



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-027 P&Z DATE 9/11/2018 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2018-027

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 (Resolution No. 05-22) [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)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1210 North Goliad, Rockwall, TX 75087

Subdivision _____

Lot

2

Block

A

General Location Hwy 205 and Caruth Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning _____

Current Use _____

Proposed Zoning _____

Proposed Use _____

Acreage _____

Lots [Current] _____

Lots [Proposed] _____

- Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner J.E.R. Chilton YMCA Rockwall

Applicant _____

Contact Person Rudy Banuelos

Contact Person Rudy Banuelos

Address 1210 North Goliad

Address 1210 North Goliad

City, State & Zip Rockwall, TX 75087

City, State & Zip Rockwall, TX 75087

Phone +1 (214) 498-9664

Phone +1 (214) 498-9664

E-Mail info@bordeauxcompany.com

E-Mail info@bordeauxcompany.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Rudy Banuelos [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

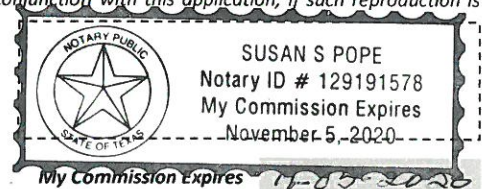
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 7th day of August, 20 18. 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."

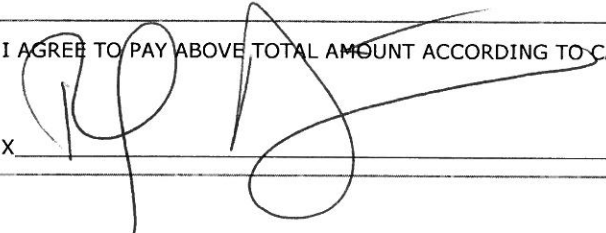
Given under my hand and seal of office on this the 7 day of August, 20 18.

Owner's/Applicant's Signature _____

Notary Public in and for the State of Texas _____

[Signature]
Susan S. Pope



<p>City of Rockwall 385 S Goliad St Rockwall TX, 75087 P: 972 771 7700</p>	<p style="text-align: right;">RECEIPT</p> <p>Receipt #: 153365833058042 Date: 8/7/2018 4:24:07 PM EST User: cityofrockwallvpos</p>
<p>Customer Information: BANUELOS/RUDY</p>	
<p>Transaction Information: Card Type: AE Card Number: *****4005 Status: Success Transaction Type: Sale Amount: \$102.00 Bank Response: Auth Code: 505394 Card Entry Method: Swiped Settled: \$102.00</p>	
<p>I AGREE TO PAY ABOVE TOTAL AMOUNT ACCORDING TO CARD ISSUER AGREEMENT (MERCHANT AGREEMENT)</p> <p>X </p>	
<p>If you have any questions concerning this receipt, contact customerservice@rockwall.com.</p>	



September 13, 2018

ATTN: RUDY BANUELOS
RUDY BANUELOS
1210 NORTH GOLIAD STREET,
ROCKWALL, TX 75087

RE: AMENDING SITE PLAN (SP2018-027), YMCA Lighting Plan

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 09/11/2018. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On September 11, 2018, the Planning and Zoning Commission made a motion to approve the applicant's request for replacing the lighting facilities for the two (2) ball fields adjacent to Caruth Lance. The motion passed by a vote of 5 to 0 with Commissioners Lyons and Moeller absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

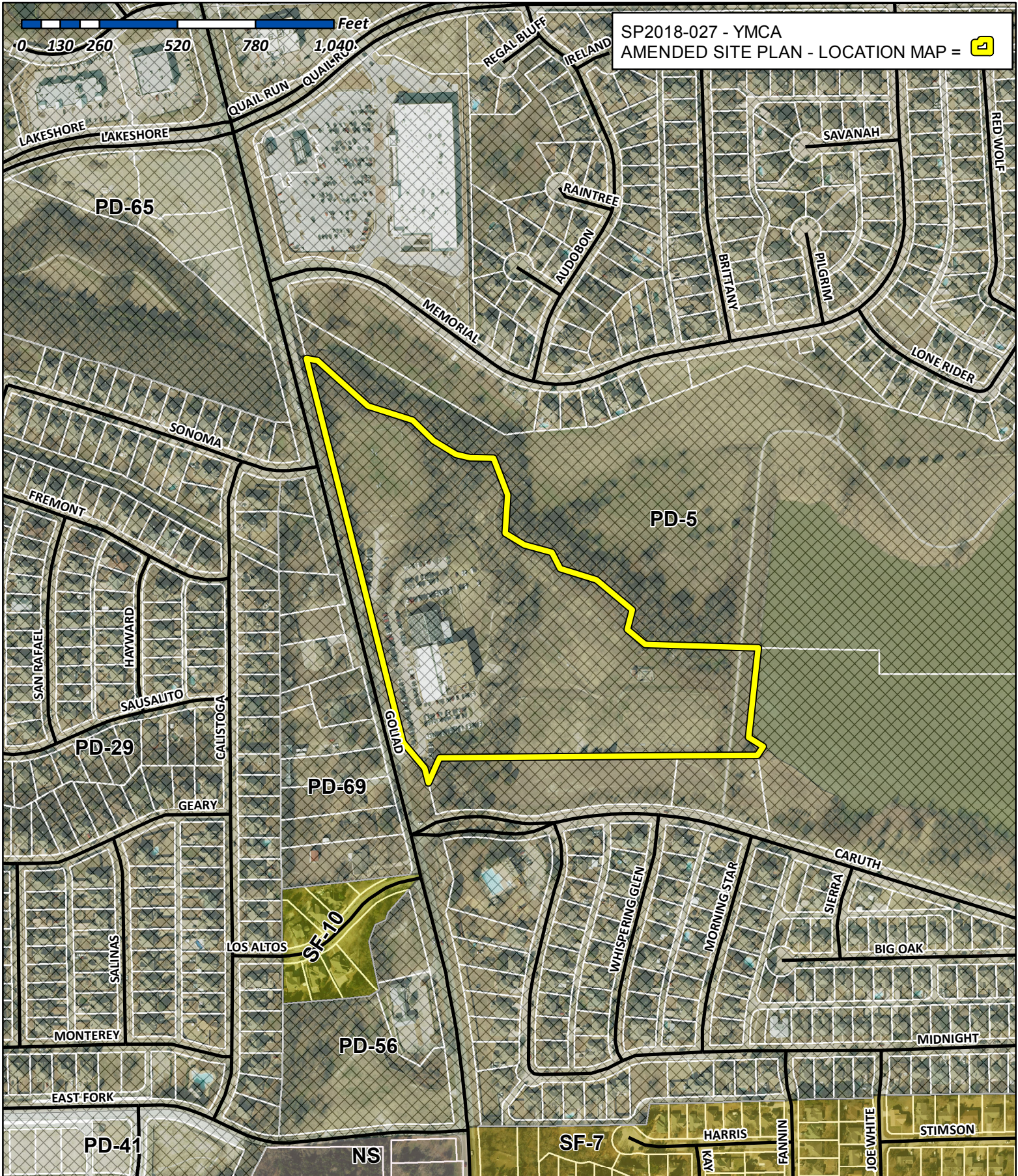
Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

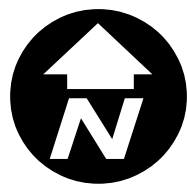
Project Number: SP2018-027
Project Name: 1210 N. Goliad Street
Project Type: SITE PLAN
Applicant Name: RUDY BANUELOS
Owner Name: YMCA, OF DALLAS
Project Description:



City of Rockwall

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

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



PLOT THIS DRAWING USING ACS-STANDARD.CTG



NOTE:
BLINDERS/BLOCKERS REQUIRED ON SOUTH FACING
LIGHT POLES TO LIMIT FC LEVEL AT THE SOUTH
PROPERTY LINE. SUBJECT TO CITY APPROVAL

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
Pole	○ □	(1) 5000K R670	JEC-XA-LED-503-900W-HIMAS-30D-5K	ELECTRONIC	POLE	JEC ENERGY SAVINGS	120V 1P 2W	32

ELECTRICAL - PHOTOMETRICS PLAN



PROJECT:
BORDEAUX COMPANY
YMCA
1210 N. GOLIAD ST.
ROCKWALL, TX 75087

Montgomery
2018.07.30
00'05- 12:40:08
J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS - NO.
90427
RCS ENTERPRISES, LP F-2071

REVISION HISTORY	
NO.	DESCRIPTION

ISSUE DATE: 6/26/2018

DRAWN BY: RF

SCALE: N.T.S. 24x36

SHEET NUMBER:

E1.1

PLOT THIS DRAWING USING RGS-STANDARD.CTE

6/8/2018 Rockwall, TX Code of Ordinances
SECTION 3. - OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES

Sec. 3.1. - Definitions.

Candela means a measurement quantified in unit(s) of luminous intensity in any given direction. It is also commonly referred to as candi/power(s).

Floodlight means an artificial illumination in broad beam, above 15 watts with a light source that extends more than two inches below the horizontal plane of the laminair.

Footcandle or *FC* means the amount of illumination provided by one lumen uniformly distributed on one square foot of surface.

(Ord. No. 10-14, § 50, 7-6-2010)

Full cut-off means a light source that does not extend below the horizontal plan of the luminaire.

Light source means the device which produces visible energy, such as a bulb.

Lumen means the quantity of luminous flux intercepted by a surface of one square foot, all points of which are one foot from a uniform source of one candela. A one-candela source provides 12.57 lumens.

Luminaire means a complete lighting unit including a light source and all necessary mechanical, electrical, reflective, and decorative parts.

Partial cut-off means a light source that extends no more than one inch below the horizontal plan of luminaire.

(Ord. No. 10-14, § 50, 7-6-2010)

Standard means the light pole and base.

Temporary holiday lighting means the type of lighting typically used during the holiday periods.

Sec. 3.2. - Prohibited lighting.

It shall be unlawful to display or operate the following:

A. An unshielded light source, including bare bulbs, above 15 watts, except for temporary holiday lighting.

B. The operation of search lighting is prohibited except it shall be permitted for a period not to exceed 14 days from grand openings and promotional events with permission of the building official.

15

6/8/2018 Rockwall, TX Code of Ordinances

Lighting Exhibit C

EXAMPLES OF UNDER-CANOPY LIGHTING

G. *Illumination*. The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with the following exceptions:

- Under-canopy lighting (e.g., fuel stations, drive-through lanes and covered parking structures) shall not exceed 35 FC. The remainder of the property shall comply with the 20-FC maximum.
- Lighting for motor vehicle dealerships shall not exceed 30 FC within the front yard(s) of the development. The remainder of the property shall comply with the 20-FC maximum.

(Ord. No. 10-14, § 51, 7-6-2010)

H. *Exemptions*. Historic or antique-style pedestrian light fixtures approved by the planning and zoning commission are excluded from these standards.

(Ord. No. 10-14, § 51, 7-6-2010)

Sec. 3.4. - Plan required.

A photometric plan describing compliance with the provisions of this section shall be submitted to the director of planning prior to the issuance of any building permit or certificate of occupancy that proposes additional lighting. This plan shall be prepared by an appropriate lighting designer such as a lighting engineer, architect or other qualified lighting designer. Upon installation of the lighting, the designer shall provide a letter certifying that the lighting is installed in accordance with the approved design and this section. The director of planning shall have the authority to interpret and determine compliance with this section. The planning and zoning commission may grant exemptions to the provisions of this article if compliance will result in substantial financial hardship or inequity, so long as said exemption is without harm to the public. Decisions of the planning and zoning commission may be appealed to the city council.

Sec. 3.5. - Nonconforming lighting.

Luminaires installed prior to the adoption of this [Unified Development Code] shall be exempt from the requirements herein.

45

6/8/2018 Rockwall, TX Code of Ordinances
Sec. 3.3. - Minimum requirements.

A. *Glare*. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.

B. *Light at residential property line*. The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle.

C. *Light at nonresidential property line*. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

(Ord. No. 10-14, § 51, 7-6-2010)

D. *Height*. No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District as specified in article V of this [Unified Development] Code.

(Ord. No. 06-14, 4-17-2006)

E. *Building and pole mounted lighting*. All building and pole mounted luminaires exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source. See lighting exhibits A and B.

Lighting Exhibits

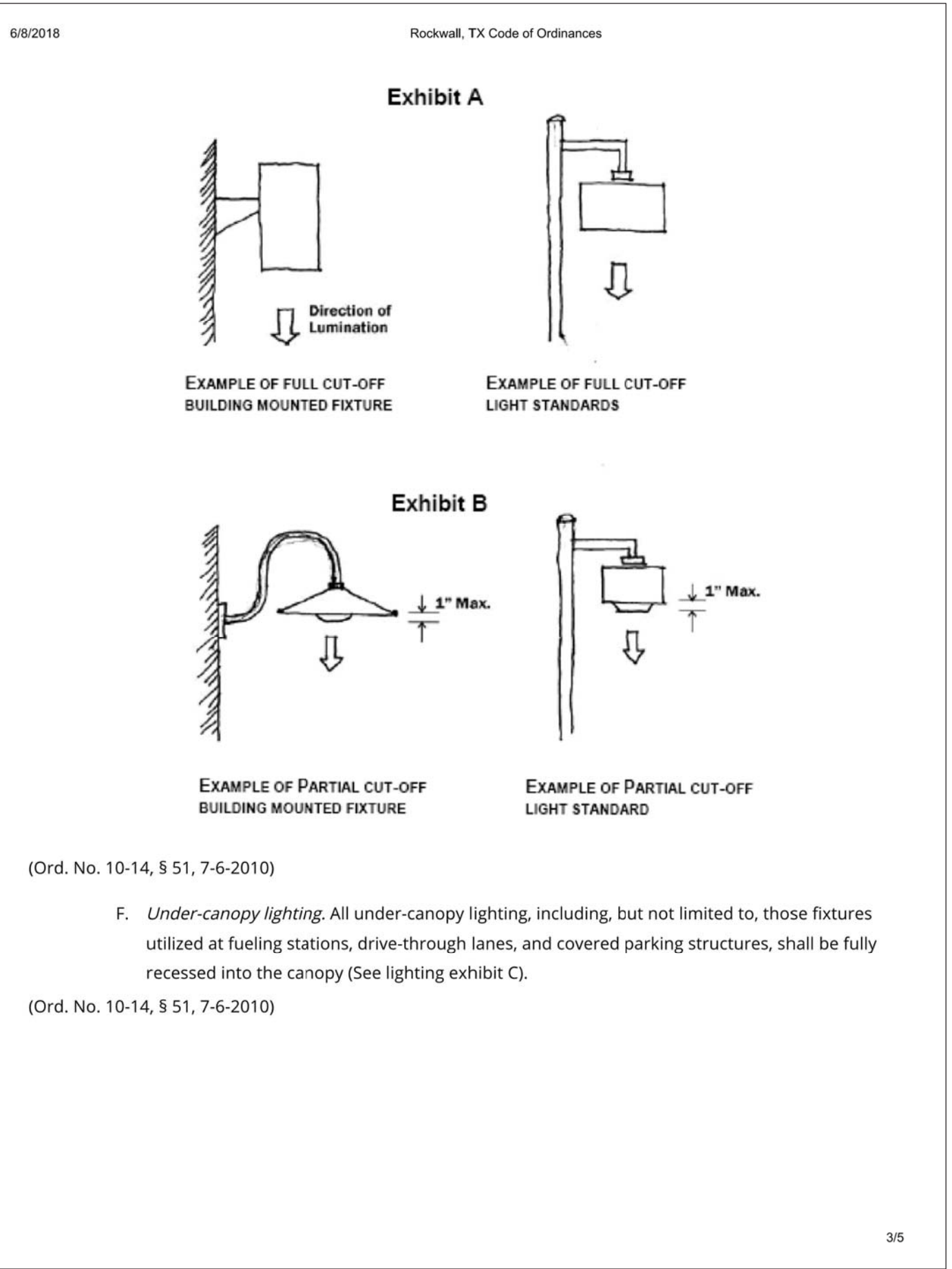
25

6/8/2018 Rockwall, TX Code of Ordinances

Sec. 3.6. - Exemptions.

Lighting installed by or for a governmental agency for the public benefit that is used for activities for the public benefit such as right of way, ball fields, airports and parks. However, parking lot lighting for these activities shall be meet the requirements of the section.

55



MEP - DESIGN CRITERIA	
BUILDING CODE:	
-	2015 INTERNATIONAL BUILDING CODE
-	2015 INTERNATIONAL ENERGY CONSERVATION CODE
-	2014 NATIONAL ELECTRIC CODE
-	INCLUDING ALL CURRENT CITY ORDINANCES

MEP - SHEET INDEX		
ELECTRICAL:	CITY LIGHTING ORDINANCES	E1.0
	PHOTOMETRICS PLAN	E1.1
	SITE WIRING SCHEMATIC	E1.2

RCS Enterprises, LP
 Engineering & Inspection Services
 400 N. Alton Dr. Suite #205
 Alton, Texas 75013
 (972) 727-8572
 www.rcsenterprises.net

PROJECT:

BORDEAUX COMPANY
YMCA
1210 N. GOLIAD ST.
ROCKWALL, TX 75087

Montgomery
 2018.07.30
 '00'05-12:40:33
 J. MARTIN MONTGOMERY
 REGISTERED PROFESSIONAL
 ENGINEER STATE OF TEXAS - NO.
 90427
 RCS ENTERPRISES, LP F-2071

NO.	DATE	REVISION HISTORY				
		DESCRIPTION				

ISSUE DATE: 6/26/2018

DRAWN BY: RF

SCALE: N.T.S.	24x36
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SHEET NUMBER:

E1.0

Rockwall, Texas, Code of Ordinances >> PART III - UNIFIED DEVELOPMENT CODE >> **Article VII - ENVIRONMENTAL PERFORMANCE >> SECTION 3. - OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES >>**

SECTION 3. - OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES

[Sec. 3.1. - Definitions.](#)

[Sec. 3.2. - Prohibited lighting.](#)

[Sec. 3.3. - Minimum requirements.](#)

[Sec. 3.4. - Plan required.](#)

[Sec. 3.5. - Nonconforming lighting.](#)

[Sec. 3.6. - Exemptions.](#)

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It shall be unlawful to display or operate the following:

- A. An unshielded light source, including bare bulbs, above 15 watts, except for temporary holiday lighting.
- B. The operation of search lighting is prohibited except it shall be permitted for a period not to exceed 14 days from grand openings and promotional events with permission of the building official.

Sec. 3.3. - Minimum requirements.

- A. *Glare.* In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
- B. *Light at residential property line.* The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle.
- C. *Light at nonresidential property line.* The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

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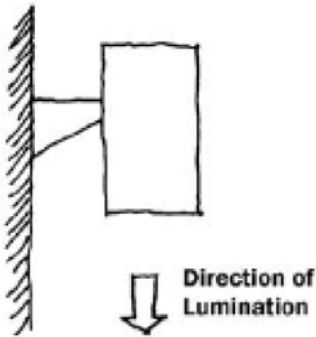
- D. *Height.* No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District as specified in article V of this [Unified Development] Code.

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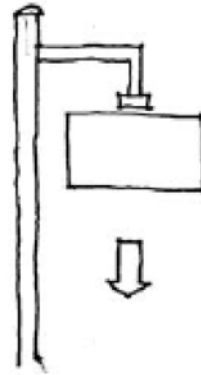
- E. *Building and pole mounted lighting.* All building and pole mounted luminaries exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source. See lighting exhibits A and B.

Lighting Exhibits

Exhibit A

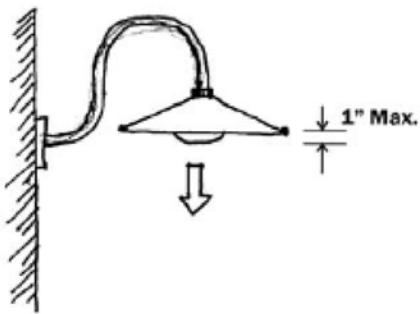


EXAMPLE OF FULL CUT-OFF BUILDING MOUNTED FIXTURE

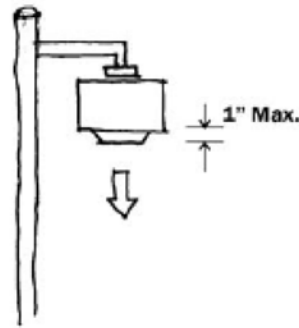


EXAMPLE OF FULL CUT-OFF LIGHT STANDARDS

Exhibit B



EXAMPLE OF PARTIAL CUT-OFF BUILDING MOUNTED FIXTURE



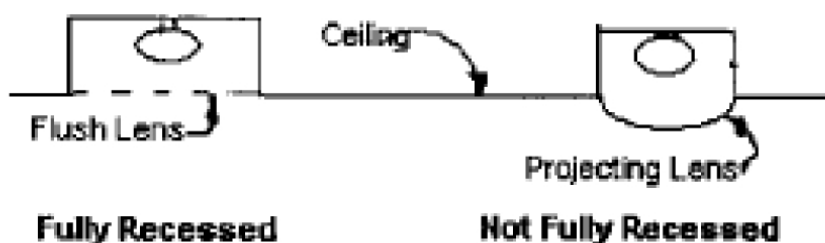
EXAMPLE OF PARTIAL CUT-OFF LIGHT STANDARD

(Ord. No. 10-14, § 51, 7-6-2010)

- F. *Under-canopy lighting.* All under-canopy lighting, including, but not limited to, those fixtures utilized at fueling stations, drive-through lanes, and covered parking structures, shall be fully recessed into the canopy (See lighting exhibit C).

(Ord. No. 10-14, § 51, 7-6-2010)

Lighting Exhibit C



EXAMPLES OF UNDER-CANOPY LIGHTING

- G. *Illumination.* The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with the following exceptions:
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Sec. 3.5. - Nonconforming lighting.

Luminaries installed prior to the adoption of this [Unified Development Code] shall be exempt from the requirements herein.

Sec. 3.6. - Exemptions.

Lighting installed by or for a governmental agency for the public benefit that is used for activities for the public benefit such as right of way, ball fields, airports and parks. However, parking lot lighting for these activities shall be meet the requirements of the section.

City of Rockwall Project Plan Review History



Project Number SP2018-027	Owner YMCA, OF DALLAS	Applied 8/14/2018	LM
Project Name 1210 N. Goliad Street	Applicant RUDY BANUELOS	Approved	
Type SITE PLAN		Closed	
Subtype AMENDING		Expired	
Status Staff Review		Status	
 Site Address 1210 N GOLIAD		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision CARUTH LAKE PH 1	Tract 1	Block A	Lot No 1
		Parcel No 4842-000A-0001-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/14/2018	8/21/2018	8/22/2018	8	APPROVED	
ENGINEERING	Sarah Hager	8/14/2018	8/21/2018	8/22/2018	8	APPROVED	
FIRE	Ariana Hargrove	8/14/2018	8/21/2018				
GIS	Lance Singleton	8/14/2018	8/21/2018	8/22/2018	8	APPROVED	
PLANNING	David Gonzales	8/14/2018	8/21/2018	8/21/2018	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Discuss and consider a request by Rudy Banuelos of HER Chilton YMCA Rockwall for the approval of an amended site plan for a 21.76-acre parcel of land, identified as Lot 1, Block A of the Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.21.2018

All staff comments are to be addressed and resubmitted by Tuesday September 4, 2018. Please provide one (1) large copy [FOLDED] and one PDF version for a subsequent/final review by staff:

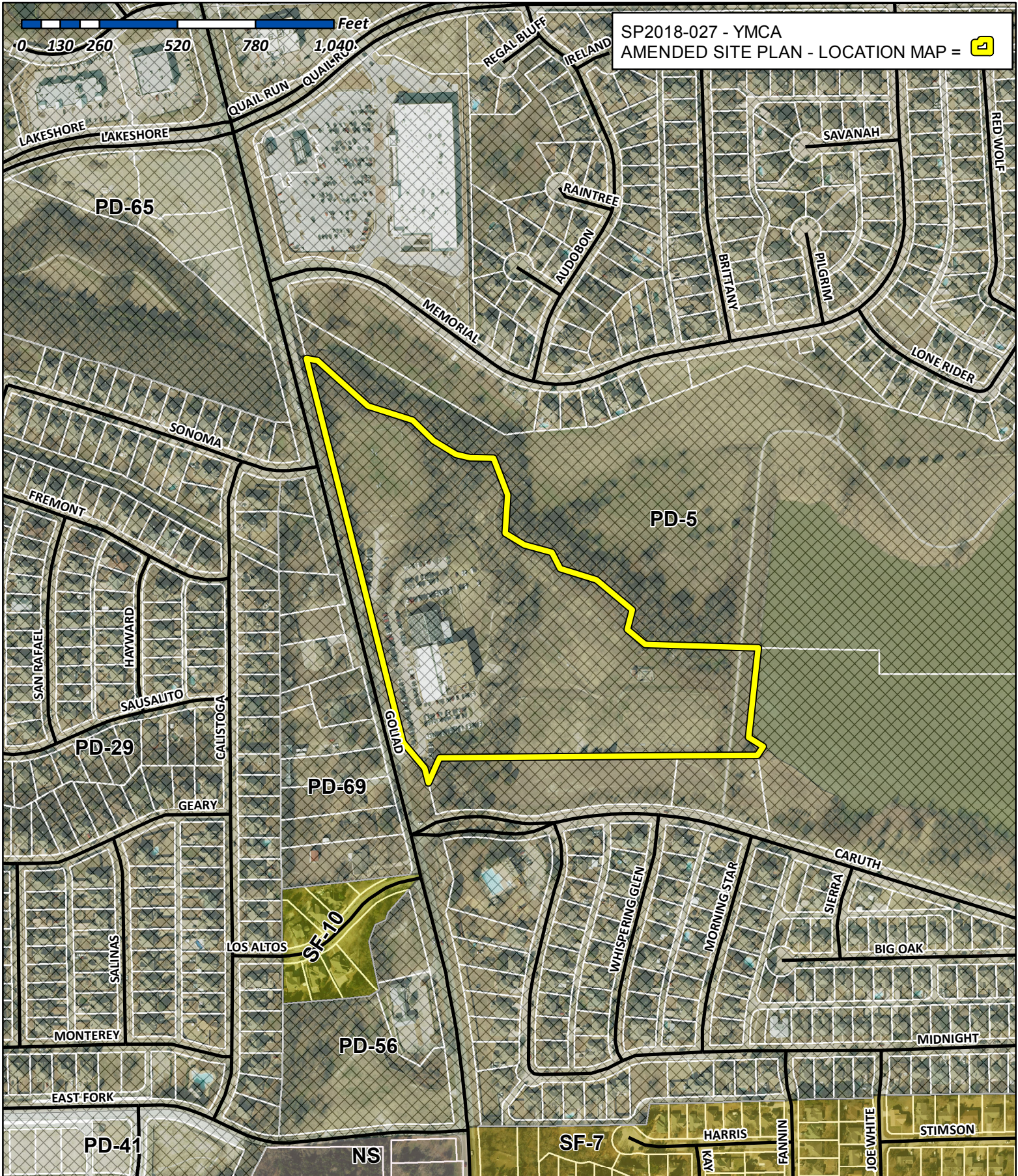
1. On all future submittals please include the Case Number (SP2018-027) on the lower right hand corner.
2. Sec. 3.3.C, of Art. VII Environmental Performance, of the UDC states: "Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle." The lighting levels for the westerly located ball field do not meet this standard by exceeding 0.2-FC at the southern property boundary.
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Meeting Dates to Attend

Planning - Work Session: August 28, 2018 (6:00 p.m.) [applicant to present case to P&Z for discussion]

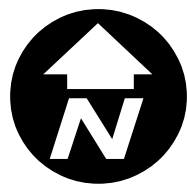
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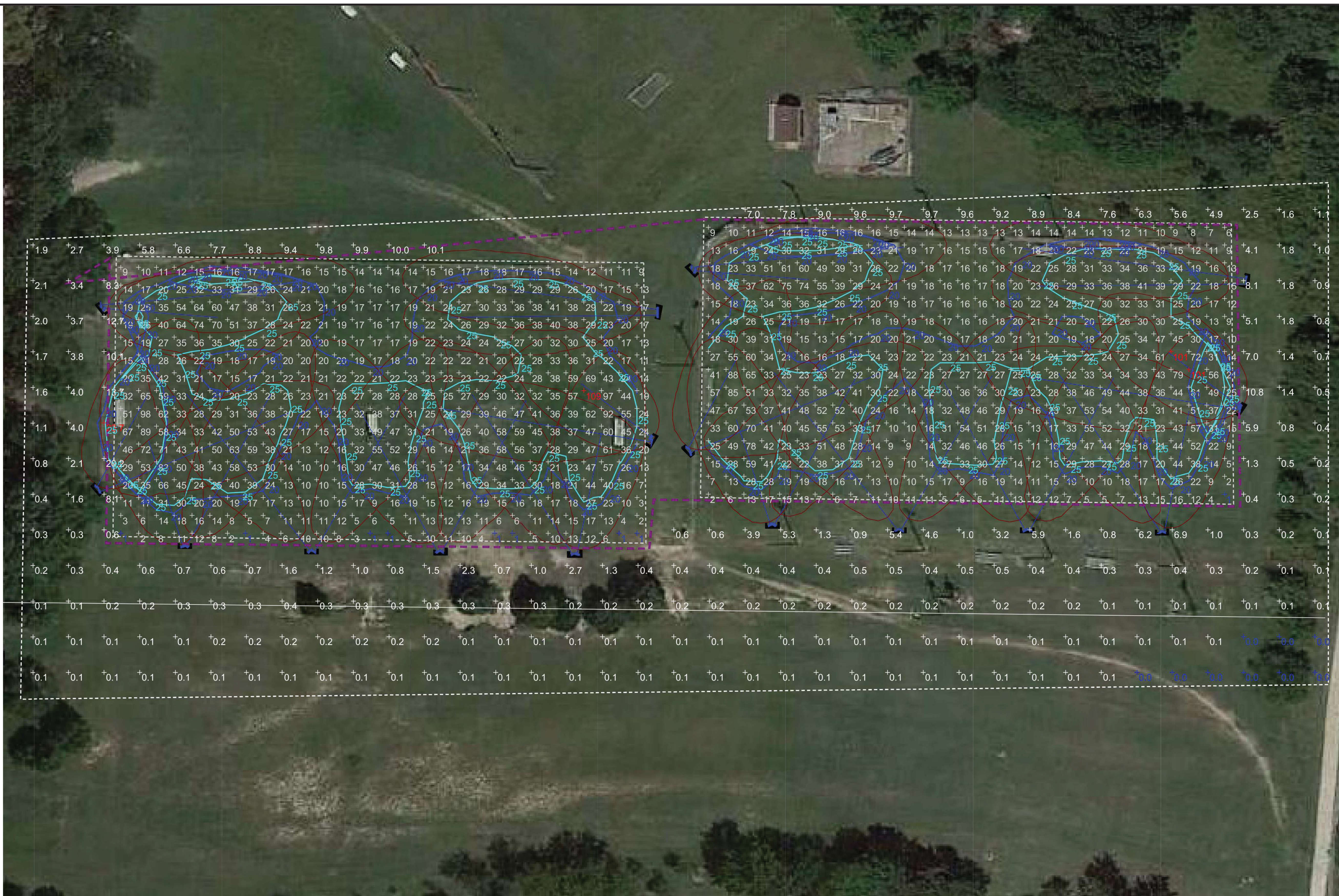
City of Rockwall

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

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PLOT THIS DRAWING USING ACS-STANDARD.CTG



NOTE:
BLINDERS/BLOCKERS REQUIRED ON SOUTH FACING
LIGHT POLES TO LIMIT FC LEVEL AT THE SOUTH
PROPERTY LINE. SUBJECT TO CITY APPROVAL

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY
Pole	○ □	(1) 5000K R670	JEC-XA-LED-503-900W-HIMAS-300-5K	ELECTRONIC	POLE	JEC ENERGY SAVINGS	120V 1P 2W	32

ELECTRICAL - PHOTOMETRICS PLAN



PROJECT:
BORDEAUX COMPANY
YMCA
1210 N. GOLIAD ST.
ROCKWALL, TX 75087

Montgomery
2018.07.30
00'05- 12:40:08
J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS - NO.
90427
RCS ENTERPRISES, LP F-2071

REVISION HISTORY	
NO.	DESCRIPTION

ISSUE DATE: 6/26/2018

DRAWN BY: RF

SCALE: N.T.S. 24x36

SHEET NUMBER:

E1.1

PLOT THIS DRAWING USING RCS-STANDARD.CTG



ELECTRICAL - SITE WIRING SCHEMATIC



PROJECT:
BORDEAUX COMPANY
YMCA
1210 N. GOLIAD ST.
ROCKWALL, TX 75087

00'05-12-39-42
 J. MARTIN MONTGOMERY
 REGISTERED PROFESSIONAL
 ENGINEER STATE OF TEXAS - NO.
 90427
 RCS ENTERPRISES, LP F-2071

REVISION HISTORY	
NO.	DESCRIPTION

ISSUE DATE: 6/26/2018

DRAWN BY: RF

SCALE: N.T.S. 24x36

SHEET NUMBER:
E1.2



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, Senior Planner

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

DATE: September 11, 2018

SUBJECT: SP2018-027; HER Chilton YMCA Rockwall – *Photometric Plan*

The applicant, Rudy Banuelos, on behalf of HER Chilton YMCA Rockwall has submitted an amended site plan application for the purpose of replacing the lighting facilities for two (2) soccer fields. The ball fields are located at the southern portion of the 21.76-acre parcel of land, addressed as 1210 N. Goliad Street, adjacent to Caruth Lane. South of the ball fields is a 3.133-acre common area that runs parallel to Caruth Lane and is maintained by the Caruth Ridge HOA.. East of the *subject property* is Raymond Cameron Lake. The property adjacent to the YMCA's northern and eastern property boundary is The Parks at Squabble Creek, which is separated by a tree line. The *subject property* is zoned Planned Development District 5 (PD-5), which allows primarily single-family residential land uses.

The City's outdoor lighting regulations -- under *Article VII*, of the *Unified Development Code* (UDC) -- do not have standards associated with a sports complexes or ball fields unless the use is for a governmental agency and benefits the public (which then would be exempt from these standards). Additionally, the lighting regulations do not address standards in terms of the maximum intensity measured at the property line or for the maximum height of light pole standards for a non-governmental recreation uses. As a part of this request, the applicant has provided a photometric plan that displays the lighting levels on the subject property and shows any potential spill over lighting which could cause glare into the adjacent neighborhood. The photometric plan establishes an illumination level for the site that generally does not exceed 46.9-FC (*i.e. highest reading established*). The plan also indicates that nine (9) separate illumination points along the northern and eastern property boundaries exceed the City's standard of 0.2-FC. These readings are calculated at 0.3-FC (*i.e. seven (7) points*) and 0.4-FC (*i.e. two (2) points*). Based on the photometric plan being requested, approval of an exception by the Planning and Zoning Commission is required for illumination levels greater than 20-FC within the site and for light levels exceeding 0.2-FC along the north and eastern property boundaries. Article VII, of the UDC reads as follows:

Sec. 3.3.C, of Art. VII Environmental Performance, of the UDC states: "Light at Non-Residential Property Line. The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one footcandle."

Sec. 3.3.G, of Art. VII Environmental Performance, of the UDC states: "The maximum outdoor maintained, computed and measured illumination level within any non-residential development shall not exceed 20 FC outdoors at any point on the site"

In addition, according to *Section 3.4, Plan Required, of Article VII Environmental Performance*, of the *Unified Development Code* (UDC), the Planning and Zoning Commission may grant exemptions to the provisions of this article if compliance will result in substantial financial hardship or inequity, so long as said exemption is without harm to the public. Decisions of the Planning and Zoning Commission may

be appealed to the City Council. Should the Planning and Zoning Commission have any questions staff will be available at the August 28, 2018 meeting.

City of Rockwall
Project Plan Review History



Project Number SP2018-027	Owner YMCA, OF DALLAS	Applied 8/14/2018 LM
Project Name YMCA Lighting Plan	Applicant RUDY BANUELOS	Approved
Type SITE PLAN		Closed
Subtype AMENDING		Expired
Status P&Z HEARING		Status 9/6/2018 DG

Site Address 1210 N GOLIAD	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision CARUTH LAKE PH 1	Tract 1	Block A	Lot No 1	Parcel No 4842-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/14/2018	8/21/2018	8/22/2018	8	APPROVED	
ENGINEERING	Sarah Hager	8/14/2018	8/21/2018	8/22/2018	8	APPROVED	
FIRE	Ariana Hargrove	8/14/2018	8/21/2018	8/24/2018	10	APPROVED	
GIS	Lance Singleton	8/14/2018	8/21/2018	8/22/2018	8	APPROVED	
PLANNING	David Gonzales	8/14/2018	8/21/2018	8/21/2018	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Discuss and consider a request by Rudy Banuelos of HER Chilton YMCA Rockwall for the approval of an amended site plan for a 21.76-acre parcel of land, identified as Lot 1, Block A of the Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205], and take any action necessary.

PLANNING COMMENTS - DAVID GONZALES - 08.21.2018

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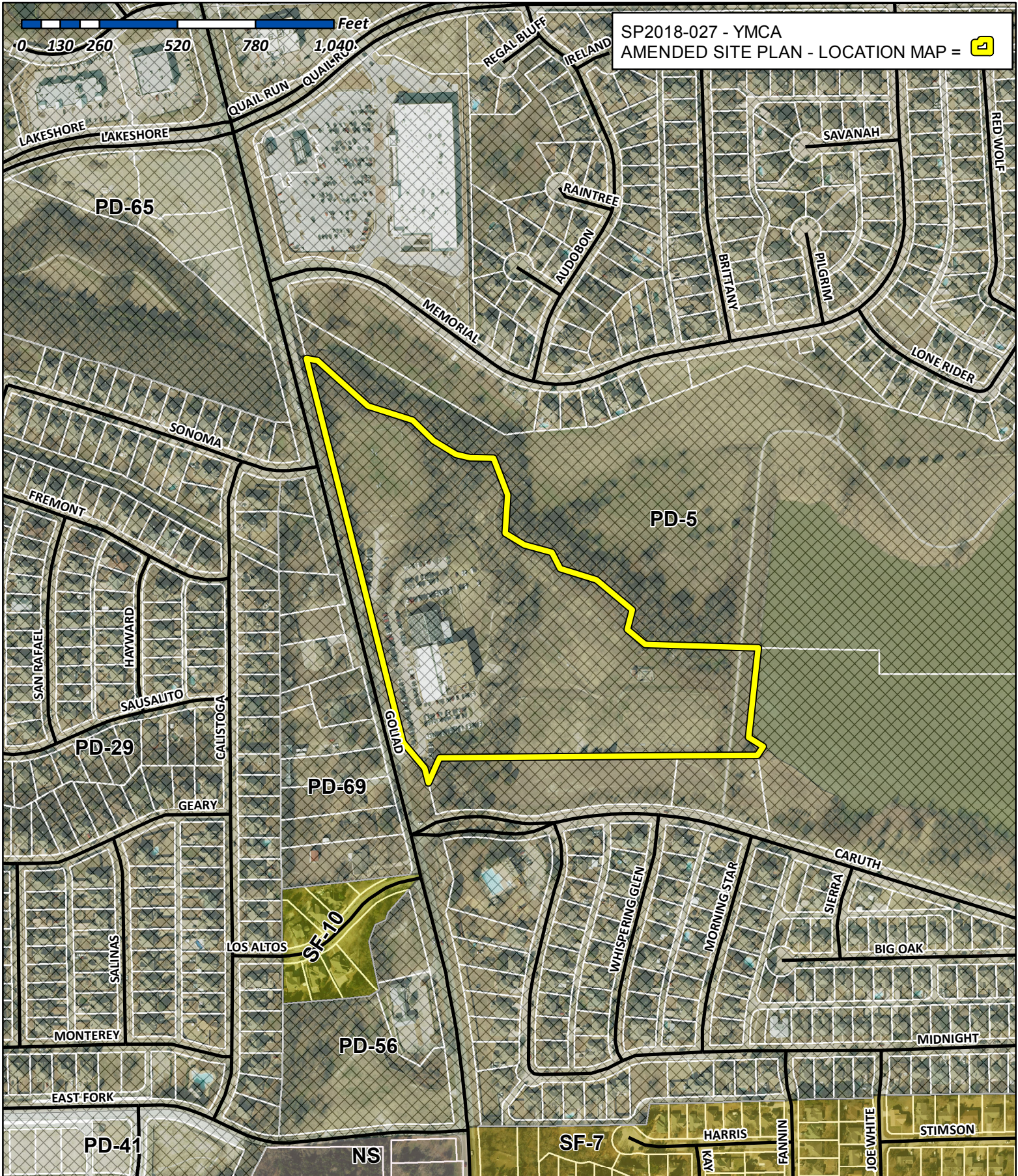
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Planning - Regular Meeting: September 11, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)]

PLANNING	David Gonzales	9/6/2018	9/13/2018	9/6/2018	COMMENTS	See comments
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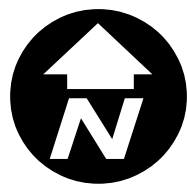
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
GENERAL PLANNING COMMENTS - DAVID GONZALES - 09.06.2018						
EXCEPTION REQUESTS:						
An exception to the following sections require approval of a simple majority vote by the Planning and Zoning Commission						
1. Sec. 3.3.C, of Art. VII Environmental Performance, of the UDC states: "Light at nonresidential property line. The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle." -- The lighting levels for the north & north easterly boundary do not meet this standard by exceeding 0.2-FC for nine (9) reading points that are either 0.3-FC or 0.4-FC.						
2. Sec. 3.3.G, of Art. VII Environmental Performance, of the UDC states: The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with the following exceptions: 1. Under-canopy lighting (e.g., fuel stations, drive-through lanes and covered parking structures) shall not exceed 35 FC. The remainder of the property shall comply with the 20-FC maximum. 2. Lighting for motor vehicle dealerships shall not exceed 30 FC within the front yard(s) of the development. The remainder of the property shall comply with the 20-FC maximum. -- The lighting levels for the ball fields exceed the 20-FC candle limitation. The photometric plan indicates the maximum reading established for this area is calculated at 49.6-FC.						
** The Planning and Zoning Commission is the approving body for the exceptions being requested. An exception to the sections of the UDC as listed above require approval of a simple majority vote by the Planning and Zoning Commission. The decision of the Planning and Zoning Commission may be appealed to the City Council.						
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Meeting Dates to Attend						
Planning - Regular Meeting: September 11, 2018 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny, etc.)]						
City Council - Regular Meeting: September 17, 2018 or TBD (6:00 p.m.) [City Council to take action if action by the Planning and Zoning Commission has been appealed (i.e. approve, approve with conditions, or deny, etc.)].						



City of Rockwall

Planning & Zoning Department
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Gonzales, David

From: Cadman, Bill [REDACTED]
Sent: Friday, September 7, 2018 12:03 PM
To: Gonzales, David
Cc: Rudy Bañuelos
Subject: Emailing: YMCA..Draft
Attachments: YMCA.Draft.docx

Mr. Gonzales,

Please accept this letter on behalf of the JER Chilton YMCA.

Please feel free to contact me or Rudy with any questions or concerns.

Thanks

Your message is ready to be sent with the following file or link attachments:

YMCA Draft

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

To Whom it May Concern,

The JER Chilton YMCA in Rockwall is a subsidiary of the YMCA of Metropolitan Dallas which is a 501(c)(3) non-profit organization. The YMCA relies on charitable contributions to better serve the community in Rockwall County. Funded capital projects are directly related to enhancements that positively impact the quality of life of those we serve.

The Rockwall YMCA is in great need of adding and replacing light fixtures on our soccer fields.

Existing conditions of the two fields:

I. Field One is located on the southeast corners of the complex. Field one's current illumination is provided by thirty six (36) 1000 Watts (W) Metal Halide light fixtures. When new, each light fixture produces approximately 110,000 Lumens (Lm), total Lm when new 3,960,000 Lm, after the proper useful life 2,376,000 Lm. The light emitted by Metal Halide light fixtures is hard to control and has a tendency to overspill.

II. Field Two is located on the southwest corner of the complex and does not have illumination.

Both fields are surrounded as follows:

- * East side, Carruth Lake Levee, approximately 12' in height.
- * Northeast and North side, heavily treed property line.
- * West side, Continuation of the tree line and the YMCA building.
- * South side, open to the property line, however, adjoining property is higher thus provides light blockage.

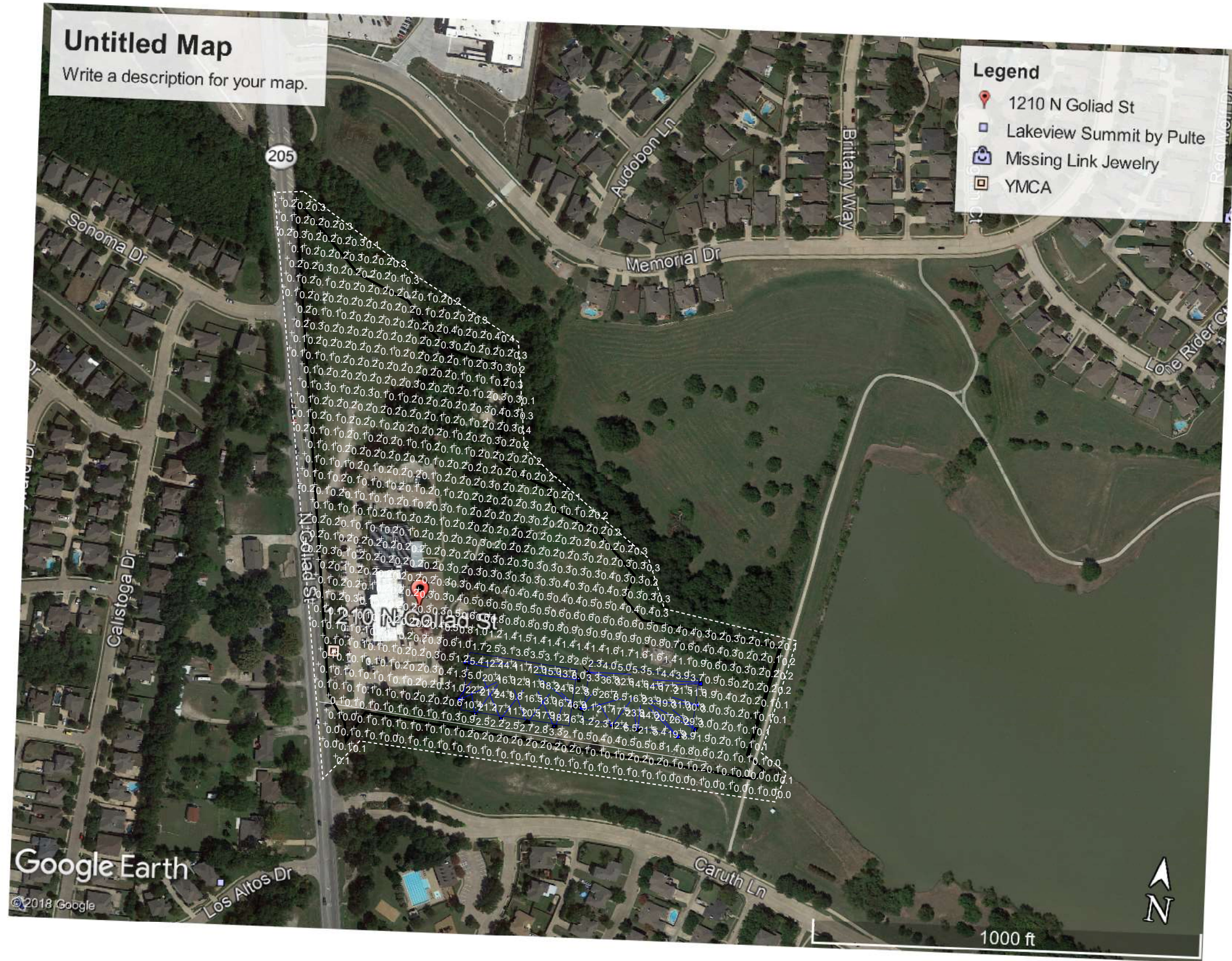
Proposed conditions for both fields:

The new illumination, per photometric study provided, will be provided by replacing the thirty-six (36) old fixtures on one field with thirtytwo (32) new LED light fixtures spread over two fields. The light output of each LED fixture is approximately 72,000 Lm, total Lm for the new design 2,304,000 Lm, by simple math, each field will have approximately 1,152,000 Lm. The LED lighting is an efficient means to control the lighting with no spillage or overspill.

The photometric study rendering is completely flat and does not provide any simulation to the natural barriers to the North, South, East, or West sides of the soccer fields. The design calls for all fixtures to point away from the immediate neighborhood to the south side of the property.

In addition to the shielding of the natural barriers of the property, each light fixture will have its own shield. The attached shields will place the light directly on to the soccer fields. The 32 new fixtures are 600 W of controllable lighting as compared to the 36 existing fixtures of 1000 W of non-controllable lighting.

In conclusion, the new lights will help the YMCA schedule games throughout the week, with this new lighting on the JER Chilton YMCA sports fields it will allow for additional schedule flexibility. This will provide an expanded program reach and will also allow for decreased peak-time utilization in order to minimize traffic.



Untitled Map
Write a description for your map.

- Legend**
- 1210 N Goliad St
 - Lakeview Summit by Pulte
 - Missing Link Jewelry
 - YMCA



**11210 N. GOLIAD
YMCA ROCKWALL**

Designer
CARLOS OCHOA
Date
9/5/2018
Scale
Not to Scale
Drawing No.

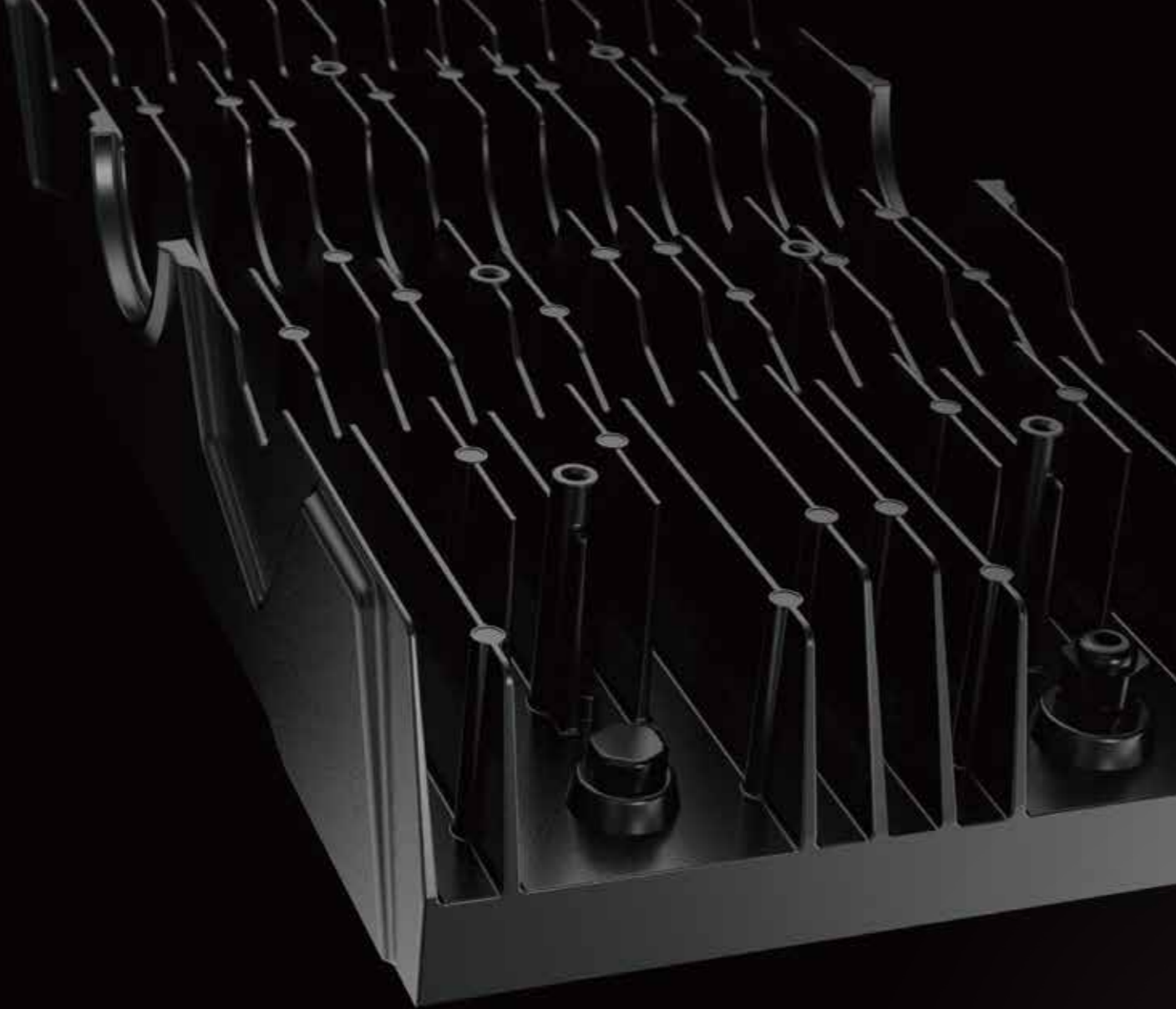
Summary

Plan View
Scale - 1" = 300'

HiMast

Modular LED Flood Light





Narrow Beam Angle & High Efficiency

HiMast adopts a narrow beam angle which makes the light more focused and intense. With 135lm/w light efficiency, it distributes the light quite far.



F01603



F01604

IP66 & IK08

HiMast comes with an internal waterproof rubber gasket. And its well-deigned heat sink is airflow which prevents water accumulation. In addition, each module is equipped with a vent which prevents moisture. By reaching an excellent IP66 rating and with IK08 protection, it is reliable for outdoor usage.



HiMast

Remarkable modular LED flood light for sports fields, stadiums etc.

High Power and High Lumen Flux

HiMast has 300W, 600W and 900W power alternatives. And lumen flux are 40,500lm, 78,000lm and 117,000lm. They are designed to replace 600W, 1000W and 2000W MH/HID respectively.

Windproof & 10KV Surge Protection

It is reliable and windproof when tested at 30m height. Further more, it is compatible with a SPD that reaches 10KV rating, which operates well in bad weather.

Remote Driver Supported

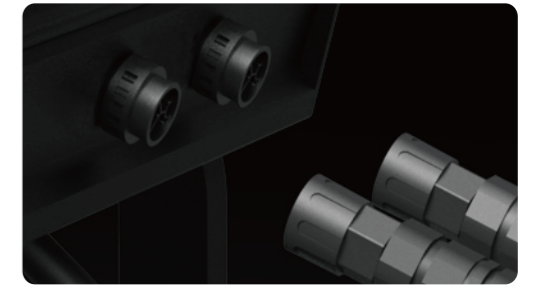
The LED drivers support remote installation, please consult your AGC sales engineer for more detailed info.

Easy Assembly

The smart designs allow easy assembly and angle adjustability for LED modules.

Plug-and-Play

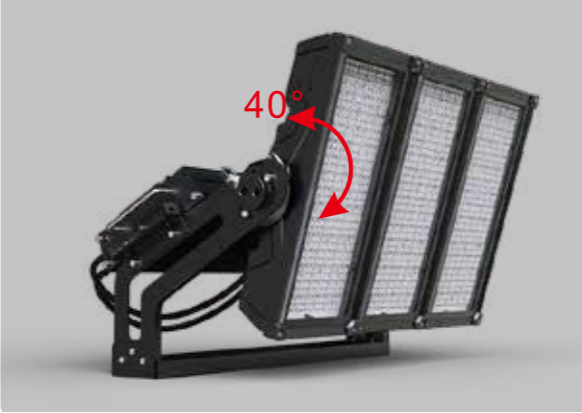
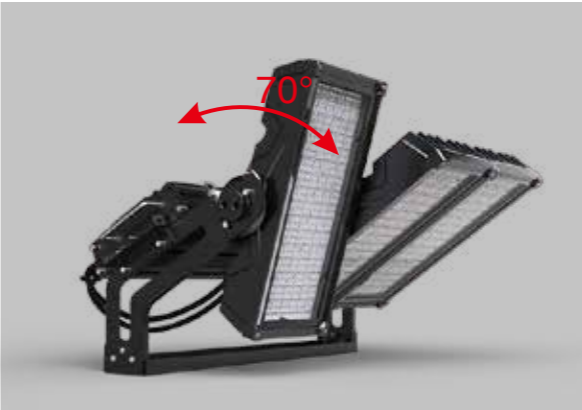
The LED modules connect driver by quality waterproof cable connectors, which can be plugged in and out quickly and safely.



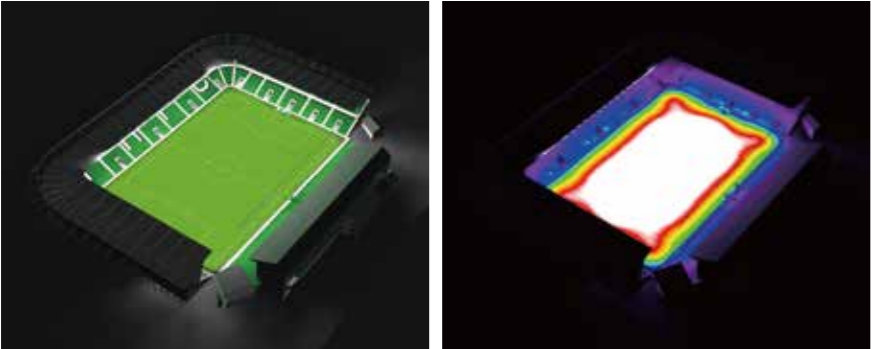


LED Module

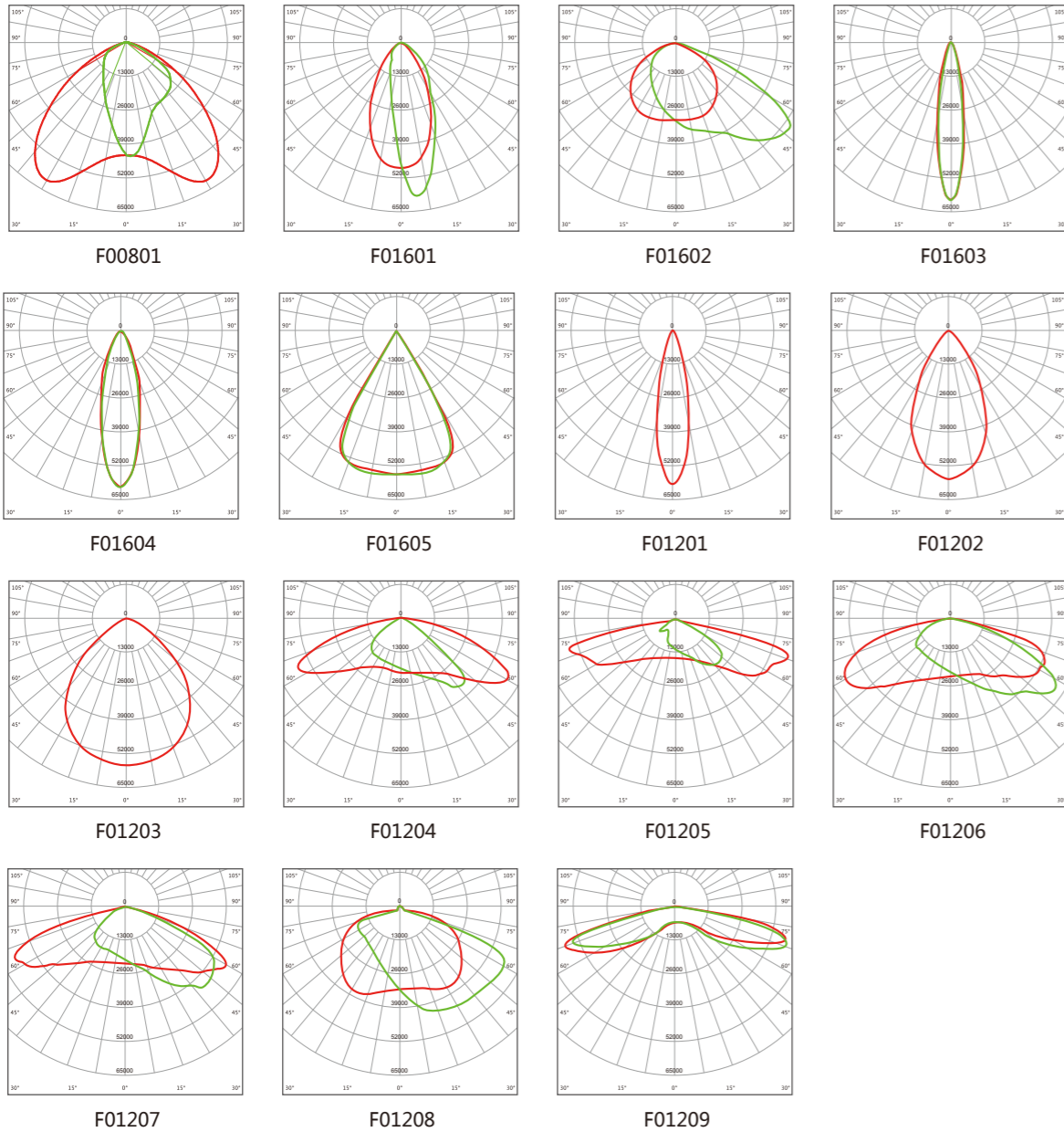
The modules are connected by a rotation axis. Each module have a 70° rotating range, while two or more modules can be rotated by 40°. This remarkable solution engineered for different requirement in outdoor lighting applications.



Dialux Simulation



Light Distribution Optional



Intelligent Control

- ▶ DALI Control
- ▶ 1-10V Dimming

Certificates



Product Parameters

Part Number	FL06-300	FL06-600	FL06-900
Lumen Output	40,500lm	78,000lm	117,000lm
Wattage	300W	600W	900W
Luminous Efficacy	135m/W		
CCT	5000K(3000K,4000K optional)		
CRI	> Ra70(>Ra80 optional)		
IP Rating	IP66		
Working Temperature	-30°C to +50°C		
LED Driver	Meanwell		
Input Voltage	100-240Vac/100-277Vac, 50-60Hz, >0.92		
Warranty	5 years		
Lifespan	>50,000hrs		
HID Equivalent	600W	1000W	2000W

Dimensions

	300W	600W	900W
Luminaire Net Weight	11.7±0.3kg(25.8±0.66Lbs)		
Outlook Dimensions	555×288×172mm(21.85"×11.34"×6.77")		
Export Carton Size	625×230×335mm(24.61"×9.06"×13.19")		
		600W	900W
Luminaire Net Weight		29±1kg (63.93±2.2Lbs)	41±1kg (90.39±2.2Lbs)
Outlook Dimensions		598×564×401mm(23.54"×22.2"×15.79")	792×598×401mm(31.18"×23.54"×15.79")
Heat Sink Packing Dimensions		575×550×215mm(22.64"×21.65"×8.46")	800×550×215mm(31.5"×21.65"×8.46")
Power Supply Box Packing Dimensions		635×340×135mm(25"×13.39"×5.31")	860×340×135mm(33.86"×13.39"×5.31")
Bracket Packing Dimensions		670×420×85mm(26.38"×16.54"×3.35")	770×420×85mm(30.31"×16.54"×3.35")



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, Senior Planner

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

DATE: September 11, 2018

SUBJECT: SP2018-027; HER Chilton YMCA Rockwall – *Photometric Plan*

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Gonzales, David

From: Cadman, Bill [REDACTED]
Sent: Friday, September 7, 2018 12:03 PM
To: Gonzales, David
Cc: Rudy Bañuelos
Subject: Emailing: YMCA..Draft
Attachments: YMCA.Draft.docx

Mr. Gonzales,

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Please feel free to contact me or Rudy with any questions or concerns.

Thanks

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YMCA Draft

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Proposed conditions for both fields:

The new illumination, per photometric study provided, will be provided by replacing the thirty-six (36) old fixtures on one field with thirtytwo (32) new LED light fixtures spread over two fields. The light output of each LED fixture is approximately 72,000 Lm, total Lm for the new design 2,304,000 Lm, by simple math, each field will have approximately 1,152,000 Lm. The LED lighting is an efficient means to control the lighting with no spillage or overspill.

The photometric study rendering is completely flat and does not provide any simulation to the natural barriers to the North, South, East, or West sides of the soccer fields. The design calls for all fixtures to point away from the immediate neighborhood to the south side of the property.

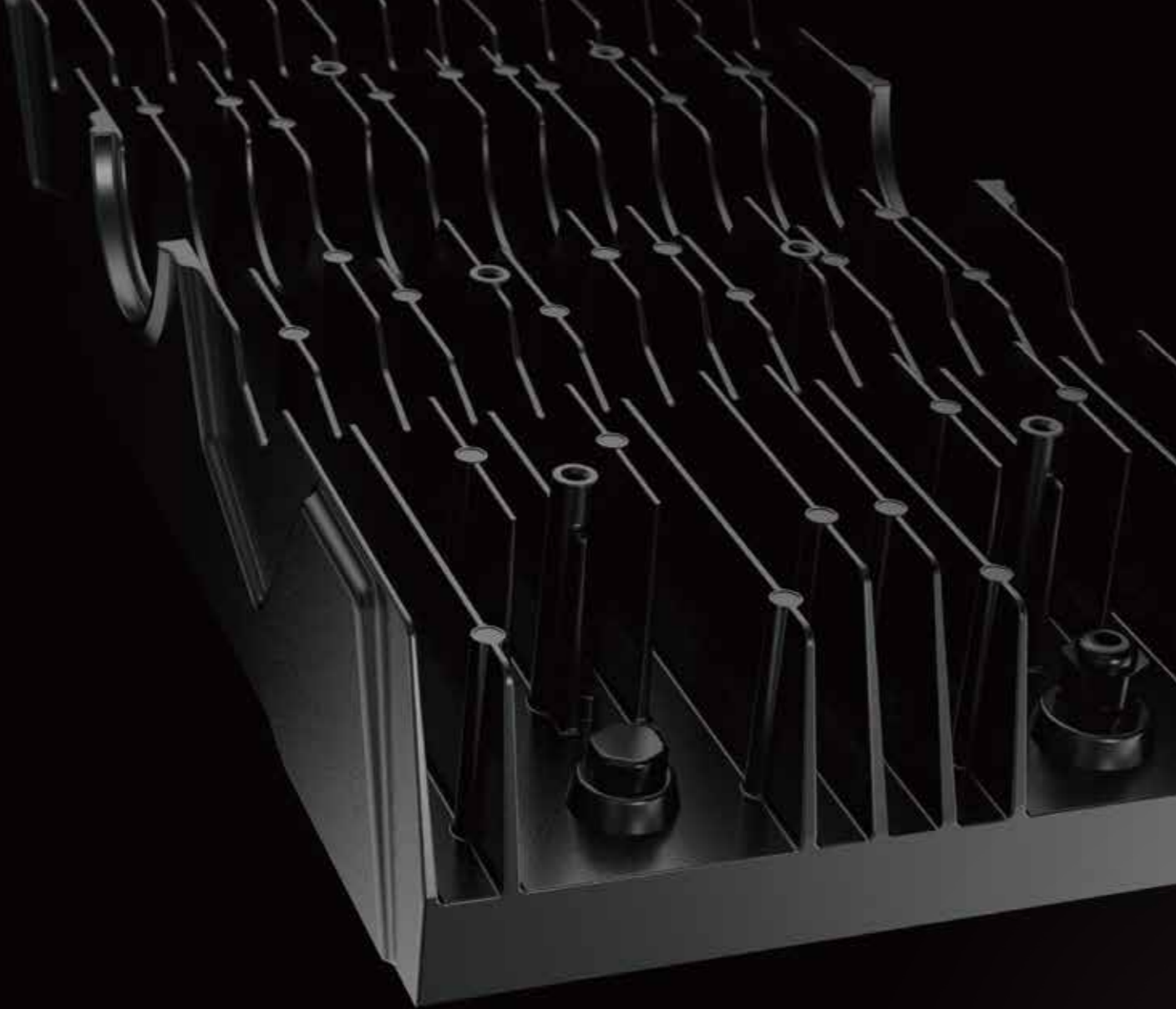
In addition to the shielding of the natural barriers of the property, each light fixture will have its own shield. The attached shields will place the light directly on to the soccer fields. The 32 new fixtures are 600 W of controllable lighting as compared to the 36 existing fixtures of 1000 W of non-controllable lighting.

In conclusion, the new lights will help the YMCA schedule games throughout the week, with this new lighting on the JER Chilton YMCA sports fields it will allow for additional schedule flexibility. This will provide an expanded program reach and will also allow for decreased peak-time utilization in order to minimize traffic.

HiMast

Modular LED Flood Light





Narrow Beam Angle & High Efficiency

HiMast adopts a narrow beam angle which makes the light more focused and intense. With 135lm/w light efficiency, it distributes the light quite far.



F01603



F01604

IP66 & IK08

HiMast comes with an internal waterproof rubber gasket. And its well-deigned heat sink is airflow which prevents water accumulation. In addition, each module is equipped with a vent which prevents moisture. By reaching an excellent IP66 rating and with IK08 protection, it is reliable for outdoor usage.



HiMast

Remarkable modular LED flood light for sports fields, stadiums etc.

High Power and High Lumen Flux

HiMast has 300W, 600W and 900W power alternatives. And lumen flux are 40,500lm, 78,000lm and 117,000lm. They are designed to replace 600W, 1000W and 2000W MH/HID respectively.

Windproof & 10KV Surge Protection

It is reliable and windproof when tested at 30m height. Further more, it is compatible with a SPD that reaches 10KV rating, which operates well in bad weather.

Remote Driver Supported

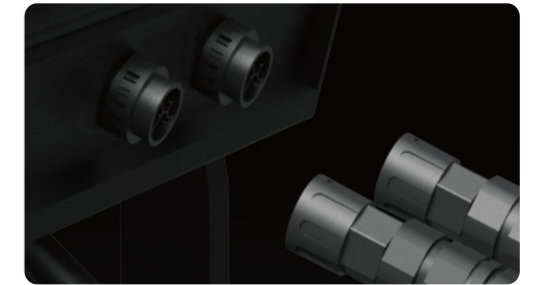
The LED drivers support remote installation, please consult your AGC sales engineer for more detailed info.

Easy Assembly

The smart designs allow easy assembly and angle adjustability for LED modules.

Plug-and-Play

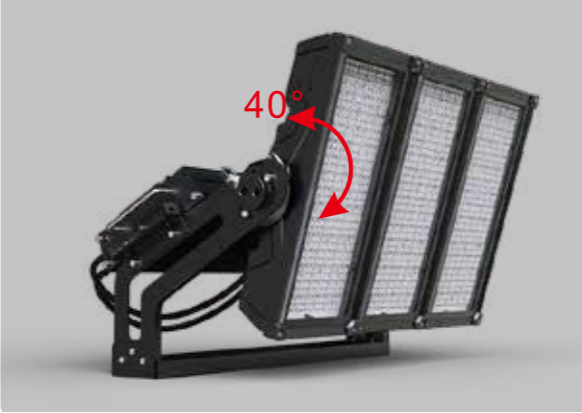
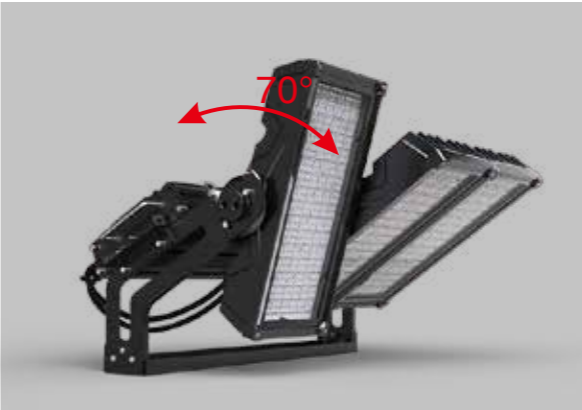
The LED modules connect driver by quality waterproof cable connectors, which can be plugged in and out quickly and safely.



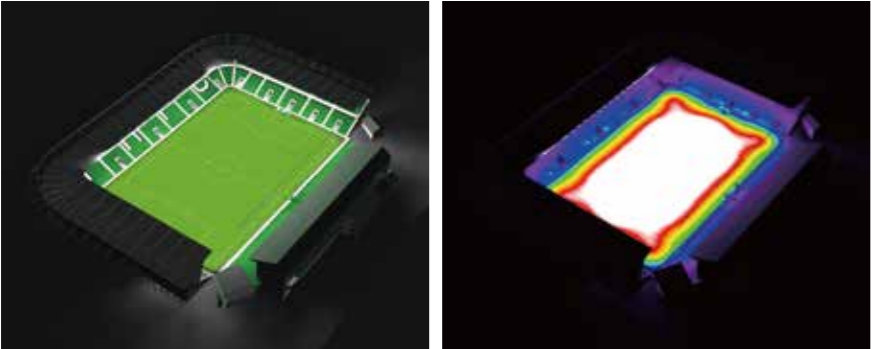


LED Module

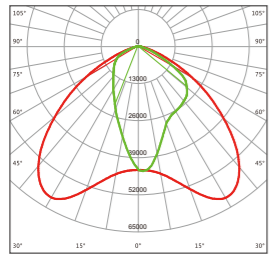
The modules are connected by a rotation axis. Each module have a 70° rotating range, while two or more modules can be rotated by 40°. This remarkable solution engineered for different requirement in outdoor lighting applications.



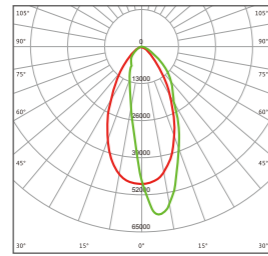
Dialux Simulation



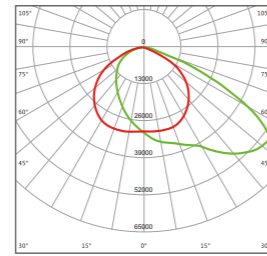
Light Distribution Optional



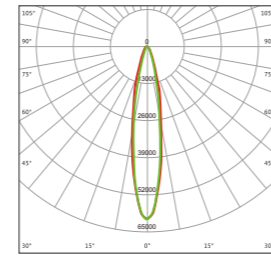
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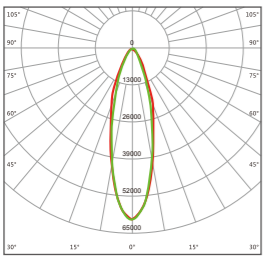
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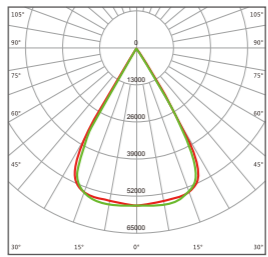
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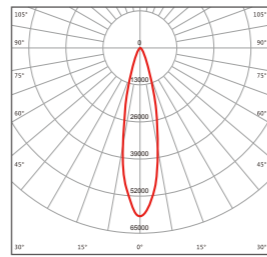
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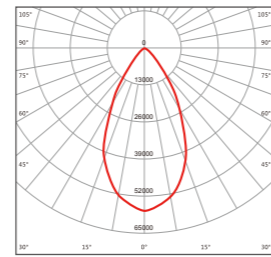
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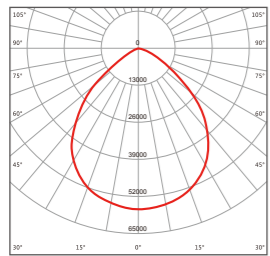
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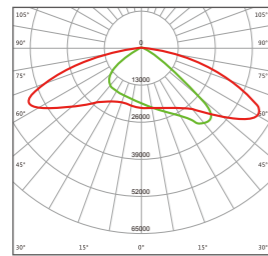
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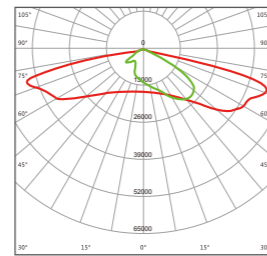
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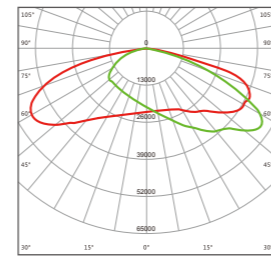
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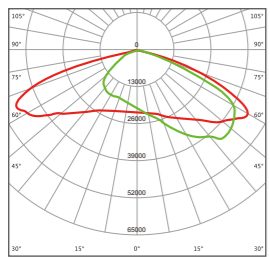
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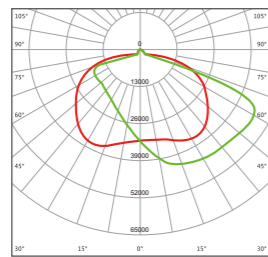
F01205



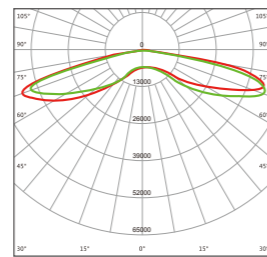
F01206



F01207



F01208



F01209

Intelligent Control

- ▶ DALI Control
- ▶ 1-10V Dimming

Certificates



Product Parameters

Part Number	FL06-300	FL06-600	FL06-900
Lumen Output	40,500lm	78,000lm	117,000lm
Wattage	300W	600W	900W
Luminous Efficacy	135m/W		
CCT	5000K(3000K,4000K optional)		
CRI	> Ra70(>Ra80 optional)		
IP Rating	IP66		
Working Temperature	-30°C to +50°C		
LED Driver	Meanwell		
Input Voltage	100-240Vac/100-277Vac, 50-60Hz, >0.92		
Warranty	5 years		
Lifespan	>50,000hrs		
HID Equivalent	600W	1000W	2000W

Dimensions

	300W	600W	900W
Luminaire Net Weight	11.7±0.3kg(25.8±0.66Lbs)	29±1kg (63.93±2.2Lbs)	41±1kg (90.39±2.2Lbs)
Outlook Dimensions	555×288×172mm(21.85"×11.34"×6.77")	598×564×401mm(23.54"×22.2"×15.79")	792×598×401mm(31.18"×23.54"×15.79")
Export Carton Size	625×230×335mm(24.61"×9.06"×13.19")	635×340×135mm(25"×13.39"×5.31")	860×340×135mm(33.86"×13.39"×5.31")
Heat Sink Packing Dimensions	575×550×215mm(22.64"×21.65"×8.46")	670×420×85mm(26.38"×16.54"×3.35")	800×550×215mm(31.5"×21.65"×8.46")
Power Supply Box Packing Dimensions	635×340×135mm(25"×13.39"×5.31")	670×420×85mm(26.38"×16.54"×3.35")	860×340×135mm(33.86"×13.39"×5.31")
Bracket Packing Dimensions	670×420×85mm(26.38"×16.54"×3.35")	670×420×85mm(26.38"×16.54"×3.35")	770×420×85mm(30.31"×16.54"×3.35")

Sec. 6.11. - North SH 205 Corridor Overlay (N-SH 205 OV) District.

- A. *Purpose.* The intent of the North SH 205 Corridor Overlay District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage which serves as the initial impression to those visiting, as well as to those passing through, the City of Rockwall area. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility and plan review shall be conducted through an architectural review committee. These development requirements shall apply to nonresidential residential and multi-family uses only. All other residential uses shall be excluded from these standards except has otherwise stated.
- B. *Application and boundaries.* The North SH 205 Corridor Overlay District includes the entirety of all properties which adjoin or are located within 500 feet of the current or future right-of-way of North SH 205. The North SH-205 Corridor Overlay Zone spans north to south along SH 205 from the northern city limits (approximately 4,200 feet north of FM 552), south to the intersection point of SH 205 and Health Street. The standards and regulations set forth in the North SH 205 Corridor Overlay District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- C. *Architectural standards.*
1. *Masonry requirements.* Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XIII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones

- in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;
- ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;
 - ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;
 - ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;
 - ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and
 - ☑ That the manufactured stone product shall have a minimum warranty of 75 years.
- b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.
2. Roof design standards. Rooftop mechanical equipment and other appurtenances, must be properly screened. All structures having a footprint of 6,000 square feet or less shall be constructed with a pitched roof system. Those structures having a footprint greater than 6,000 square feet shall be constructed with either a pitched, parapet, or mansard roof system (enclosed on all sides). Standing seam metal roofs shall be constructed of a factory-finish. Metal roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs which are visible from adjacent public right-of-way shall be prohibited.
3. Mechanical equipment screening. All buildings must be designed such that no mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. This shall include equipment located on the roof, on the ground, or otherwise attached to the building or located on the site.
- Screening of rooftop mechanical equipment and/or other rooftop appurtenances screening shall be accomplished by either:

- a) The construction of the roof systems described in subsection C.2 above; or
- b) An architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way.

The fencing or enclosing of individual mechanical units shall not be permitted except as described above.

All rooftop mechanical equipment or architectural features described herein shall be shown on the required building elevations and submitted along with the site plan for approval.

4. All buildings shall be designed to incorporate no less than four of the architectural elements listed below. Buildings over 50,000 square feet must include a minimum of six of the referenced architectural elements. Buildings over 100,000 square feet must include a minimum of seven of the referenced architectural elements:
 - Canopies, awnings, or porticos;
 - Recesses/projections;
 - Arcades;
 - Peaked roof forms;
 - Arches;
 - Outdoor patios;
 - Display windows;
 - Architectural details (such as tile work and moldings) integrated into the building facade;
 - Articulated ground floor levels or base;
 - Articulated cornice line;
 - Integrated planters or wing walls that incorporate landscape and sitting areas;
 - Offsets, reveals or projecting rib used to express architectural or structural bays;
 - Varied roof heights;
 - Or other architectural features approved by the director of planning or his designee.
5. All retail/commercial buildings shall be architecturally finished on all four sides with the same materials, detailing, and features with one row of trees planted on the perimeter behind the building.
6. Windows shall have a maximum exterior visible reflectivity of 20 percent. Color of glass shall be reviewed and approved by the director of planning or his designee.

7. All buildings within a common retail/commercial development, as shown on a concept plan or site plan, shall have similar architectural styles, materials, and colors.
 - a. Conceptual facade plans and sample boards shall be submitted with the site plan application for all nonresidential uses. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development. Facade plans will be used only to ensure minimum standards are met.
8. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this section and reviewed on a case-by-case basis by the planning and zoning commission and approved by the city council.

D. *Site design standards.*

1. *Building setback.* All lots within the North SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to North SH 205. All other building setback regulations shall be the same as set forth in the underlying zoning district except as otherwise noted herein.
2. *Parking area restrictions.* No more than two rows of parking, approximately 60 feet in width, shall be allowed between the primary building and the SH 205 right-of-way.
3. *Access/ingress/egress.* To minimize potential vehicular and pedestrian conflicts particular attention must be given to the location of median breaks along major thoroughfares, number and location of entry/exit drives, design of entry/exit drives in relationship to the parking areas, and sight distances. In addition,
 - a. Driveways should typically be spaced a minimum of 100 feet from the intersection of a major thoroughfare or as per the Texas Department of Transportation on state maintained roads;
 - b. The ingress and egress drives shall have a minimum radius of 30 feet;
 - c. Driveways should maintain an appropriate sight distance triangle at all perimeter entrances and exits;
 - d. Main entrance drives should generally be located at median breaks providing left turn access to and from the site;
 - e. Main entrance drives should connect to a "straightaway" aisle that does not dead end or require an immediate turn to approach the main building;
 - f. Aisles intersecting with entrance drives should be spaced at a minimum of 20 feet from the property line to provide for smooth turning movements.

4.

Cross access. Cross access easements may be required by the city council at the time of the site plan approval to ensure access to future median breaks and to reduce the number of needed curb cuts.

5. *Shared parking.* In master planned retail centers, cross access and shared parking agreements are required for final platting.
 6. *Loading and service areas.* Loading and service areas shall be located on the rear and side of buildings whenever possible. In the event that a loading or service area faces SH 205, additional screening of the area may be required. A minimum ten-foot solid screening wall shall be required to screen views of loading docks and loading spaces intended for tractor/semitrailer delivery from any public right-of-way. This ten-foot wall must screen the entire loading dock or space. Screening materials shall utilize similar masonry materials to the front facade. The accommodation of adequate access for service delivery trucks may be evaluated to determine the extent of screening required.
 7. *Trash receptacles and recycling receptacles.* Trash and recycling receptacles shall be four-sided with a gate and located outside buffer-strips, and to the side or rear of the primary building. The receptacles shall be screened by a minimum eight-foot solid masonry screen and shall utilize similar masonry materials to the principal structure. Every effort shall be made in order to screen trash/recycling receptacles from SH 205.
 8. *Play structures.* Play structures shall not be placed between the primary building and any adjacent public right-of-way.
 9. *Plan review.* In addition to other factors set out in this Unified Development Code, any concept plans, development plans, and site plans shall be reviewed for:
 - a. Meeting the intent of the landscape ordinance: article VIII, Landscape Standards, as amended, and the screening provisions herein.
 - b. Achieving the intent of the architectural standards and site design standards.
 - c. Proper site entry identification and cross access circulation to avoid congestion at ingress and egress points.
- E. *Landscape standards.* All sites shall, as a minimum, meet the following standards and the standards set out in the landscape ordinance: article VIII, Landscape Standards. Where the following standards conflict with the landscape ordinance, these requirements shall prevail:
- 1.

[Required width and height.] The buffer-strip shall be a minimum of 20 feet wide and include a "built-up" berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along the North SH 205 right-of-way. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is 30 inches and shall not exceed a maximum height of 48 inches.

2. *Buffer-strip plantings.* Two canopy trees, along with four accent trees shall be required per 100 feet of the SH 205 right-of-way. Canopy trees, accent trees, and shrubs as defined, along with sizes and types are included in subsections E(3) and (4).

3. *Plant material sizes.* The following size requirements shall be required:

Canopy trees: four-inch caliper.

Accent trees: four-foot height.

Shrubs:

Deciduous: 15 inches; two-gallon minimum.

Evergreen: 12 inches; two-gallon minimum.

4. *Plant material selections.* The following materials are recommended for planting in the buffer-strip; however, other materials may be acceptable:

Canopy trees: Afghan Pine, Bur Oak, Caddo Maple, Cedar Elm, Lacebark Elm, Leyland Cypress, Little Gem Magnolia, Live Oak, October Glory Maple.

Accent trees: Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

5. *Erosion control/retaining walls.* Any slope embankments or retaining walls within the public right-of-way or within the required buffer-strip must be terraced every four feet in height (maximum) with a minimum of a two-foot planting area provided between each vertical plane. Materials used for the vertical elements shall be natural stone or any masonry material which matches the masonry material used on the front facade of the primary building. The planting area must contain plant materials other than grass.

F. *Sign standards.* All permanent freestanding signs located in the SH 205 Corridor Overlay District shall be monument signs adhering to the City of Rockwall sign ordinance (chapter 32 of the Code of Ordinances) as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless

otherwise approved by the city council. Approval of any variance to the sign ordinance for property included in the North SH 205 Corridor Overlay District shall require city council approval by a three-quarter majority vote.

- G. *Lighting standards.* In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North SH 205 Overlay District. All lighting fixtures shall focus light downward and be contained on the site.
- H. *Utility placement.* All overhead utilities within the North SH 205 Corridor Overlay District shall be placed underground.
- I. *Residential standards.* No wall, screening or otherwise, shall be erected adjacent to the North SH 205 right-of-way in conjunction with any residential development. Eyebrow drives with clusters of lots (5—12 homes) shall be utilized along the North SH 205 right-of-way for residential development or a 50-foot landscape buffer can be used as an alternative to the eyebrow drive design. Farm fencing, including wood rail type and metal pipe and cable fencing, is allowed within the 50-foot landscape buffer.
- J. *Variance.* The city council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require city council approval by a three-quarter majority vote of those city council members present with a minimum of four affirmative votes.

(Ord. No. 05-49, 9-19-2005; Ord. No. 06-14, 4-17-2006; Ord. No. 10-14, § 45, 7-6-2010; Ord. No. 15-23, § 2, 8-3-2015; Ord. No. 15-32, § 1, 12-7-2015)

Rockwall, Texas, Code of Ordinances >> PART III - UNIFIED DEVELOPMENT CODE >> **Article VII - ENVIRONMENTAL PERFORMANCE >> SECTION 3. - OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES >>**

SECTION 3. - OUTDOOR LIGHTING FOR NONRESIDENTIAL PROPERTIES

[Sec. 3.1. - Definitions.](#)

[Sec. 3.2. - Prohibited lighting.](#)

[Sec. 3.3. - Minimum requirements.](#)

[Sec. 3.4. - Plan required.](#)

[Sec. 3.5. - Nonconforming lighting.](#)

[Sec. 3.6. - Exemptions.](#)

Sec. 3.1. - Definitions.

Candela means a measurement quantified in unit(s) of luminous intensity in any given direction. It is also commonly referred to as candlepower(s).

Floodlight means an artificial illumination in broad beam, above 15 watts with a light source that extends more than two inches below the horizontal plane of the lamina.

Footcandle or *FC* means the amount of illumination provided by one lumen uniformly distributed on one square foot of surface.

(Ord. No. 10-14, § 50, 7-6-2010)

Full cut-off means a light source that does not extend below the horizontal plan of the luminaire.

Light source means the device which produces visible energy, such as a bulb.

Lumen means the quantity of luminous flux intercepted by a surface of one square foot, all points of which are one foot from a uniform source of one candela. A one-candela source provides 12.57 lumens.

Luminaire means a complete lighting unit including a light source and all necessary mechanical, electrical, reflective, and decorative parts.

Partial cut-off means a light source that extends no more than one inch below the horizontal plan of luminaire.

(Ord. No. 10-14, § 50, 7-6-2010)

Standard means the light pole and base.

Temporary holiday lighting means the type of lighting typically used during the holiday periods.

Sec. 3.2. - Prohibited lighting.

It shall be unlawful to display or operate the following:

- A. An unshielded light source, including bare bulbs, above 15 watts, except for temporary holiday lighting.
- B. The operation of search lighting is prohibited except it shall be permitted for a period not to exceed 14 days from grand openings and promotional events with permission of the building official.

Sec. 3.3. - Minimum requirements.

- A. *Glare.* In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. This applies to refractory lenses which extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
- B. *Light at residential property line.* The allowable maximum light intensity measured at the property line of a residentially zoned lot shall be 0.2 of one footcandle.
- C. *Light at nonresidential property line.* The allowable maximum light intensity measured at the property line of any nonresidentially zoned lot shall be 0.2 of one footcandle. For planned shopping centers or other commercial developments that contain more than one lot, the planning and zoning commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. However, in no case shall light levels exceed 0.2 FC at the property lines adjacent to the street and/or along the perimeter of the development.

(Ord. No. 10-14, § 51, 7-6-2010)

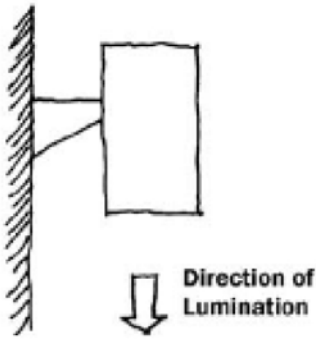
- D. *Height.* No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District as specified in article V of this [Unified Development] Code.

(Ord. No. 06-14, 4-17-2006)

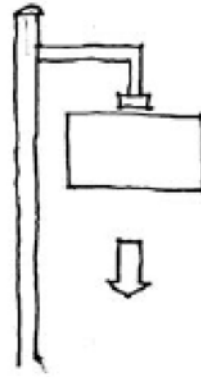
- E. *Building and pole mounted lighting.* All building and pole mounted luminaries exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source. See lighting exhibits A and B.

Lighting Exhibits

Exhibit A

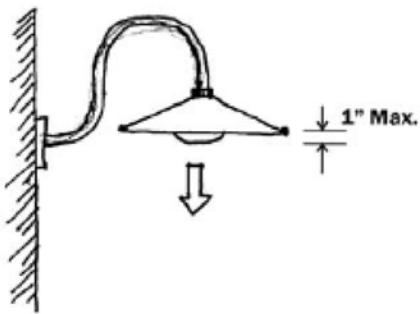


EXAMPLE OF FULL CUT-OFF BUILDING MOUNTED FIXTURE

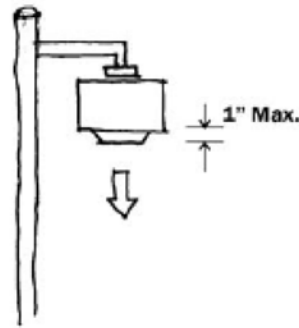


EXAMPLE OF FULL CUT-OFF LIGHT STANDARDS

Exhibit B



EXAMPLE OF PARTIAL CUT-OFF BUILDING MOUNTED FIXTURE



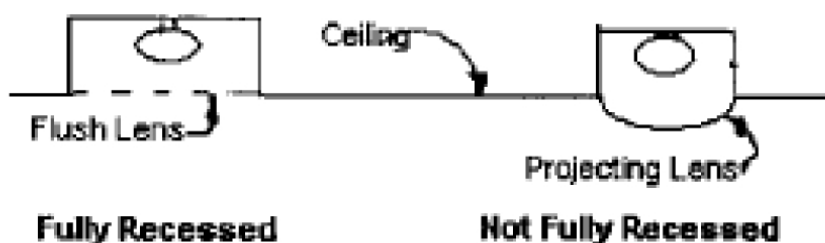
EXAMPLE OF PARTIAL CUT-OFF LIGHT STANDARD

(Ord. No. 10-14, § 51, 7-6-2010)

- F. *Under-canopy lighting.* All under-canopy lighting, including, but not limited to, those fixtures utilized at fueling stations, drive-through lanes, and covered parking structures, shall be fully recessed into the canopy (See lighting exhibit C).

(Ord. No. 10-14, § 51, 7-6-2010)

Lighting Exhibit C



EXAMPLES OF UNDER-CANOPY LIGHTING

- G. *Illumination.* The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with the following exceptions:
1. Under-canopy lighting (e.g., fuel stations, drive-through lanes and covered parking structures) shall not exceed 35 FC. The remainder of the property shall comply with the 20-FC maximum.
 2. Lighting for motor vehicle dealerships shall not exceed 30 FC within the front yard(s) of the development. The remainder of the property shall comply with the 20-FC maximum.

(Ord. No. 10-14, § 51, 7-6-2010)

- H. *Exemptions.* Historic or antique-style pedestrian light fixtures approved by the planning and zoning commission are excluded from these standards.

(Ord. No. 10-14, § 51, 7-6-2010)

Sec. 3.4. - Plan required.

A photometric plan describing compliance with the provisions of this section shall be submitted to the director of planning prior to the issuance of any building permit or certificate of occupancy that proposes additional lighting. This plan shall be prepared by an appropriate lighting designer such as a lighting engineer, architect or other qualified lighting designer. Upon installation of the lighting, the designer shall provide a letter certifying that the lighting is installed in accordance with the approved design and this section. The director of planning shall have the authority to interpret and determine compliance with this section. The planning and zoning commission may grant exemptions to the provisions of this article if compliance will result in substantial financial hardship or inequity, so long as said exemption is without harm to the public. Decisions of the planning and zoning commission may be appealed to the city council.

Sec. 3.5. - Nonconforming lighting.

Luminaries installed prior to the adoption of this [Unified Development Code] shall be exempt from the requirements herein.

Sec. 3.6. - Exemptions.

Lighting installed by or for a governmental agency for the public benefit that is used for activities for the public benefit such as right of way, ball fields, airports and parks. However, parking lot lighting for these activities shall be meet the requirements of the section.

ORDINANCE NO. 96-25

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 87-23 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-5 ATTACHING THE AMENDING PRELIMINARY PLAN; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for portions of PD-5, as described in Exhibits "A", "B" and "C" has been submitted by Robert S. Whittle; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-5 for those areas identified in Exhibits "A", "B" and "C". That said amended Preliminary Plans are attached hereto and made apart hereof for all purposes.

SECTION 2. That the tracts identified in Exhibits "A", "B" and "C" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-5 shall affect only the property described in Exhibits "A", "B" and "C" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. That development in areas in Exhibits "A", "B" and "C" shall meet the area requirements as shown in Exhibit "D" attached hereto and made apart hereof.

SECTION 4. No substantial change in development of the areas as shown in Exhibits "A", "B" and "C" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- (i) Identify the location of any amenities planned for the residential areas.
- (ii) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads.
- (iii) Identify location of neighborhood entry features for each area.

SECTION 6. The S. H. 205 Bypass route is currently shown on the adopted Thoroughfare Plan crossing this PD. No final alignment has been determined for this road. Under our subdivision requirements a property owner is generally required to construct or escrow the cost of up to two lanes of a perimeter road as shown on the Thoroughfare Plan or up to four lanes if the road is shown to go through the middle of a property. Since this Bypass is a state road, the developer will only be required to dedicate the right of way for the Bypass unless the road is needed for circulation inside the development, in which case the normal requirements of the subdivision requirements will apply.

SECTION 7. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the residential areas shown in Exhibit "B" and "C". The Homeowners Association will be responsible for the maintenance of all common areas (including the areas designated as common areas in the Caruth Lake Phase One Addition), screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development. The property owner of the area shown in Exhibit "C" will provide and opportunity for the existing homeowners in Caruth Lake Phases One and Two to join the this newly created Homeowners Association. The residential property shown in Exhibit "B" can have a separate Homeowners Association to provide for the above mentioned functions.

SECTION 8. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 9. The General Retail tract as described in Exhibit "A" shall be limited to

those uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council.

SECTION 10. The tracts shown in Exhibit "C" as tracts 4, 5, & 7 and the area shown in Exhibit "B" shall comply with the area, use and all other requirements of the Single-Family 8,400 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 11. The tracts shown in Exhibit "C" as tracts 1, 3, & 6 shall comply with the area, use and all other requirements of the Single-Family 7,000 zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 12. The tract shown in Exhibit "C" as tracts 2 shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

SECTION 13. The area as shown on Exhibit "D" will be maintained by the property owner in a timely manner consistent with the City of Rockwall ordinances. The property owner will grade, sod, and mow the lot in a timely manner consistent with the City of Rockwall ordinances until homes are built on the lot(s).

SECTION 14. Any person, firm or corporation violating any of the provisions of this ordinance 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 15. 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, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, 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 16. 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 17. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

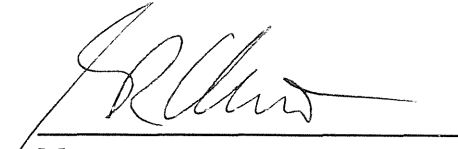
DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

BY



APPROVED:



Mayor

1st reading 6/17/96

2nd reading 7/1/96

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of Quail Run Road at the Northwest corner of said tract;

THENCE: Continuing with the center of Quail Run Road North 88° 25' 16" East a distance of 575.00 feet to a 1/2" iron rod set for a corner;

THENCE: Continuing with the center of Quail Run Road North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for corner;

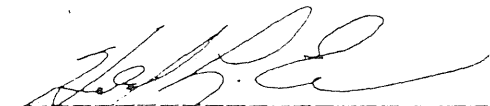
THENCE: South 01° 28' 40" East a distance of 1401.79 feet to a 1/2" iron rod set for a corner;

THENCE: North 60° 17' 00" West a distance of 699.27 feet to a 1/2" iron rod set for a corner on the East right-of-way line of State Highway 205;

THENCE: North 14° 13' 17" West along said right-of-way line a distance of 300.00 feet to a 1/2" iron rod set for corner;

THENCE: North 00° 17' 37" West a distance of 747.52 feet to the Point of Beginning and containing 18.0000 acres of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.



Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

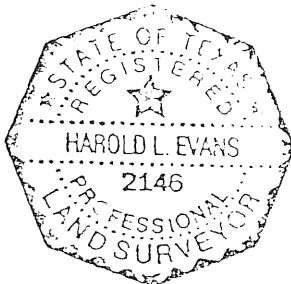


EXHIBIT "A"

POINT OF BEGINNING

EXISTING QUAIL RUN ROAD

N88°25'16" E 575.00'

N89°35'13" E

1/2 IRS 73.91' 1/2 IRS

QUAIL RUN

APPROX. LOCATION ESMT. TO T. P. & L. VOL. 24, PG. 224

FUTURE 100' R.O.V.

APPROX. LOCATION ESMT. TO T. P. & L. VOL. 45, PG. 345

ABANDONED FRAME HOUSE

18.0000 ACRES

E. WEST ROAD

GENERAL RETAIL

SF 8,400

APPROX. LIMITS 100 YEAR FLOOD

4.39 ACRES 100 YEAR FLOOD PLAIN

1/2 IRS N14°13'17" W 300.00' 1/2 IRS

STATE HWY 205

N60°17'00" W

699.27'

1/2 IRS

S.F. 205

2331 DALLAS.

SCALE

1" = 10'

STATE OF TEXAS
COUNTY OF ROCKWALL

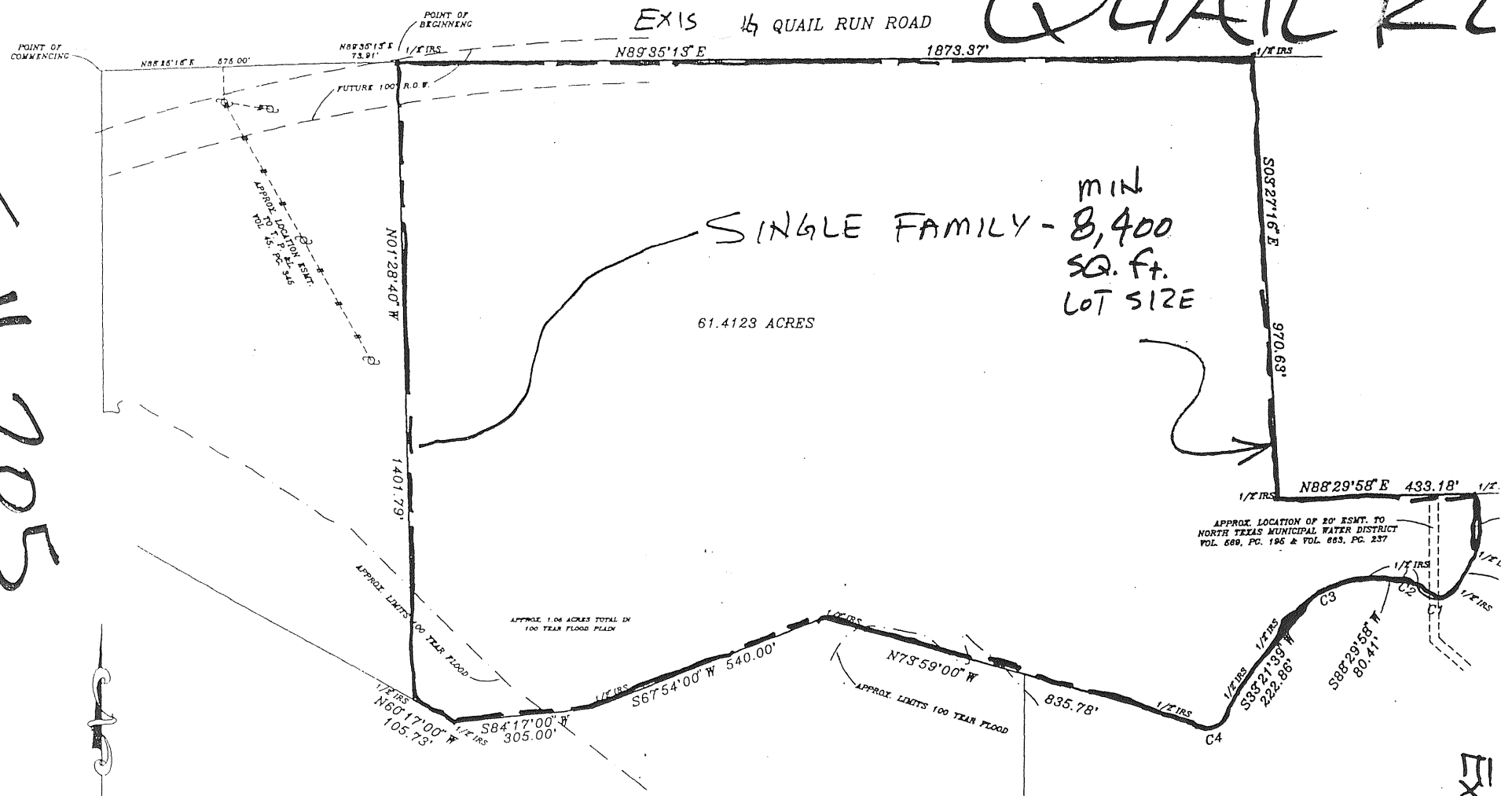
BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the center of Quail Run Road, said point also being the Northwest corner of said 502.566 acre tract:
 THENCE: North 88° 25' 16" East along said centerline, a distance of 575.00 feet to a 1/2" iron rod set at an angle point in said road;
 THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 73.91 feet to a 1/2" iron rod set for the POINT OF BEGINNING;
 THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 1873.37 feet to a 1/2" iron rod set for a corner;
 THENCE: South 03° 27' 16" East a distance of 970.63 feet to a 1/2" iron rod set for a corner;
 THENCE: North 88° 29' 58" East a distance of 433.18 feet to a 1/2" iron rod set for a corner;
 THENCE: South 01° 30' 02" East a distance of 132.49 feet to a 1/2" iron rod set for a corner;
 THENCE: South 28° 44' 08" West a distance of 84.14 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 127° 37", a radius of 50.00 feet and a chord that bears North 87° 23' 34" West a distance of 89.78 feet;
 THENCE: Along the arc of said curve an arc distance of 111.48 feet to a 1/2" iron rod set at a point of reverse curve having a central angle of 67° 58' 47", a radius of 30.00 feet and a chord that bears North 57° 30' 39" West a distance of 33.54 feet;
 THENCE: Along the arc of said curve an arc distance of 35.59 feet to a 1/2" iron rod set for a corner;
 THENCE: South 88° 29' 58" West a distance of 80.41 feet to a 1/2" iron rod set at a beginning of a curve to the left having a central angle of 55° 08' 19", a radius of 225.00 feet and a chord that bears South 60° 55' 48" West a distance of 208.27 feet;
 THENCE: Along the arc of said curve an arc distance of 216.53 feet to a 1/2" iron rod set for a corner;
 THENCE: South 33° 21' 39" West a distance of 222.86 feet to a 1/2" iron rod set on a curve to the right having a central angle of 146° 23' 44", a radius of 50.00 feet and a chord that bears South 69° 41' 19" West a distance of 95.73 feet;
 THENCE: Along the arc of said curve an arc distance of 127.75 feet to a 1/2" iron rod set for a corner;
 THENCE: North 73° 59' 00" West a distance of 835.78 feet to a 1/2" iron rod set for a corner;
 THENCE: South 67° 54' 00" West a distance of 540.00 feet to a 1/2" iron rod set for a corner;
 THENCE: South 84° 17' 00" West a distance of 305.00 feet to a 1/2" iron rod set for a corner;
 THENCE: North 60° 17' 00" West a distance of 105.73 feet to a 1/2" iron rod set for a corner;
 THENCE: North 01° 28' 40" West a distance of 1401.79 feet to the Point of Beginning and containing 61.4123 acres of land.

QUAIL RUN ROAD

EXIS 1/2 QUAIL RUN ROAD

S.H. 205



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	111.48'	101.94'	89.78'	N87°23'34" W	127°44'37"
C2	30.00'	35.59'	20.23'	33.54'	N57°30'39" W	67°58'47"
C3	225.00'	216.53'	117.47'	208.27'	S60°56'48" W	65°08'19"
C4	50.00'	127.75'	165.58'	95.73'	S69°41'19" W	146°23'44"

EXHIBIT B

PAGE 2 OF 2

... corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife recorded in Volume 825, Page 179, Deed Records, Rockwall County, Texas;

THENCE: East a distance of 210.47 feet to a 1/2" iron rod found for a corner;

THENCE: East a distance of 524.01 feet to a 1/2" iron rod found for a corner;

THENCE: North 00° 48' 45" West a distance of 248.44 feet to the East side of a 6" iron post found set in place for a corner, said point being on the most Easterly North line of said 502.586 acre tract;

THENCE: South 89° 48' 53" East a distance of 456.78 feet with said North line to a fence corner post;

THENCE: South 00 degree 11' 28" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point at the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;

THENCE: South 01° 08' 16" East with the said West line of Lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, as the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;

THENCE: South 00° 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;

THENCE: South 86° 47' 35" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17° 43' 55", a radius of 368.39 feet, and a chord that bears South 77° 56' 36" West a distance of 110.48 feet;

THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;

THENCE: North 00° 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;

THENCE: South 87° 53' 15" West a distance of 157.35 feet to a 5/8" iron rod found for a corner;

THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 15° 36' 55", a radius of 368.39 feet, and a chord that bears South 31° 18' 32" West a distance of 84.96 feet;

THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found at a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas;

THENCE: North 01 degree 41' 27" West a distance of 148.71 feet to a 5/8" iron rod found at the Northeast corner of said 3.207 acre tract;

THENCE: South 88° 32' 18" West a distance of 207.00 feet to a fence corner post at the Northwest corner of said 3.207 acre tract;

THENCE: South 01 degree 41' 27" East passing at 874.66 feet a fence corner post at the Southwest corner of said 3.207 acre tract and the Northwest corner of that tract of land conveyed to Billy Joe Pruitt by Deed recorded in Volume 86, page 212, Deed Records, Rockwall County, Texas, and continuing a total distance of 760.85 feet to a fence corner post at the Southwest corner of said Pruitt tract;

THENCE: South 89° 19' 55" East a distance of 167.43 feet to a 5/8" iron rod found for a corner on the West line of FM-1141;

THENCE: South 01 degree 20' 34" East a distance of 1106.28 feet with said West line to a 5/8" iron rod found for a corner;

THENCE: South 02° 43' 34" East a distance of 343.04 feet continuing with said West line to a 5/8" iron rod found at the beginning of a curve to the right having a central angle of 14° 01' 32", a radius of 633.14 feet, and a chord that bears South 04° 17' 12" West a distance of 130.18 feet;

THENCE: Along said curve and continuing with said West line an arc distance of 130.51 feet to a 5/8" iron rod found for a corner at the right-of-way cut-back at State Hwy. 66, a 60-foot Right-of-Way;

THENCE: South 34° 13' 31" West a distance of 123.80 feet with said cut-back to a point for a corner from which a concrete right-of-way monument bears South 54° 47' 00" East a distance of 0.60 feet;

THENCE: South 88° 24' 25" West a distance of 1271.19 feet with said North line to a 5/8" iron rod found at the Southeast corner of a State of Texas Roadside Park;

THENCE: North 02° 45' 43" East a distance of 119.65 feet to a fence corner post at the Northeast of said Park;

THENCE: South 88° 24' 23" West a distance of 202.98 feet generally along a fence line to a 5/8" iron rod found at the Northwest corner of said Park;

THENCE: South 02° 45' 43" West a distance of 119.65 feet to a fence corner post for a corner;

THENCE: South 88° 24' 23" West a distance of 318.00 feet generally along a fence line to a 5/8" iron rod found for a corner;

THENCE: South 87° 56' 28" West a distance of 360.69 feet to a 5/8" iron rod found at the Southeast corner of the Hal Phelps Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 10, Plat Records, Rockwall County, Texas;

THENCE: North 00° 00' 48" West a distance of 150.40 feet to a bolt d'arc stake found at the northeast corner of said Addition;

THENCE: South 88° 54' 07" West a distance of 776.89 feet to a 5/8" iron rod found for a corner on the East line of the Wade Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 3, Plat Records, Rockwall County, Texas;

THENCE: North 00° 16' 31" West a distance of 1506.02 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Addition;

THENCE: South 88° 42' 10" West a distance of 867.28 feet to a 1/2" iron rod set at the Northwest corner of said Addition and the Northeast corner of the previously mentioned Harris Heights Phase 3;

THENCE: South 88° 23' 18" West a distance of 266.98 feet to the Point of Beginning and containing 309.267 acre of land including approximately 92.376 acres contained within the 100 year flood plain and 3.285 acres contain within easements having defined widths, leaving a net area of 213.606 acres of land.

EXHIBIT "C"

PAGE 1 OF 3

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the M.B. Jones Survey, Abstract No. 122 and the S.S. McCurry Survey, Abstract No. 148, Rockwall County, Texas, and being a part of that 602.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Harrie Heights Phase Three, an addition to the City of Rockwall recorded in Cabinet B, Page 122, Plat Records, Rockwall County, Texas and at the Southeast corner of Caruth Lake No. 3, an addition to the City of Rockwall recorded in Cabinet , Page , Plat Records, Rockwall County, Texas;

THENCE: Along the East lines of said Caruth Lake No. 3, all to 1/2" iron rods found for corners, as follows: North 01' 24' 00" West a distance of 188.25 feet; South 88' 36' 00" West a distance of 21.14 feet to an intersecting curve to the right having a central angle of 14' 58' 57", a radius of 710.10 feet and a chord that bears North 08' 08' 32" East a distance of 185.16 feet; Along said curve an arc distance of 185.69 feet; North 16' 36' 00" East a distance of 448.68 feet to the Southerly line of Caruth Lane, a 60-foot Right-of-Way; South 72' 43' 38" East a distance of 7.60 feet with said Southerly line to the Southeast corner of said Caruth Lane; and North 17' 16' 22" East a distance of 65.00 feet to the Northeast corner of said Caruth Lane, said point also being on the Southerly line of a future public park;

THENCE: Traversing said 502.566 acre tract with the Southerly, Easterly, and Northerly lines of said future public park, all to 1/2" iron rods set for corners, as follows: South 72' 43' 38" East a distance of 688.10 feet; South 48' 01' 00" East a distance of 1140.00 feet; South 40' 16' 00" East a distance of 502.00 feet; South 26' 48' 00" East a distance of 1000.00 feet; North 63' 59' 00" East a distance of 1685.57 feet; North 01 degree 20' 34" West a distance of 450.00 feet; South 63' 59' 00" West a distance of 1211.68 feet;

THENCE: North 40' 27' 00" West a distance of 2963.32 feet, continuing with the Northerly line of said future public park to a point for a corner in Caruth Lake;

THENCE: West a distance of 600.00 feet continuing with said Northerly line to a point for a corner in Caruth Lake;

THENCE: North a distance of 900.00 feet continuing with said line to a 1/2" iron rod set for a corner;

THENCE: Leaving said Northerly line and continuing to traverse said 502.566 acre tract, all to 1/2" iron rods for corners, as follows: South 73' 59' 00" East a distance of 376.78 feet to an intersecting curve to the right having a central angle of 146' 29' 44", a radius of 50.00 feet, and a chord that bears North 69' 41' 19" East a distance of 96.73 feet; Along said curve an arc distance of 127.76 feet; North 33' 21' 35" East a distance of 222.86 feet to the beginning of a curve to the right having a central angle of 66' 08' 19", a radius of 225.00 feet, and a chord that bears North 60' 55' 48" East a distance of 208.27 feet; Along said curve an arc distance of 216.53 feet; North 88' 29' 58" East a distance of 80.41 feet to the beginning of a curve to the right having a central angle of 67' 58' 47", a radius of 30.00 feet, and a chord that bears South 57' 30' 39" East a distance of 33.54 feet; Along said curve an arc distance of 35.59 feet to the Point of Reverse Curve of a curve to the left having a central angle of 127' 44' 37", a radius of 60.00 feet and a chord that bears South 87' 23' 34" East a distance of 89.78 feet; Along said curve an arc distance of 111.48 feet; North 28' 44' 08" East a distance of 84.14 feet; and North 01 degree 30' 02" West a distance of 132.49 feet to a North line of said 602.566 acre tract;

THENCE: North 88' 28' 58" East a distance of 1343.16 feet with said North line and generally along a fence line to a point for a corner in Phelps Lake;

THENCE: North 80' 41' 47" East a distance of 871.82 feet to a 2" iron pipe with a 1/2" iron rod in the top found for a corner at the Southwest corner of that 1.00 acre tract of land conveyed to John R. Yingling and wife, Lynelle C. Yingling, by Deed recorded in Volume 826, Page 179, Deed Records, Rockwall County, Texas;

THENCE: South 00' 49' 43" East a distance of 210.47 feet to a 1/2" iron rod found for a corner;

THENCE: North 89' 10' 17" East a distance of 624.01 feet to a 1/2" iron rod found for a corner;

THENCE: North 00' 49' 43" East a distance of 248.44 feet to the East side of a 6" iron post found set in concrete for a corner, said point being on the most Easterly North line of said 602.566 acre tract;

THENCE: South 89' 46' 63" East a distance of 456.78 feet with said North line to a fence corner post;

THENCE: South 00 degree 11' 28" East a distance of 281.83 feet to a 5/8" iron rod found for an angle point and the Northwest corner of the Lake Hill Addition, phase 2, as described in Cabinet A, Slide 309, of the Plat Records of Rockwall County, Texas;

THENCE: South 01' 08' 16" East with the said West line of Lake Hill Addition, Phase 2 a distance of 612.00 feet to a 5/8" iron rod found for an angle point and the Southwest corner of the said Lake Hill Addition, phase 2, and the Northwest corner of Lake Hill Addition, phase 1, as described in Cabinet A, Slide 272, of the map Records of Rockwall County, Texas;

THENCE: South 00' 50' 21" East, with the said West line of Lake Hill Addition, phase 1, 1398.39 feet to a 1/2" iron rod found on the North line of State Farm to Market Road no. 1141, an 80-foot wide public Right-of-Way;

THENCE: South 86' 47' 36" West a distance of 77.84 feet with said North line to a 5/8" iron rod found at the beginning of a curve to the left having a central angle of 17' 43' 55", a radius of 358.39 feet, and a chord that bears South 77' 55' 36" West a distance of 110.48 feet;

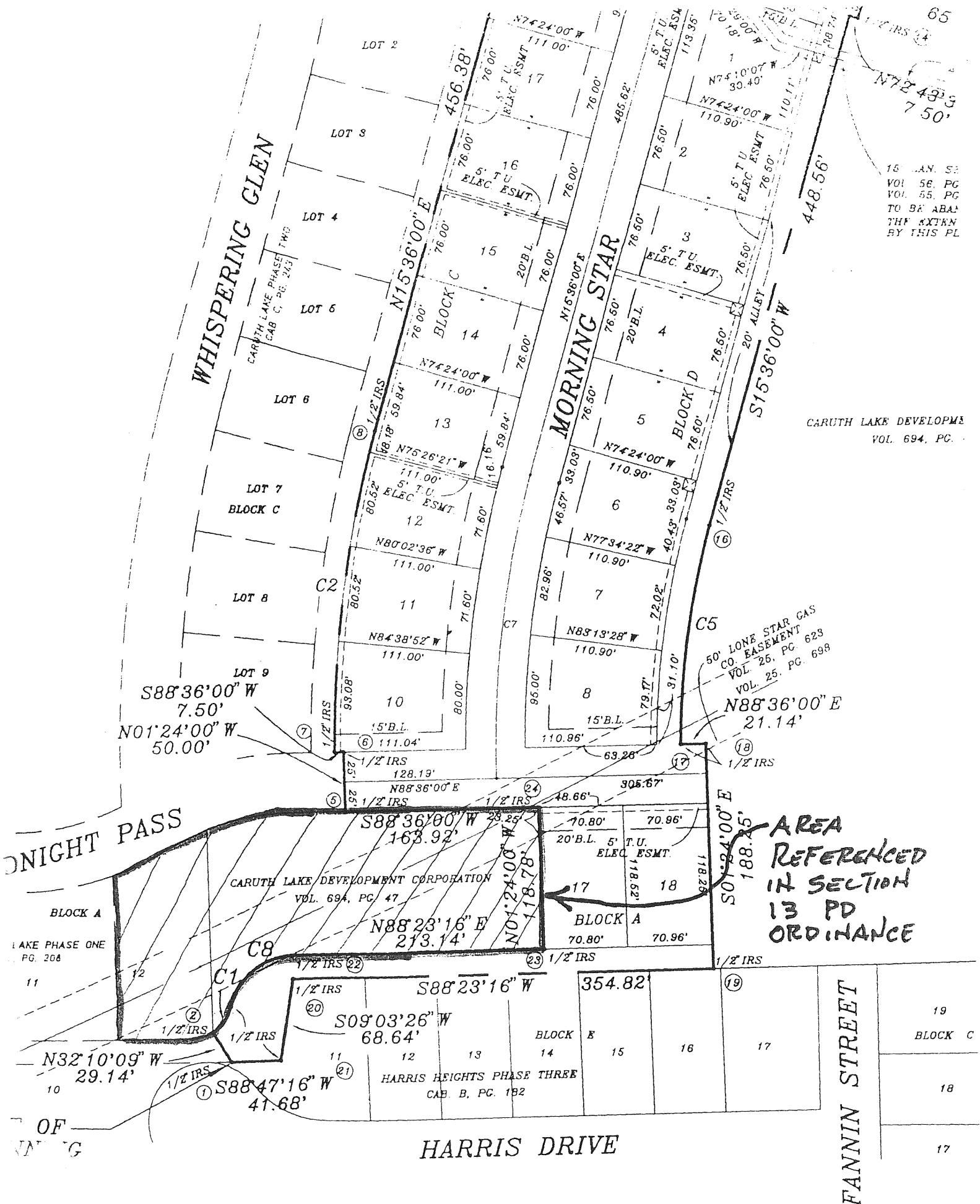
THENCE: Along said curve and continuing with said North line an arc distance of 110.92 feet to a 5/8" iron rod found for a corner;

THENCE: North 00' 57' 56" West a distance of 313.41 feet to a 5/8" iron rod found for a corner;

THENCE: South 87' 63' 13" West a distance of 157.36 feet to a 5/8" iron rod found for a corner;

THENCE: South 01 degree 10' 33" East a distance of 421.15 feet to a 5/8" iron rod found for a corner on the Northwest line of said FM-1140, said point being on an intersecting curve to the left having a central angle of 13' 36' 55", a radius of 358.39 feet, and a chord that bears South 31' 18' 32" West a distance of 84.96 feet;

THENCE: Along said curve and with said Northwest line an arc distance of 85.16 feet to a 5/8" iron rod found for a corner at the most Easterly Southeast corner of that 3.207 acre tract of land described in Deed recorded in Volume 47, Page 469, Deed Records, Rockwall County, Texas.



15 JAN. 52
 VOL. 56, PG.
 VOL. 55, PG.
 TO BE ABANDONED
 THE EXTENT
 BY THIS PL

CARUTH LAKE DEVELOPMENT
 VOL. 694, PG.

50' LONG STAR GAS
 CO. BASEMENT
 VOL. 25, PG. 628
 VOL. 25, PG. 698

AREA
 REFERENCED
 IN SECTION
 13 PD
 ORDINANCE

EXHIBIT "D"

ORDINANCE NO. 00-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 96-25 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND A PORTION OF THE PRELIMINARY PLAN FOR PD-5 - PLANNED DEVELOPMENT NO. 5 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A INCLUDING A CHANGE IN ZONING FROM GR, GENERAL RETAIL TO PD-5 - PLANNED DEVELOPMENT NO.5 FOR TRACTS 11 AND 11-1, J.H.B. JONES ABSTRACT NO. 124, CONTAINING 1.58 ACRES OF LAND; 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, an amendment to the Preliminary Plan for a portion of PD-5 with special conditions, as described in Exhibit "A" including a change in zoning from "GR", General Retail to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract No. 124, containing 1.58 acres of land; has been submitted by Robert S. Whittle; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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 Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-5 with special conditions for the area identified in Exhibit "A" including a change in zoning from GR, General Retail, to PD-5, Planned Development No. 5 for Tracts 11 and 11-1, J.H.B. Jones Abstract

No. 124, containing 1.58 acres of land. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for a portion of PD-5 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional uses:

- (a) Planned shopping center of less than 19 acres and neighborhood convenience centers.
- (b) Restaurants, including accessory outdoor seating, with drive-through facilities.
- (c) Pharmacy, with drive-through facility.
- (d) Retail convenience store limited to six gas pump dispensers subject to strict architectural review by the Planning and Zoning Commission and City Council.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, 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. 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.

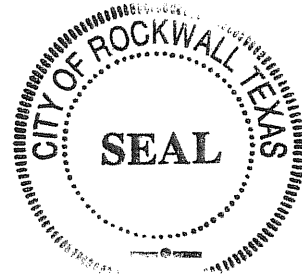
Section 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 2nd day of October, 2000.

Scott L. Self

APPROVED

Belinda Page
ATTEST



1st Reading 9-18-00

2nd Reading 10-02-00

EXHIBIT "A"

STATE OF TEXAS COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being that 1.58 acre tract of land conveyed to Henry H. Crumbley be Deed recorded in Volume 91, Page 202, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

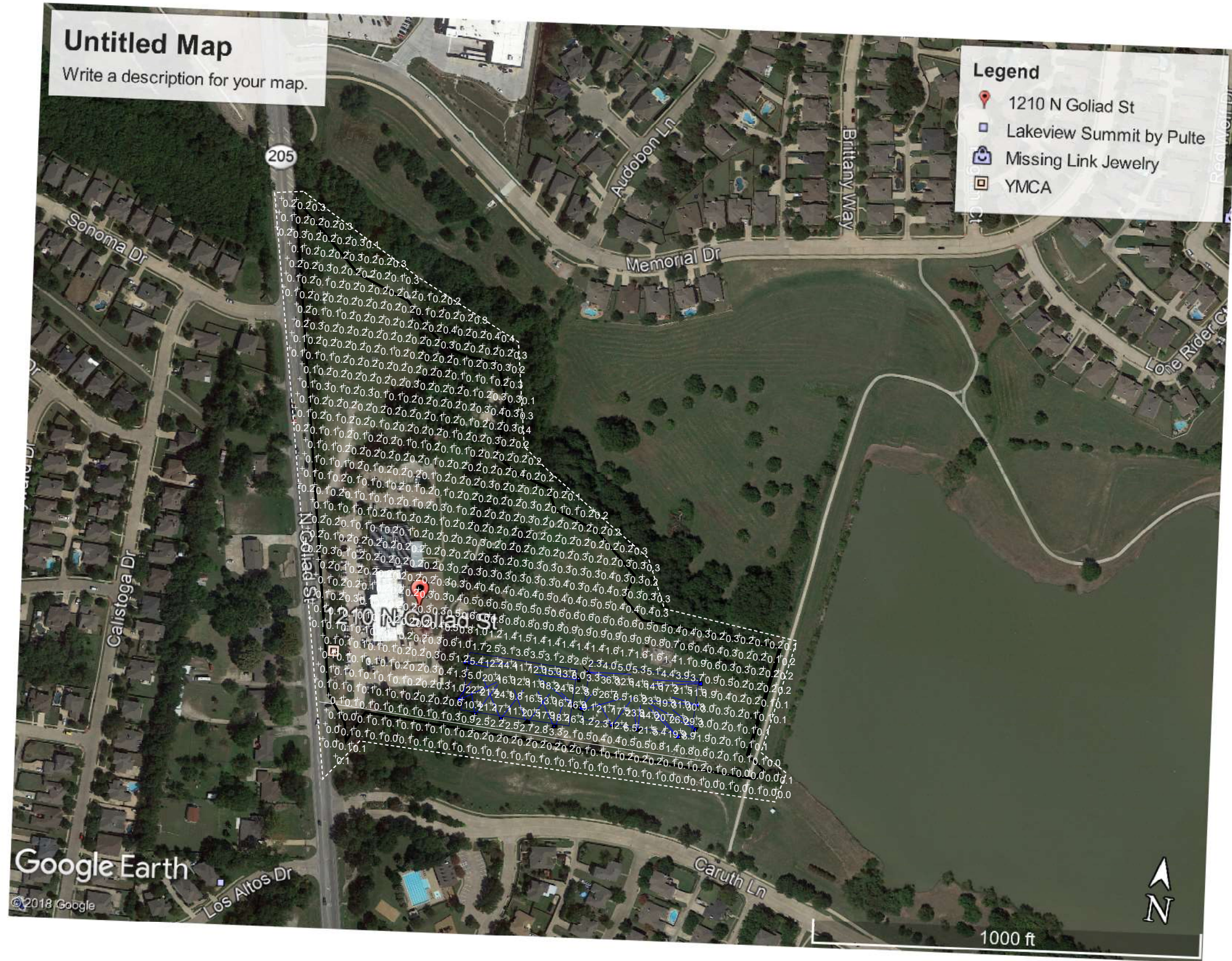
BEGINNING at a ½" iron rod set at the intersection of the Northeast line of State Hwy. 205, a 100-foot right-of-way, with the center of Quail Run Road, said point being the northwest corner of said Crumbley tract:

THENCE: North 88° 25' 16" East with the center of Quail Run Road, said point being the North line of said Crumbley tract and then the north line of said 502.566 acre tract a distance of 759.40 feet to a ½" iron rod set for corner:

THENCE: North 89° 35' 13" East a distance of 73.91 feet continuing with said lines to a ½" iron rod set for corner:

THENCE: Leaving said line and traversing said 502.566 acre tract as follows:
South 1° 25' 40" East a distance of 1,401.79 feet to a ½" iron rod set for a corner;
North 60° 17' 00" West a distance of 6999.27 feet to a ½" iron rod set for a corner on the previously mentioned line of said State Hwy. 205:

THENCE: North 14° 13' 17" West a distance of 1,185.90 feet with said line to the Point of Beginning and containing **852,904.80 square feet** or **19.58 acres** of land.



Untitled Map
Write a description for your map.

- Legend**
- 1210 N Goliad St
 - Lakeview Summit by Pulte
 - Missing Link Jewelry
 - YMCA



**11210 N. GOLIAD
YMCA ROCKWALL**

Designer
CARLOS OCHOA
Date
9/5/2018
Scale
Not to Scale
Drawing No.





Summary

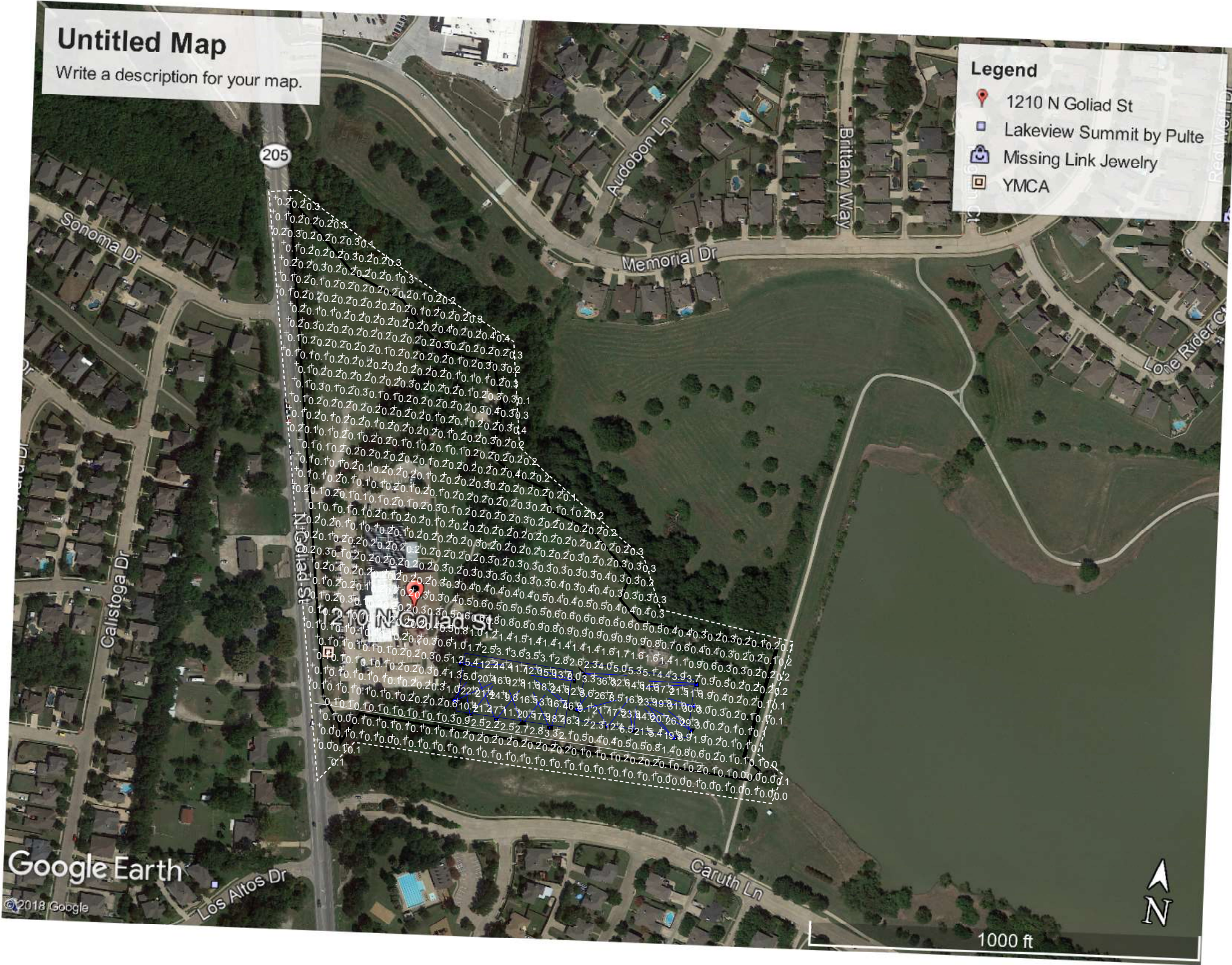
Plan View
Scale - 1" = 300'

Untitled Map

Write a description for your map.

Legend

-  1210 N Goliad St
-  Lakeview Summit by Pulte
-  Missing Link Jewelry
-  YMCA



Google Earth

© 2018 Google

1000 ft

