUCCO BROW (MATCH TILE)

STEEL ROOF & AWNING (MATCH)



ANODIZED BRONZE
ALUMINUM FRAME WINDOWS



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS	DATE
No.	
DESCRIPTION/ISSUE	

PROJECT NAME AND ADDRESS:
PK FLOORS

125 RALPH HALL PKWY
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	08/18/22
SCALE	
SHEET NO.	of

DRAWING NAME:

OWNER/DEVELOPER:
PATRICK KELLEY
TAHOE DR.
ROCKWALL, TEXAS 75087
(469)693-9187

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087



Code	
Series	'A'
Type	

FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and garages for safety and security.

CONSTRUCTION
Cast aluminum housing with corrosion resistant paint in either dark bronze or white finish.

OPTICS
4000K CCT LEDs.
Populational beam projects the LED from recessed, dim and other contaminants.

LUMEN MAINTENANCE The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See lighting facts label on page 2 for performance details.

ELECTRICAL
WEGE1 driver operates on any line voltage from 120-277V.
Operating temperature: 30°C to 40°C.
UL 8759 approved standard.

INSTALLATION
Surface mounts to universal junction box (provided by others).

LISTINGS
UL Listed in U.S. and Canadian safety standards for wet locations.
Listed in accordance with ESDA LM-79 and LM-80 standards.

WARRANTY — 5 year limited warranty. This is the only warranty provided and no other statements in this specification create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/customer-service/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



ORDERING INFORMATION for standard lead times, configure products using bolded options. Example: OLLWD LED P1 40K MVOLT DDB

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD LED (Overnight)	P1	40K 4000K	MVOLT 120V/277V	DB Dark Bronze
OLLWD LED (No-Overnight)				WB White

Notes:
1. Only available with OLLWD and OLLWU.
2. Only available with OLLWD.

DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWU

WDGE1 LED Architectural Wall Sconce

Code	
Series	'B'
Type	

Introduction
The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-cooled light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Lumens	Series	Wattage	Beam Angle	Height	Depth	Weight
1,200	WDGE1 LED	4W	—	—	3.20"	2.00"
1,200	WDGE1 LED	10W	Standard / Right	3.20"	3.20"	3.00"
4,500	WDGE1 LED	15W	Standard / Right	7.50"	6.50"	10.00"
12,000	WDGE1 LED	15W	Standard / Right	12.00"	16.00"	20.00"
25,000	WDGE1 LED	—	—	—	—	—

Ordering Information EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBX

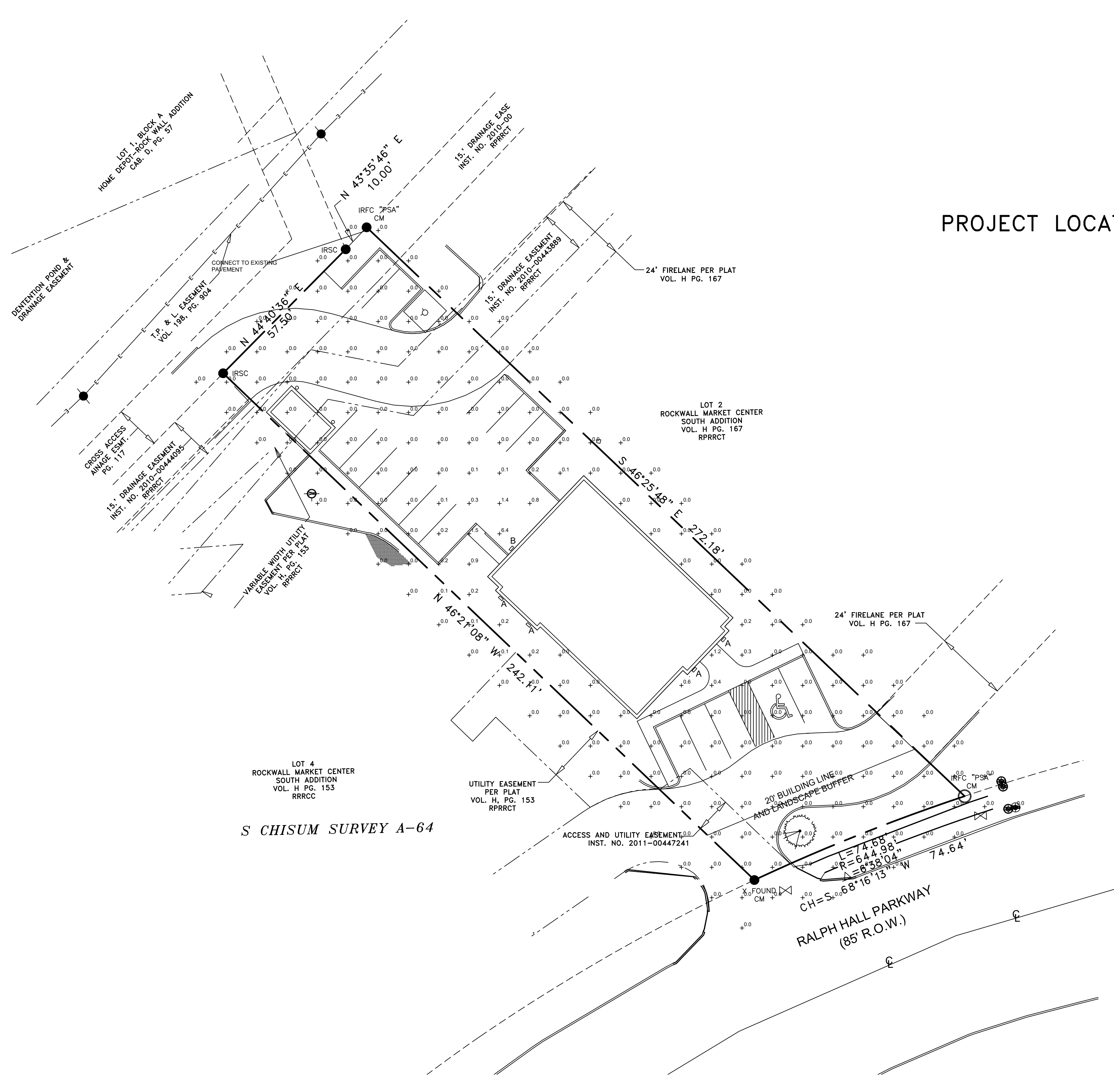
Series	Package	Color Temperature	CR	Beam Angle	Height	Weight	Shipping
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual Comfort Forward Throw	MVOLT MV		Shipped included
	P2	40K 4000K	80CRI	VF Visual Comfort Forward Throw	MVOLT MV		Shipped separately

Accessories

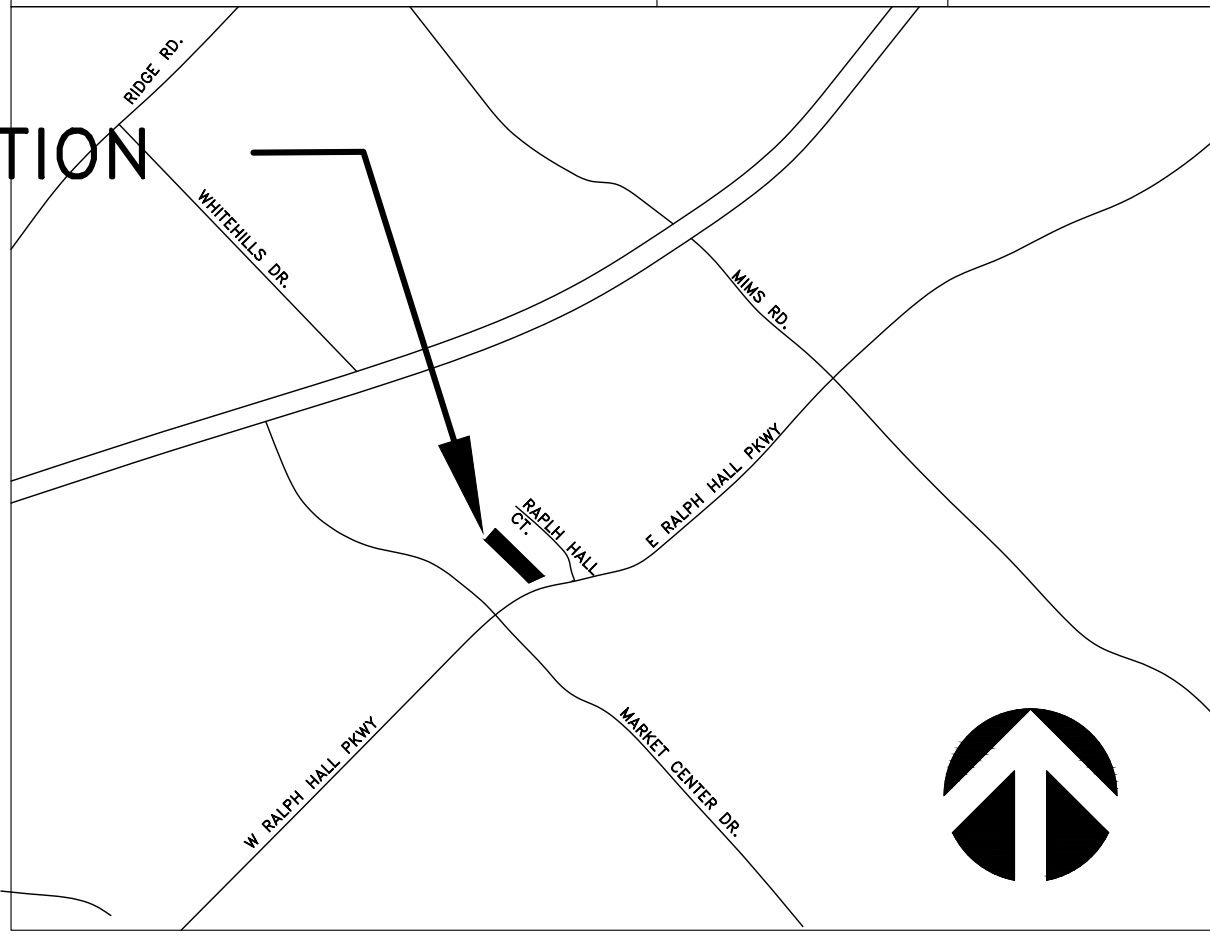
Code	Description	Color
DB	Emergency battery backup, Certified in CA Title 20 MADES (MIL, PTC, and)	DB Dark Bronze
PT	Photo-Eye, Battery Type	DB Dark Bronze
DC	Overnighting lumens with 2 drivers and 2 light engines, see page 1 for details	DB Dark Bronze
DM	0-10V dimming wires pulled outside fixture for use with external control, ordered separately	DB Dark Bronze
BE	Bottom cord entry for back box (PBE) - total of 4 entry points.	DB Dark Bronze
BA	Buy as bundle(s) Act Compliant	DB Dark Bronze

Notes:
1. DB not available in PBECC. 4. PE not available with DB.
2. 247V not available with DB. 5. Not qualified for DUC. Not available with DBCC.
3. DBCC not available with DBCC.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conley, Georgia 30122 • Phone: 1-800-705-SEPV (7378) • www.lithonia.com WEGE1 LED Rev. 11/21/22

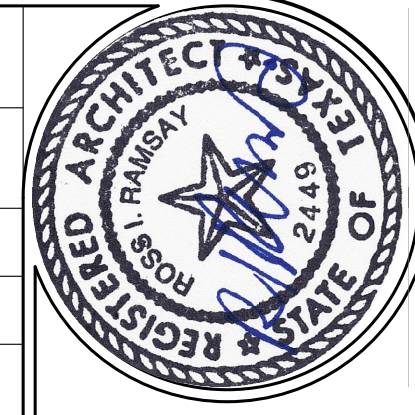


PROJECT LOCATION

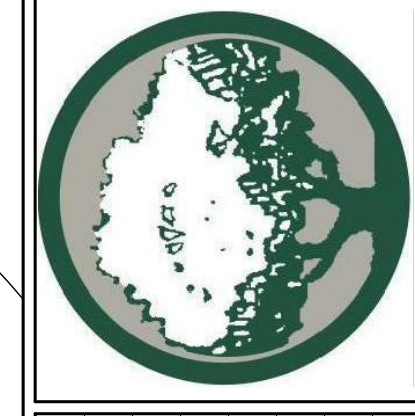


SITE SUMMARY

DESCRIPTION	SF	LOT PERCENTAGE
LOT	17,338	100 %
IMPERVIOUS	12,862	74.1%
BUILDING FOOTPRINT	3,197	18.4%
PAVEMENT AREA	9,665	55.7%
PERVIOUS	4,476	25.8%
SIDEWALK AREA	-	-
MAX. BUILDING HEIGHT PROPOSED	± 30'	-
BUILDING USE / PARKING RATIO	-	PARK'G REQ'D
OFFICE (1 per 300)	2014	7
RETAIL (1 per 250)	2000	8
STORAGE (1 per 1000)	828	1



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS

No.	DATE	DESCRIPTIONS/ASSE

PROJECT NAME AND ADDRESS:
PK FLOORS
125 RALPH HALL PKWY
ROCKWALL, TX 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC PLAN

P1.0
SP2022-063

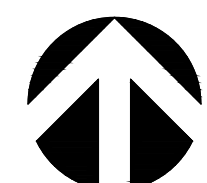
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
PATRICK KELLEY
TAHOE DR.
ROCKWALL, TEXAS 75087
(469)693-9187

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1684
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087



PHOTOMETRIC PLAN
SCALE: 1"=20'
0 20' 40'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 10, 2023
APPLICANT: Jeff Carroll; Carroll Architects, Inc.
CASE NUMBER: SP2022-062; *Site Plan for The Pet Doctor*

SUMMARY

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

BACKGROUND

On November 7, 1960 the subject property was annexed by *Ordinance 60-03 [Case No. A1960-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between November 7, 1960 and January 3, 1972, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. In 1999, the subject property was developed with an 86,484 SF *General Retail Store (i.e. Kohl's)*. On November 29, 2022, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2022-021*] for the adjacent property (*i.e. Kohls*) to allow the deficiency of 87 parking spaces. This case enabled the applicant to submit the application for this site plan case.

PURPOSE

The applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- is requesting the approval of a Site Plan for the construction of one (1) 6,800 SF building intended to operate as an *Animal Clinic for Small Animals without Outside Pens* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Rochell Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.629-acre parcel of land (*i.e. Lot 6, Block A, Rockwall Market Center East*) developed with a *Restaurant (i.e. Cracker Barrel)* and zoned Commercial (C) District. Beyond this are the east bound lanes of the IH-30 Frontage Road. Beyond that are the main lanes of IH-30 followed by the west bound lanes of the IH-30 Frontage Road.

South: Directly south of the subject property is a 11.605-acre tract of land (*i.e. Tract 17-01, of the E.P.G. Chisum Survey, Abstract No. 64*) zoned Agricultural (AG) District and developed with a *Public Primary School (i.e. Amanda Rochell Elementary)*. Beyond this is Phase II of the Highland Meadows Subdivision, which was established in 2000 and consists of 97 single-family residential homes. This phase of the subdivision is zoned Single Family 7 (SF-7) District.

East: Directly east of the subject property is a 1.5438-acre parcel of land (*i.e. Lot 3, Block A, Rockwall Market Center East*), zoned Commercial (C) District, and developed with a 10,664 SF *Indoor Commercial Amusement/Recreation Facility (i.e. Chuck E. Cheese)*. Beyond this is a 0.554-acre parcel of land (*i.e. Lot 5, Block A, Rockwall Market Center East*), zoned Commercial (C) District, and developed with a 1,432 SF *Restaurant less than 2,000 SF, with*

a Drive-Through or Drive In (i.e. Bahama Bucks). Beyond that is Mims Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 7.383-acre parcel of land identified as *Lot 7, Block A, Rockwall Market Center East Addition*, zoned Commercial (C) District, and developed with an 86,484 SF *General Retail Store* (i.e. Kohl's). Beyond this is a 1.345-acre parcel of land (i.e., *Lakeside Batting Park*) zoned Commercial (C) District and developed with a 1,595 SF *General Retail Store* (i.e. *Nutriservice*). West of this land use is an 11.389-acre parcel of land (i.e. *Lot 1, Block A, Home-Depot-Rockwall Addition*), zoned Commercial (C) District, and developed with a 115,740 SF *General Retail Store* (i.e. *Home Depot*). Beyond this is Market Center Drive which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Animal Clinic for Small Animals without Outside Pens* land uses is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the variance outline in the *Variances and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X= 39,306 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=61-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=207-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X=15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=12-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=24-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=23%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/300 SF or 23 Parking Spaces</i>	<i>X= 37; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=23%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=77%; In Conformance</i>

TREESCAPE PLAN

The table provided on the Treescape Plan indicates that 12-caliper inches of Live Oak Trees will be removed from the subject property as a result of the development. The landscape table provided by the applicant indicates that five (5), six (6) inch caliper trees will be planted (i.e. 35 caliper inches of trees). Given this, the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY'S CODES

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of an *Animal Clinic for Small Animals without Outside Pens*, which is defined as "(a)b establishment where small animals and pets are admitted for examination, medical treatment, and boarding of animals is limited to short-term care incidental and subordinate to the clinic use." This land use conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Commercial (C) District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, the proposed site plan would affect the Kohl's Department Store parking. Currently, the Kohl's Department Store has 351 parking spaces. With the development of the subject property, the Kohl's parking spaces would be diminished to 259 parking spaces. That being said, on November 29, 2022, the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2022-021] for an exception to the parking requirements to allow a deficiency of 87 parking spaces for Kohl's Department Store at 823 E IH-30.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

Variances:

- (1) **Four (4) Sided Architecture.** According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations, the applicant does not meet the wall projection requirements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] 3% more than the required landscape percentage, and [2] added shrubs along the southeast side of the building. In addition, staff has also identified the following item that can be used as compensatory: [1] providing five (5) canopy trees at a higher caliper inch than required (*i.e. six [6] caliper inch trees*). Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. According to the plan, "(t)he *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support the entire region." The *IH-30 Corridor District* will continue to serve as the City's primary retail corridor in the future. The primary land uses for the *Special Commercial Corridor* include regional shopping centers, entertainment, retail, personal services, restaurant, corporate offices, employment and recreational land uses. In this case, the applicant's request would create an out parcel to an existing shopping center, which can be considered to be conforming to the intent of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On December 27, 2022, the Architecture Review Board (ARB) reviewed the proposed building elevations, and recommended that the applicant bring the brick up to the top of the windows and include brick in the first four (4) feet of the facades in the entry areas. The applicant has provided updated elevations that comply with the ARB's request, and these elevations will be taken back to the board for review at their next meeting on January 10, 2023.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an *Animal Clinic for Small Animals without Outside Pens* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 823 E. I-30 Rockwall TX 75032
 Subdivision ROCKWALL MARKET CENTER EAST Lot 1 Block A
 General Location I-30 & MIMS ROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning COMMERCIAL Current Use RETAIL
 Proposed Zoning GAME Proposed Use OFFICE - VETERINARY CLINIC
 Acreage 0.636 AC. Lots [Current] 2 Lots [Proposed] 3

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner KOHL'S DEPT STORES - ERIC BORKENHAGEN Applicant CARROLL ARCHITECTS, INC
 Contact Person ERIC BORKENHAGEN Contact Person JEFF CARROLL
 Address N 56 W 17000 RIDGEWOOD DR Address 750 E. I-30 #110
 City, State & Zip MENOMONIE FALLS, WI City, State & Zip ROCKWALL, TX 75087
 Phone 262-703-7000 Phone 214-632-1762
 E-Mail eric.borkenhagen@kohls.com E-Mail JC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Eric Borkenhagen [Owner] the undersigned, who stated the information on this application to be true and certified the following:

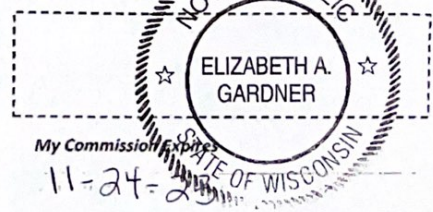
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

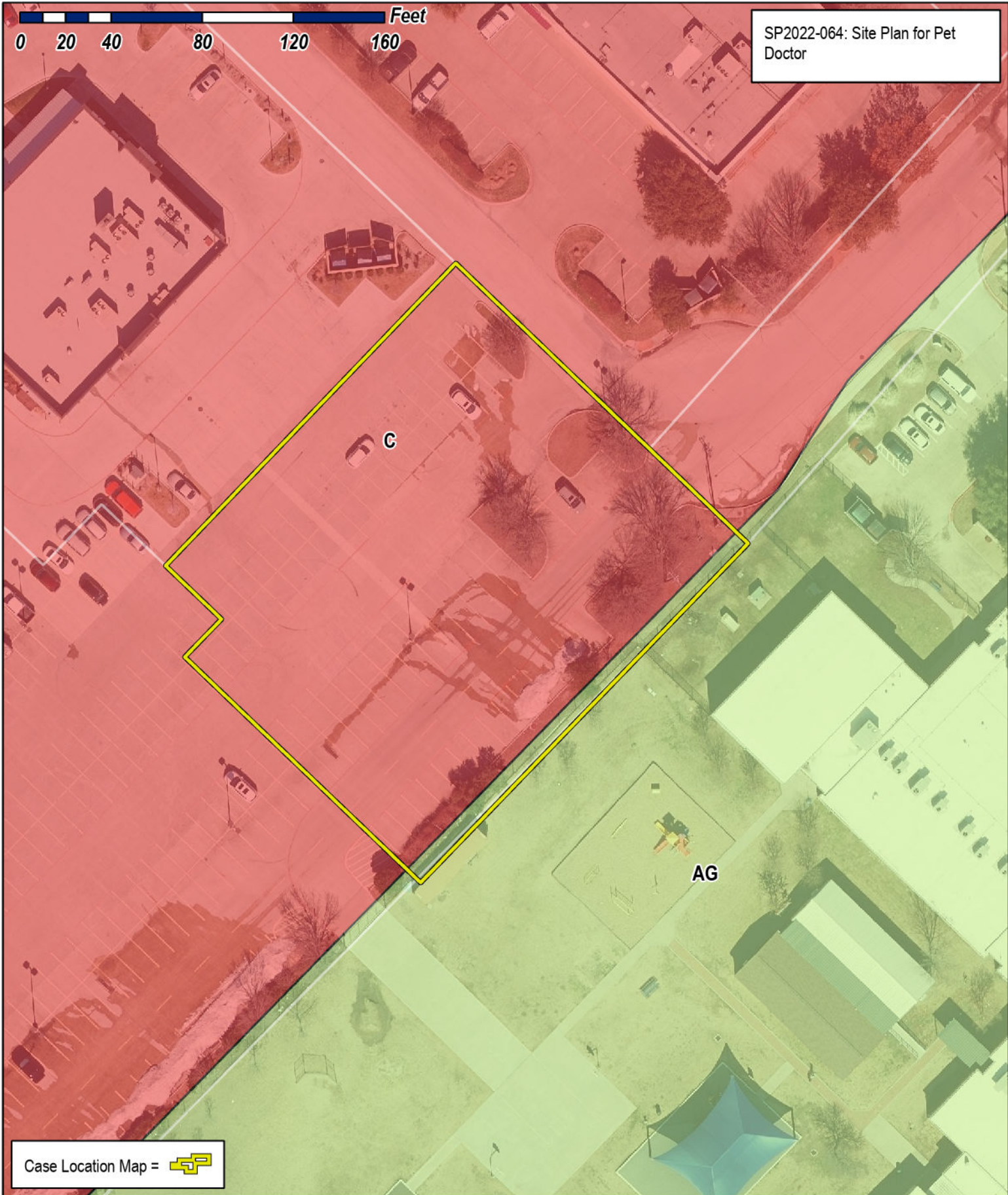
Given under my hand and seal of office on this the 13 day of October, 2022.

Owner's Signature [Signature]

Notary Public in and for the State of Texas

Elizabeth A. Gardner





Case Location Map = 

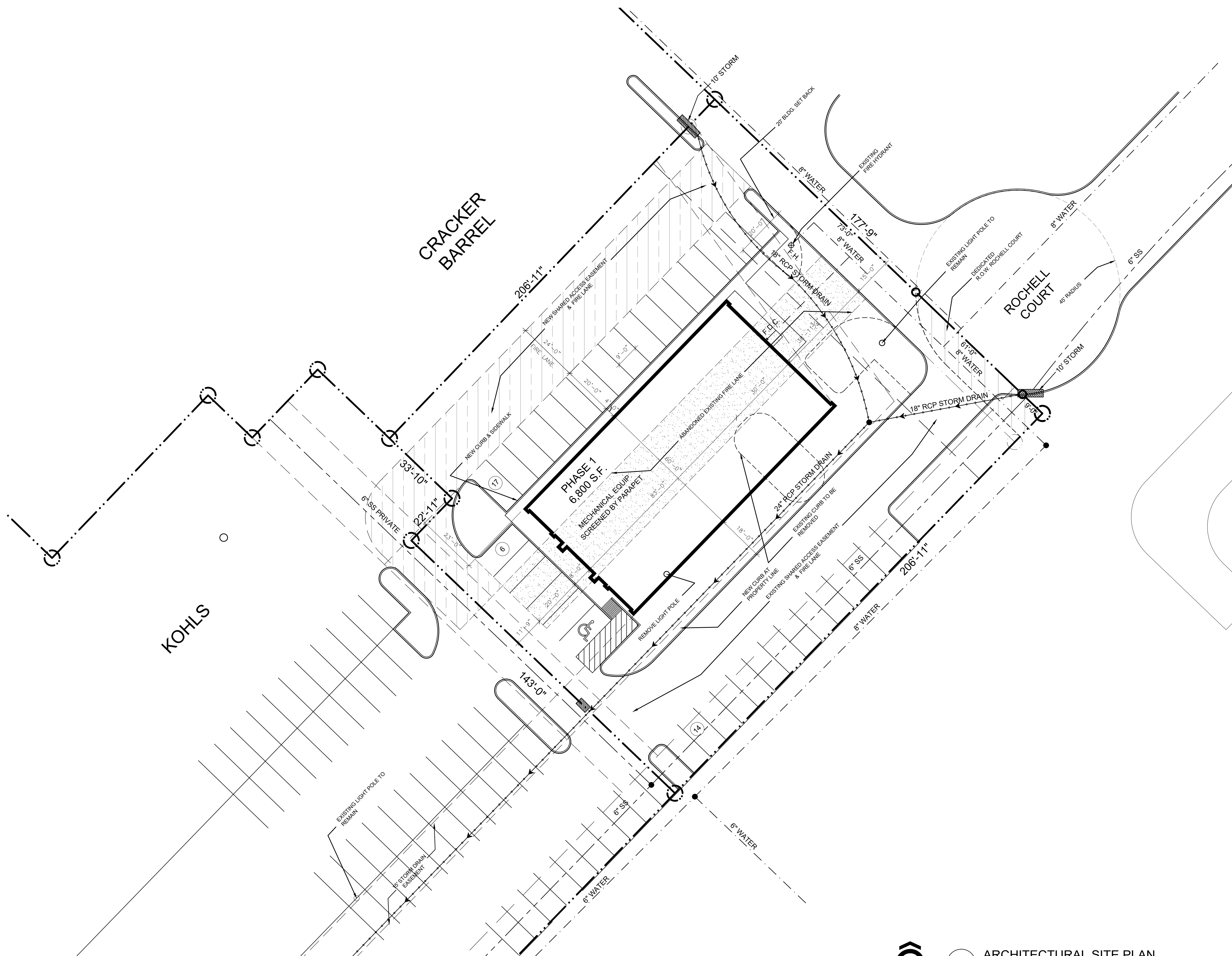


City of Rockwall

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

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SITE DATA TABLE	
SITE AREA	0.824 ACRES (35,917 S.F.)
SHARED ACCESS EASEMENT	6,300 S.F.
ORDINANCE SITE PLAN AREA	29,617 S.F.
ZONING	(C) COMMERCIAL
PROPOSED USE	BUSINESS
BUILDING AREA #1:	6,800 S.F.
LOT COVERAGE (GROSS AREA)	23.0%
FLOOR TO AREA RATIO	2.3 : 1
BUILDING HEIGHT MAX.	36'-0"

BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
BUILDING #1	6,800 S.F.	1/300	= 23
TOTAL PARKING REQUIRED			= 23 SPACES
TOTAL PARKING PROVIDED			= 37 SPACES

NOTE:
 1.) KOHLS PARKING SPACES REDUCES 61 SPACES
 2.) KOHLS TO PAY AND RELOCATE SEWER LINES

ISSUE:	CITY COMMENTS:	REVISED COMMENTS:	REVISED COMMENTS:
	12-12-2022	12-20-22	12-28-22

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PET DOCTOR
 828 Rochelle Ct.
 Rockwall, Texas 75087

PET DOCTOR
 DR. WEBB

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

ARCHITECTURAL SITE PLAN

PET DOCTOR
 LEGAL DESCRIPTION AND OR ADDRESS:
 ROCKWALL MARKET CENTER EAST
 LOT 1, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64
 City of Rockwall, Rockwall County, Texas

OWNER
 Dr. Keith Webb
 Pet Doctor Veterinary Hospital
 2703 Market Center
 Rockwall, TX 75032

APPLICANT
 Carroll Architects, Inc.
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 P: 972-732-6085
 E: j@carrollarch.com
 ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
 SP2022-064

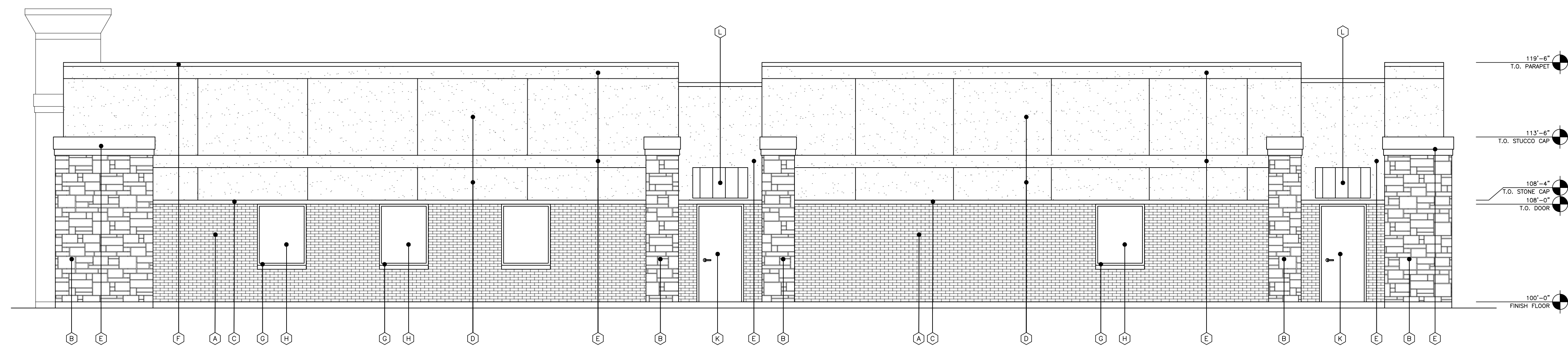
SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2022.

WITNESS OUR HANDS, this ____ day of _____, 2022.

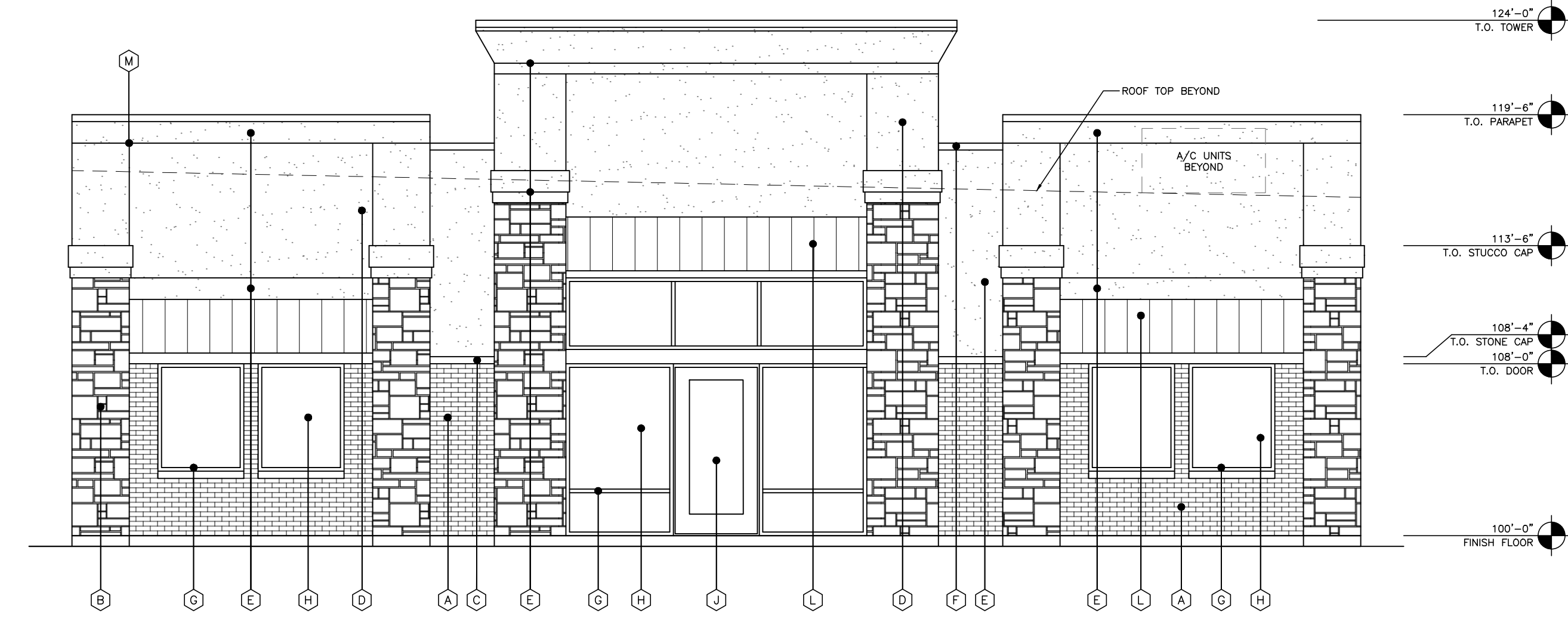
Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

DATE: DEC 2022 SHEET NO: A100
 PROJECT NO: 2022063
 DRAWN BY:
 CHECKED BY:



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

STONE	-	289 S.F.	-	20.0%
STUCCO	-	1179 S.F.	-	52.0%
BRICK	-	602 S.F.	-	28.0%
TOTAL	-	2,070 S.F.	-	100%



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

STONE	-	241 S.F.	-	25.0%
STUCCO	-	623 S.F.	-	55.0%
BRICK	-	150 S.F.	-	20.0%
TOTAL	-	1,014 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, FIELD COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
D	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
E	STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT - ACCENT. COLOR - PEARL ASH
F	PREFINISHED METAL COPING COLOR - SILVER
G	WINDOW FRAMES ALUMINUM, COLOR - ANODIZED ALUM.
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR - ANODIZED ALUM.
K	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - DARK BRONZE
M	STUCCO: CONTROL JOINTS AS SHOWN
N	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:	CITY COMMENTS:	REVISED COMMENTS:
	12-12-2022	12-20-22
		12-28-22

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PET DOCTOR
828 Rochelle Ct.
Rockwall, Texas 75087

PET DOCTOR
DR. WEBB

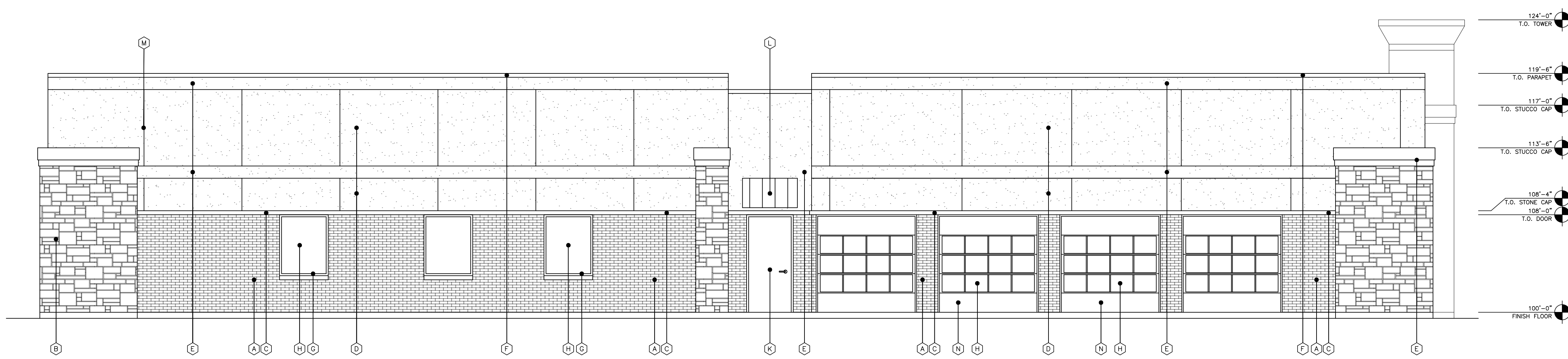
CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

PET DOCTOR	
LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT 7, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-064	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, 2022.	
WITNESS OUR HANDS, this ____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

EXTERIOR ELEVATIONS

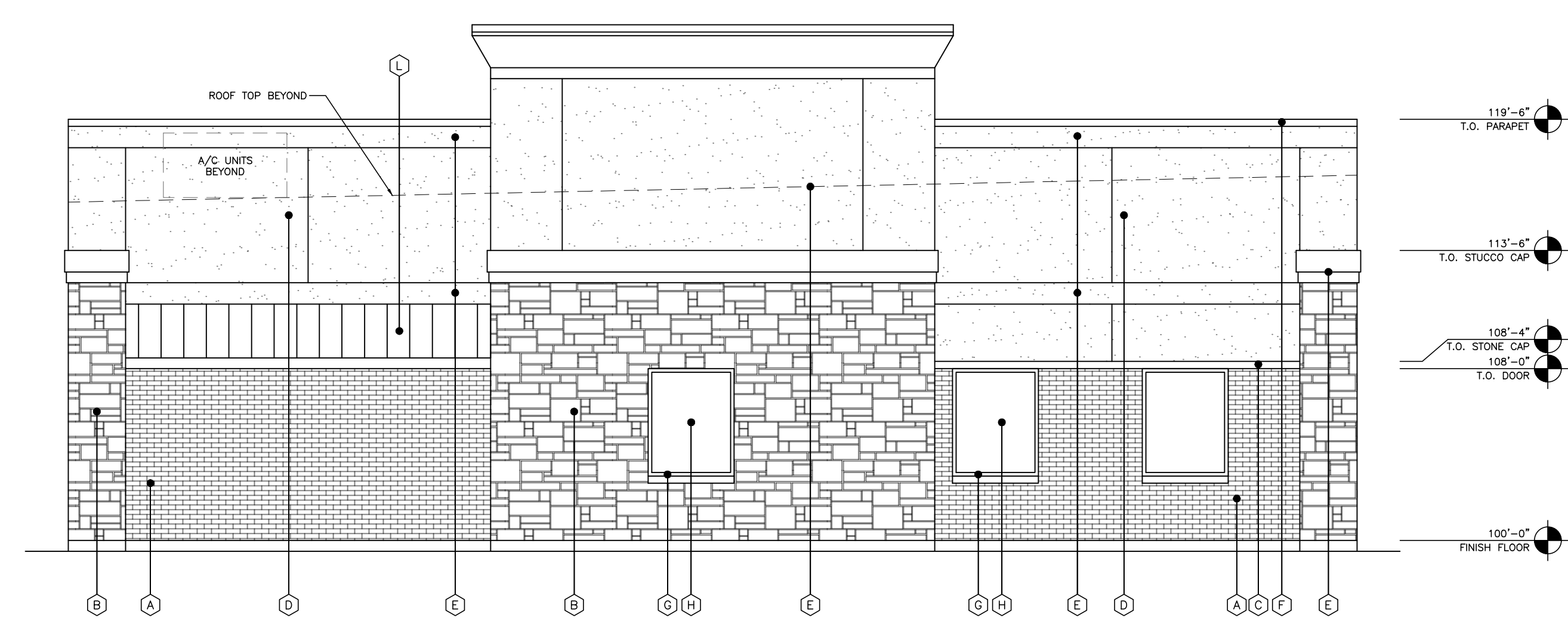
DATE:	DEC 2022	SHEET NO:	A501
PROJECT NO:	2022063		
DRAWN BY:			
CHECKED BY:			

CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES TO BE USED IN THIS PROJECT ARE APPROVED BY THE CITY OF ROCKWALL. ALL MATERIALS AND FINISHES SHALL BE SUBMITTED TO THE CITY OF ROCKWALL FOR APPROVAL PRIOR TO CONSTRUCTION.



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

STONE	-	256 S.F.	-	20%
STUCCO	-	1200 S.F.	-	53%
BRICK	-	411 S.F.	-	27%
TOTAL	-	1867 S.F.	-	100%



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

STONE	-	302 S.F.	-	25%
STUCCO	-	674 S.F.	-	55%
BRICK	-	234 S.F.	-	20%
TOTAL	-	1210 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, FIELD COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
D	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
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M	STUCCO: CONTROL JOINTS AS SHOWN
N	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:	CITY COMMENTS:	REVISED COMMENTS:
	12-12-2022	12-20-22
		12-28-22

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PET DOCTOR
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 Rockwall, Texas 75087

PET DOCTOR
 DR. WEBB

CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

PET DOCTOR	
LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT - BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-064	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

EXTERIOR ELEVATIONS

DATE: _____ SHEET NO: _____
 PROJECT NO: **2022063**
 DRAWN BY: _____
 CHECKED BY: _____

A502

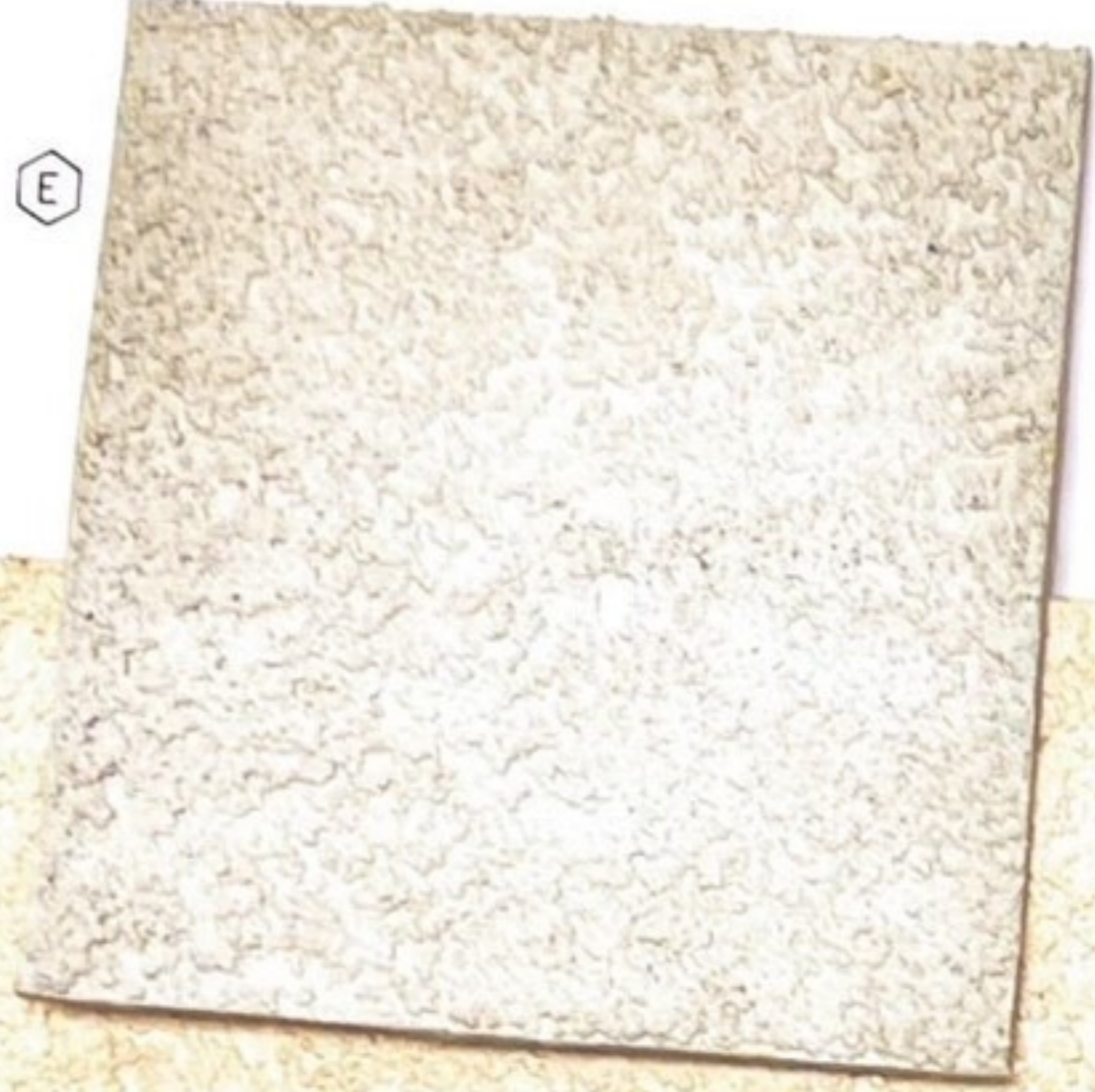




A



D



E

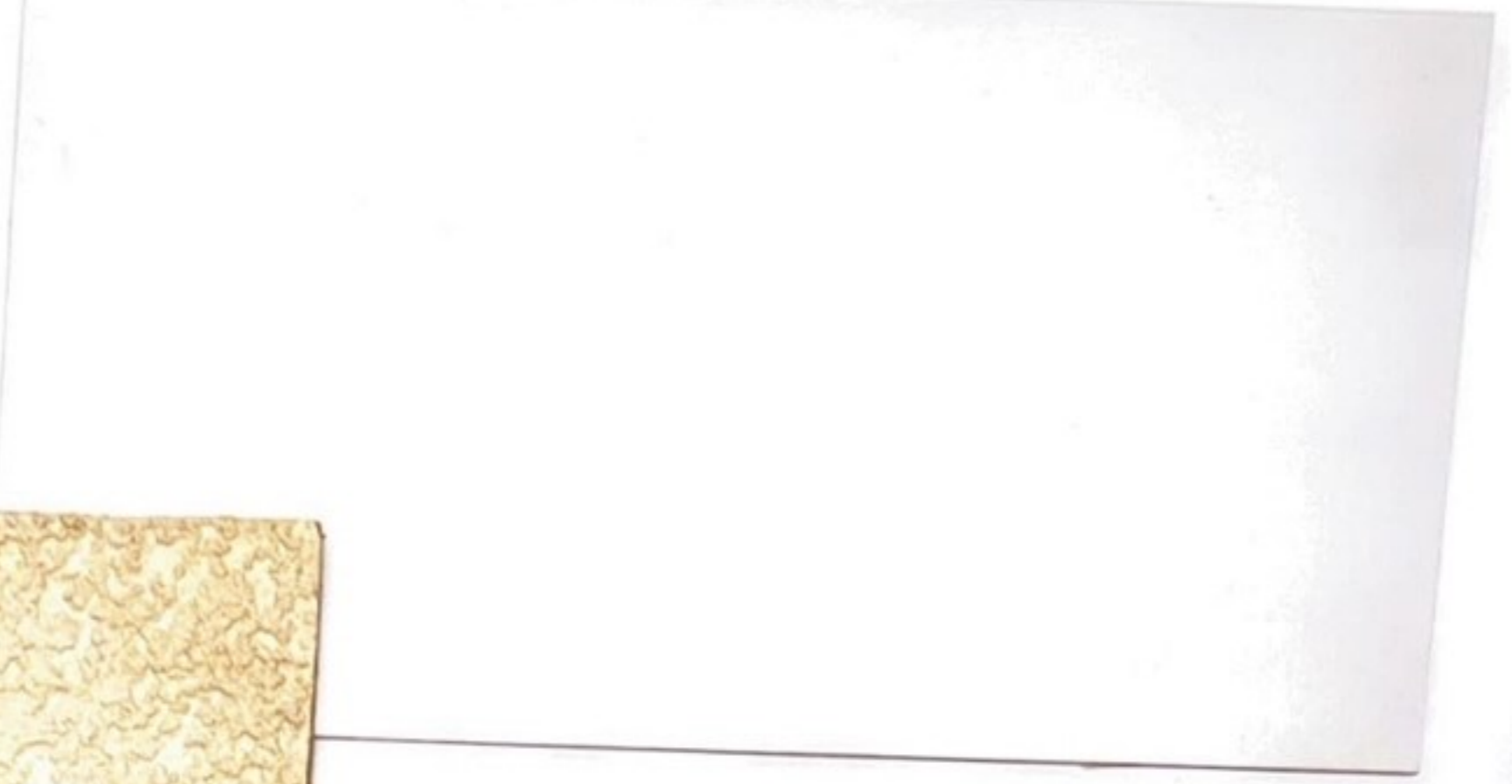


L



B

C



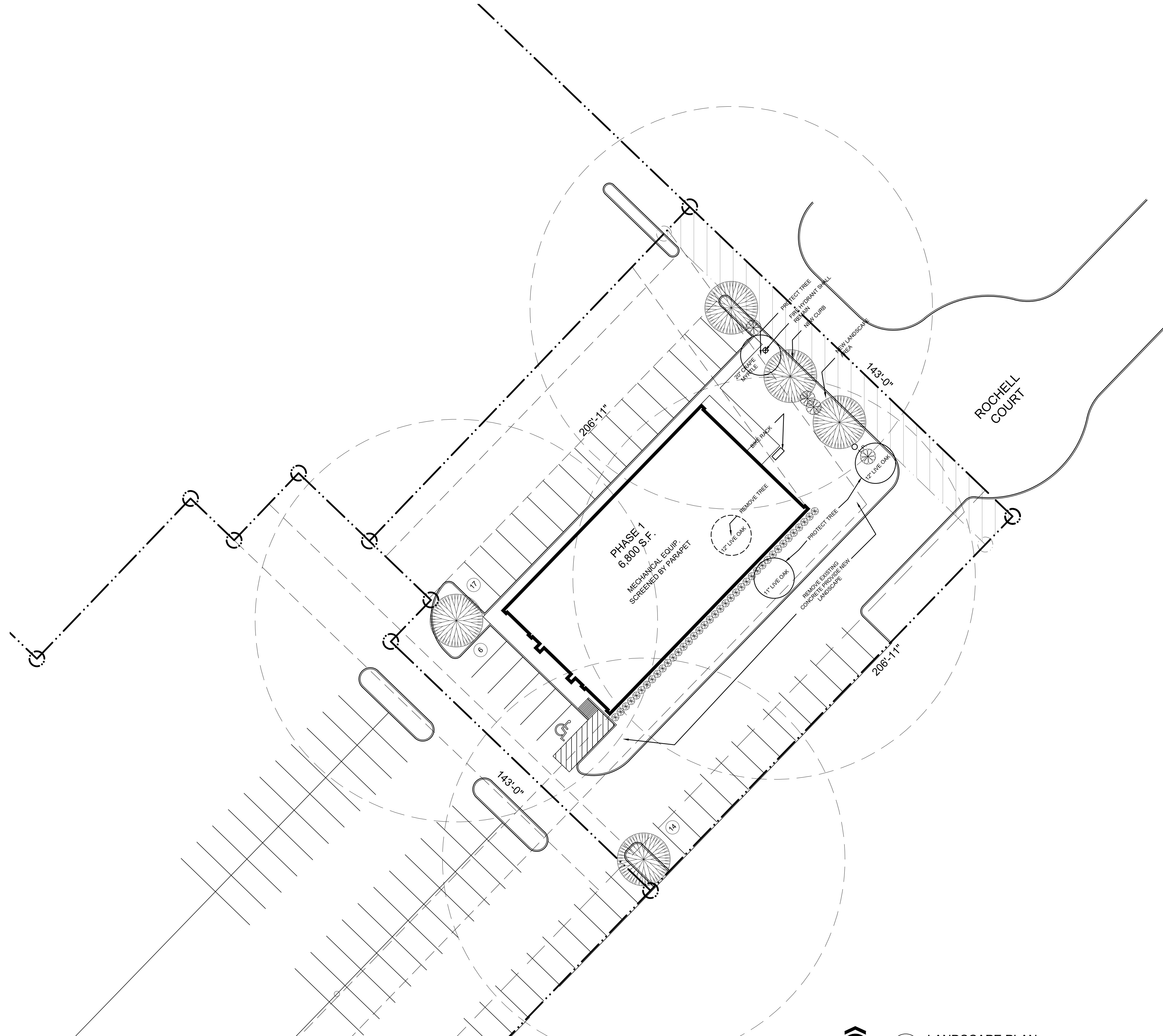
F

J



PET DOCTOR

828 Rochelle Ct.
Rockwall, Texas 75087



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

SITE DATA TABLE	
SITE AREA	0.824 ACRES (35,917 S.F.)
SHARED ACCESS EASEMENT	6,300 S.F.
ORDINANCE SITE PLAN AREA	29,617 S.F.
ZONING	(C) COMMERCIAL
PROPOSED USE	BUSINESS
BUILDING AREA #1:	6,800 S.F.
LOT COVERAGE (GROSS AREA)	23.0%
FLOOR TO AREA RATIO	2.3 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	29,617 S.F.
REQUIRED LANDSCAPE AREA-- 20% OF 29,617 S.F.	5,923 S.F.
PROVIDED LANDSCAPE AREA-- 23% OF 29,617 S.F.	8,612 S.F.
IMPERVIOUS COVERAGE-- 77% OF 29,617 S.F.	22,805 S.F.

- NOTES:**
- Irrigation shall be provided to all landscaped areas.
 - Tree mitigation for this project for existing trees on this property.
 - All perimeter parking are within 50'-0" of a shade tree.
 - No trees within 5' of public utilities less than 10'.
 - No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 6" CALIPER	
CEDAR ELM (MIN. 6" CALIPER)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
EYE'S NECKLACE (MIN. 4" TALL)	EXISTING TREE OR SHRUBBERY

- TREE MITIGATION NOTES:**
- REMOVED - (1) EXISTING 12" PROPOSED - ADDITIONAL 30"
- GENERAL NOTES:**

1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE
11. THERE IS AN EXISTING SEWER EASEMENT @ REAR OF BOTH BUILDINGS. THIS DOES NOT ALLOW TREES TO BE PLANTED BEHIND THESE BUILDINGS.

PET DOCTOR	
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT 1, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-064	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

ISSUE:	CITY COMMENTS:	REVISED COMMENTS:
	12-12-2022	12-20-22
	12-28-22	

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LANDSCAPE PLAN

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