



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 82019-088 P&Z DATE 8/13/2019 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 checked="" 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 checked="" type="checkbox"/> RECEIPT
<input checked="" 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ON

PLANNING & ZONING CASE NO. SP2019-020

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 961 Clem Road

Subdivision Northgate

Lot \_\_\_\_\_

Block \_\_\_\_\_

General Location Southwest Corner of Clem Road and FM 3549

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

Current Zoning Planned Development District



Current Use Agricultural

Proposed Zoning \_\_\_\_\_

Proposed Use \_\_\_\_\_

Acreage 61.45

Lots [Current] \_\_\_\_\_

1

Lots [Proposed] \_\_\_\_\_

40

**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 Unison Investment

Applicant Michael Joyce Properties

Contact Person Jen-Liang Wu

Contact Person Ryan Joyce

Address 23545 Crenshaw Blvd

Address 1189 Waters Edge Drive

Suite 201

City, State & Zip Torrance, CA 90505

City, State & Zip Rockwall, TX 75087

Phone 3103250300

Phone 5129656280

E-Mail uniinv@aol.com

E-Mail ryan@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JEN-LIANG WU [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 8<sup>th</sup> day of July, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 8 day of July, 20 19.

Owner's/Applicant's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_

See Attached Notary  
Acknowledgment Certificate

My Commission Expires \_\_\_\_\_



# CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓ = OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				Per Application
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alternate Plan	-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
Building Material Sample Board and/or Color Rendering of Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	-
Submittal Requirements <i>prints</i>	<input type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	-
Is the property properly platted? <i>copy of plat with submittal</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address) <i>copy of plat</i>	<input type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	-
Case Number	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The case number should be placed in the lower right hand corner below the title block of all sheets.	-
Owners (Name, Address, and Phone Number) <i>on plat</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right hand corner left of the title block.	-
Developer (Name, Address, and Phone Number) <i>OP</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right hand corner left of the title block.	-
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	-
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1"=20', 1"=40', etc ... with a maximum of 1"=100'.	-
Vicinity Map <i>OP</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	-
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	-
Proposed Land Use: <i>OR</i>			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	-
✓ Commercial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage) <span style="margin-left: 20px;">0.13</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	-
Perimeter Dimensions of the Site <span style="margin-left: 20px;">0.2</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	-
Perimeter Dimensions of all Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	-
Distance Between Buildings and Property Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	-
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	-
Indicate all Drive/Turning Radii	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
Indicate all Drive Widths <span style="margin-left: 20px;">0.2</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Fire Lanes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	-
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	-
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	-
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	-
Parking Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	-
Handicap Parking Spaces Shown	<input type="checkbox"/>	<input type="checkbox"/>		Art. VI 5.4
Adequate Parking	<input type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Art. VI Table 3
Adequate Parking and Maneuvering	<input type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	Art. VI 5.3.C
Adequate Loading Area	<input type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer ( <i>Art. VI 6.5 Loading Requirements</i> ).	Art. VI 6.4
Adequate Loading Maneuvering	<input type="checkbox"/>	<input type="checkbox"/>		Art. VI 6
Type and Depth of Paving Material	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	Art. VI 3.2

### 2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.</b>				
Proposed or Existing Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-

*include landscape*

### 2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing. All fencing shall conform to Chapter 10, Article XI of the Code of Ordinances.	Art. V 1.7
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.5.3
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.5.3
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.5.4
Dumpster Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	Art. V 1.5.2
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	Art. V 1.5.1
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	Art. V 1.6

### 3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	Art. VIII 4.3
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the applicable zoning district the percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	Art. VIII 5.12
Landscape Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	Art. VIII 4.3



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

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto: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: 7/12/2019

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, 07/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/30/2019 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: SP2019-028**  
**Project Name: Northgate**  
**Project Type: SITE PLAN**  
**Applicant Name: MICHAEL JOYCE PROPERTIES**  
**Owner Name: ROBERSON, COREY WAYNE**  
**Project Description:**



# RECEIPT

Project Number: SP2019-028  
Job Address: 961 CLEM RD  
ROCKWALL, TX 75087

Receipt Number: B86299

Printed: 8/14/2019 1:57 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 1,479.00

---

**Total Fees Paid:**

**\$ 1,479.00**


Date Paid: 8/14/2019 12:00:00AM

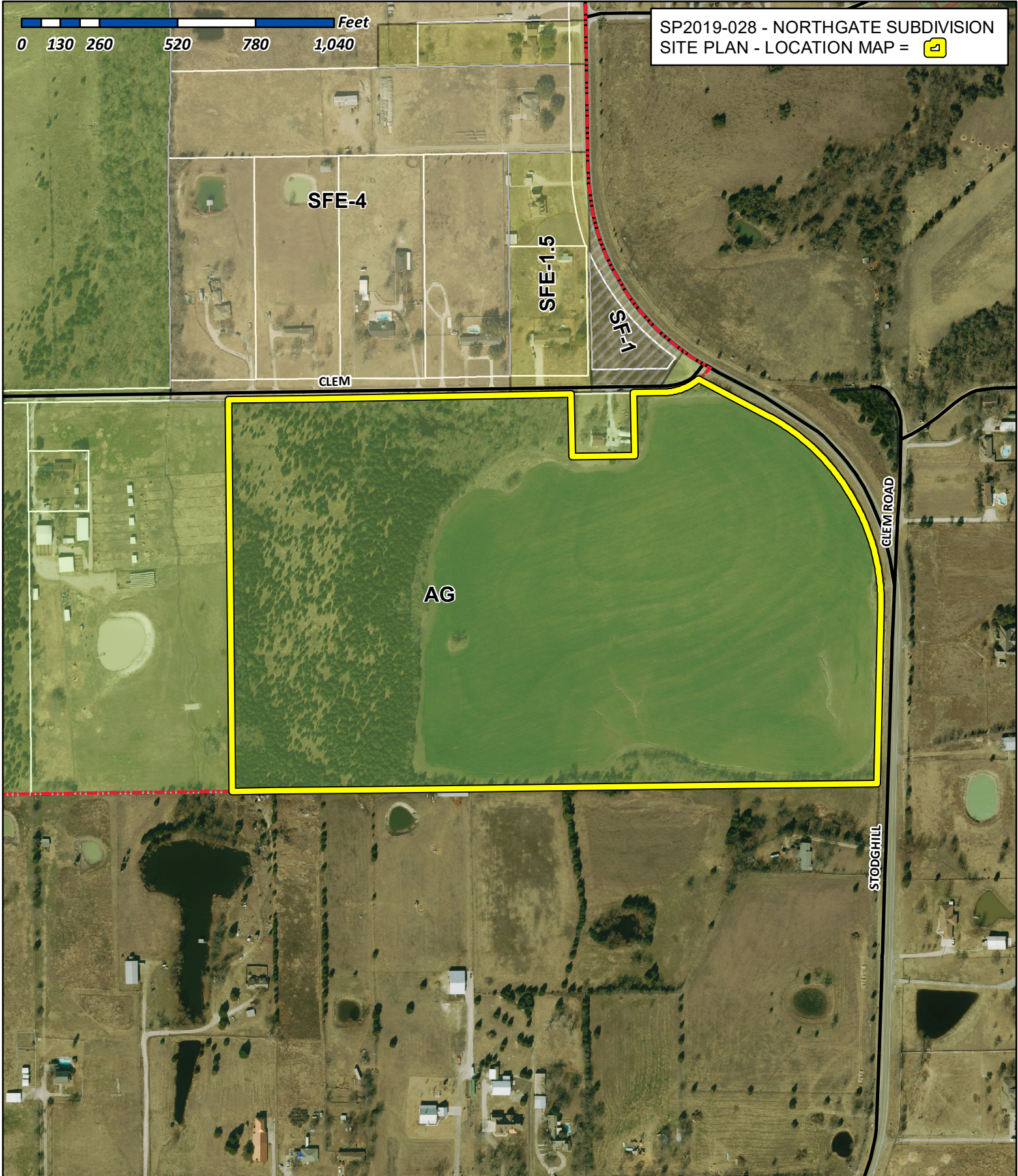
Paid By: MICHAEL JOYCE PROPERTIES

Pay Method: CHECK 2504

Received By: LM

0 130 260 520 780 1,040 Feet

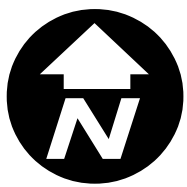
SP2019-028 - NORTHGATE SUBDIVISION  
SITE PLAN - LOCATION MAP = 



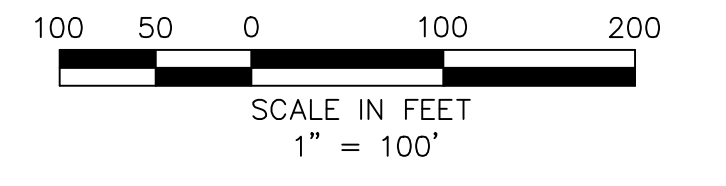
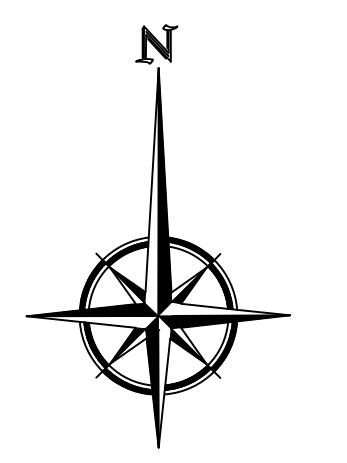
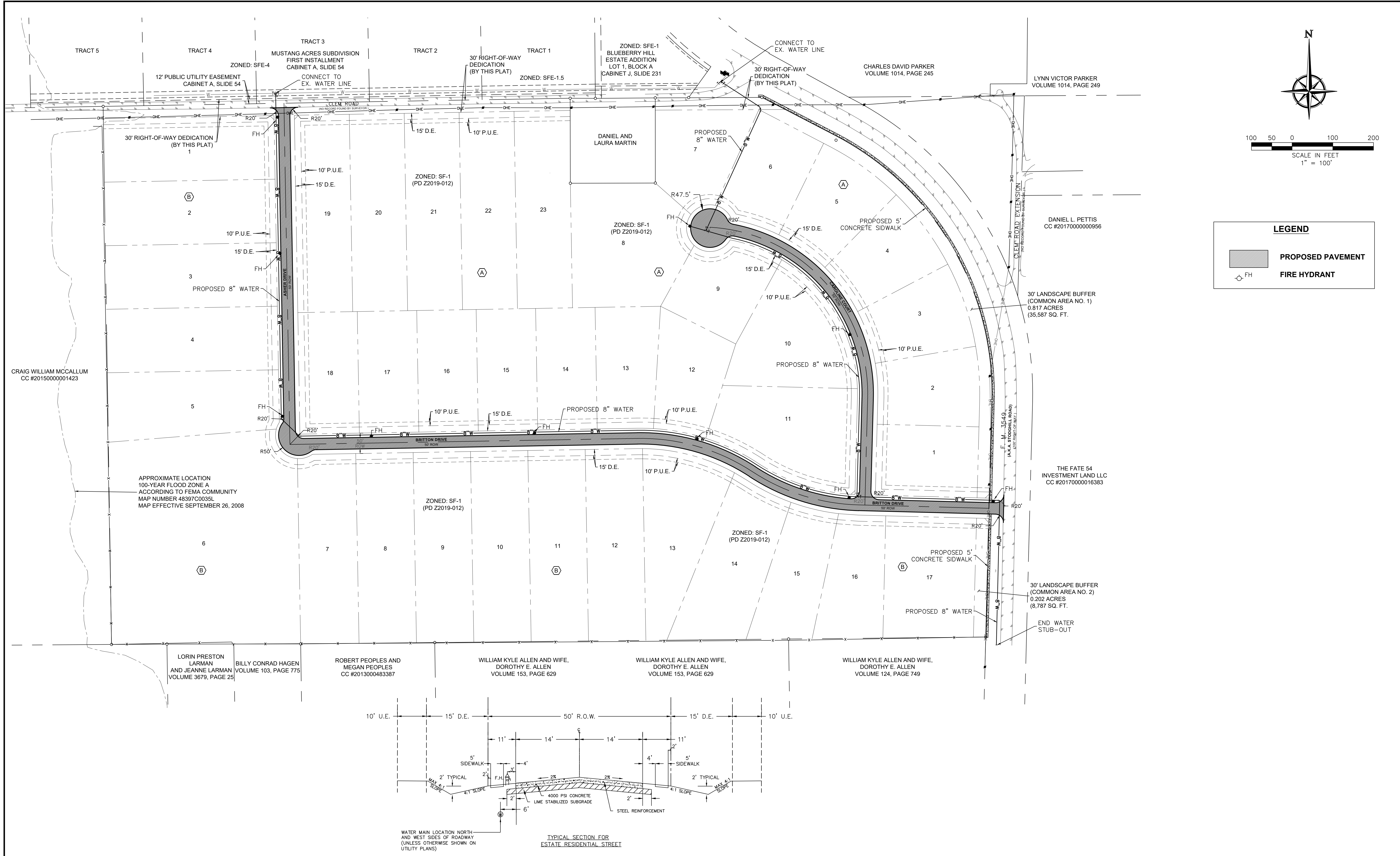
# City of Rockwall

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

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



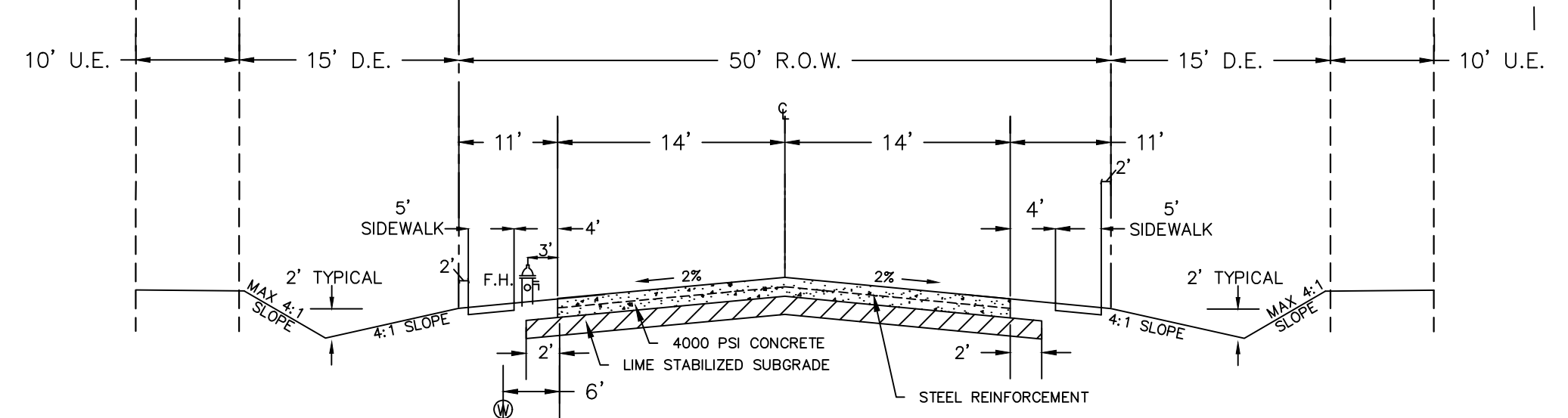




**LEGEND**

- PROPOSED PAVEMENT
- FIRE HYDRANT

APPROXIMATE LOCATION  
100-YEAR FLOOD ZONE A  
ACCORDING TO FEMA COMMUNITY  
MAP NUMBER 48397C0035L  
MAP EFFECTIVE SEPTEMBER 26, 2008



WATER MAIN LOCATION NORTH AND WEST SIDES OF ROADWAY (UNLESS OTHERWISE SHOWN ON UTILITY PLANS)

TYPICAL SECTION FOR ESTATE RESIDENTIAL STREET

**CAUTION! EXISTING UTILITIES**  
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: JD	DATE:
CHECKED: MA	DATE:
PROJECT NO.: 08838	
DWG FILE NAME: 08838 PP SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND BIDDING ONLY.



PRELIMINARY SITE PLAN  
NORTHGATE  
CITY OF ROCKWALL  
DALLAS COUNTY, TEXAS

01/10/2019

**City of Rockwall**  
**Project Plan Review History**



<b>Project Number</b>	P2019-029	<b>Owner</b>	ROBERSON, COREY WAYNE	<b>Applied</b>	7/12/2019	LM
<b>Project Name</b>	Northgate	<b>Applicant</b>	MICHAEL JOYCE PROPERTIES	<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	PRELIMINARY			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
961 CLEM RD	ROCKWALL, TX 75087	


<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
	8		8	0072-0000-0008-00-OR	

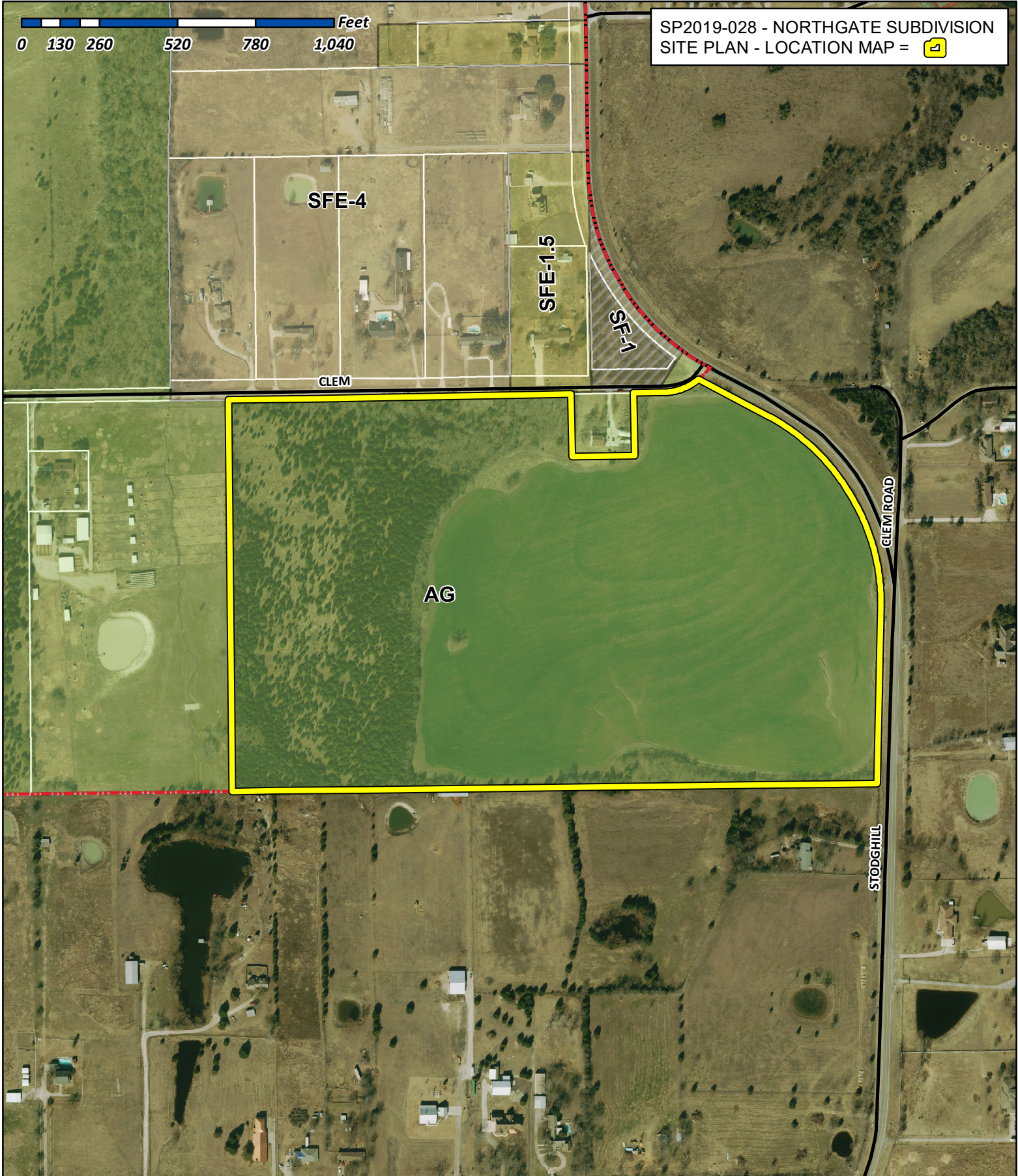
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Amy Williams	7/12/2019	7/19/2019				
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019				
PLANNING	Korey Brooks	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>P2019-029 Preliminary Plat for Northgate Subdivision</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2019-029) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please note landscape buffer requirements from PD ordinance. Landscape and Hardscape Standards.</p> <p>(1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.</p> <p>(2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).</p> <p>(a) Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.</p> <p>(b) Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided</p> <p>M.5 Please provide lot mix chart.</p> <p>M.6 Please provide Block for each block. Currently, it cannot be determined which block a lot is located in.</p> <p>M.7 Please provide centerline for adjacent roadways (e.g. Clem Road and FM-3549).</p> <p>M.8 The preliminary plat should not have dedication language.</p> <p>M.9 The preliminary plat should include preliminary drainage plan and preliminary utility plan. Also, please ensure that all utilities are on the plat.</p> <p>M.10 It is possible to fit the entire plan on one page?</p> <p>M.11 The visibility triangles are difficult to see. Also, please see the Unified Development Code regarding the requirements.</p> <p>M.12 Please provide precise locations of entryway signage.</p> <p>M.13 Please provide vicinity map for concept plan.</p> <p>I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Park Board Meeting for this case is August 6, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.</p> <p>I.15 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.</p>						
<p>P2019-030 Master Plat for Northgate Subdivision</p> <p>Please address the following comments (M= Mandatory Comments; I = Informational Comments).</p> <p>I.1 This a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.2						For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (P2019-030) in the lower right hand corner of all pages on future submittals.
M.4						Please see comments above.
M.5						If this will be complete in phases, please indicate.
SP2019-028 Site Plan for Northgate Subdivision						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1						This is a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Union Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road.
I.2						For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
M.3						For reference, include the case number (SP2019-028) in the lower right hand corner of all pages on future submittals.
M.4						Please note, Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height.
(1)						Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
(c)						Landscape Buffer and Sidewalks (FM-3549). A minimum of a 30-foot landscape buffer shall be provided along FM-3549 (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a five (5) foot sidewalk situated within the 30-foot landscape buffer adjacent to FM-3549.
(d)						Landscape Buffer and Sidewalks (Clem Road). A minimum 20-foot landscape buffer shall be provided
(2)						Street Trees. Prior to issuance of a Certificate of Occupancy (CO), all residential single-family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7.1 of this ordinance in the following sizes and proportions:
(i)						Three (3), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of the required lots
(ii)						Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the rear yards of the required lots.
(iii)						Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the side yards facing the street.
(3)						Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
(4)						Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
a.						Streets. All streets (excluding drives, fire lanes and private parking areas) shall be built according to the City's street standards as shown below in Figure 3 of the PD ordinance.
(5)						Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major and minor entry points for the proposed subdivision (shown in Figure %) of the PD ordinance. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan. The developer shall provide enhanced landscaping areas within the Subject Property as generally depicted in Figure 4 of the PD Ordinance. The final design of these areas shall be provided on the PD Site Plan.

0 130 260 520 780 1,040 Feet

SP2019-028 - NORTHGATE SUBDIVISION  
SITE PLAN - LOCATION MAP = 

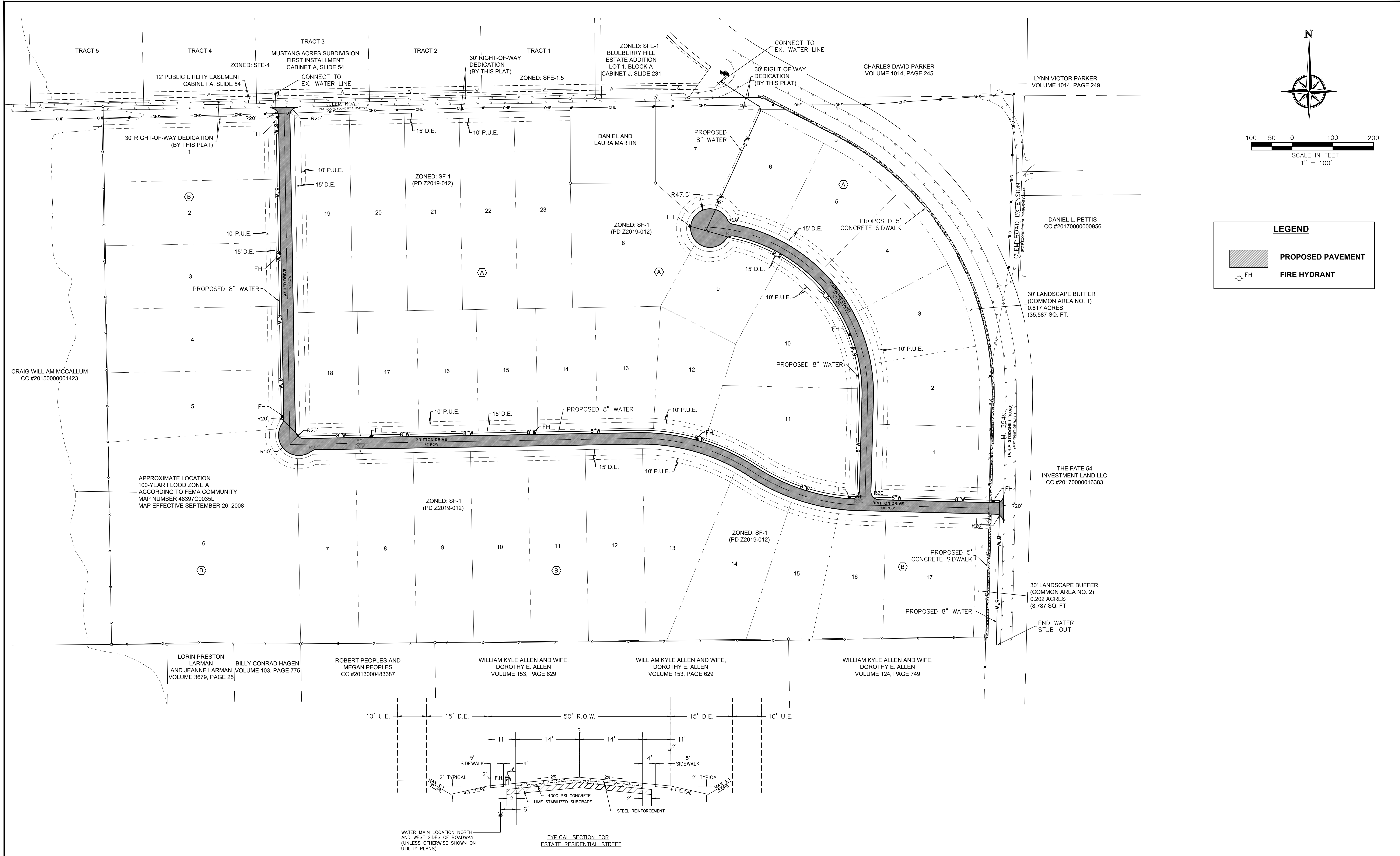


# City of Rockwall

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

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

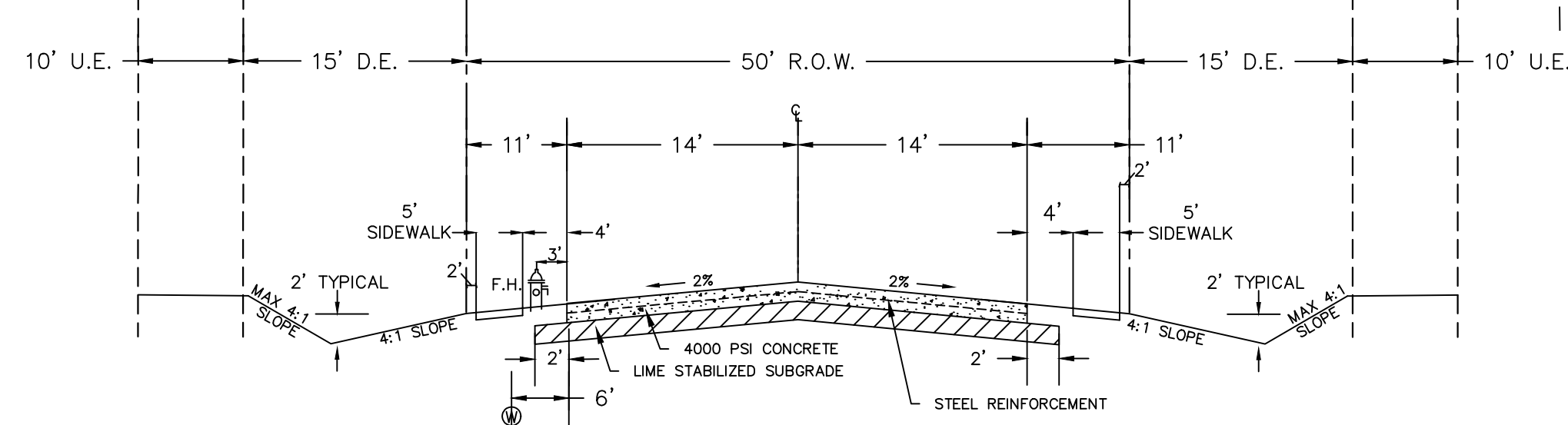




**LEGEND**

- PROPOSED PAVEMENT
- FIRE HYDRANT

APPROXIMATE LOCATION  
100-YEAR FLOOD ZONE A  
ACCORDING TO FEMA COMMUNITY  
MAP NUMBER 48397C0035L  
MAP EFFECTIVE SEPTEMBER 26, 2008



TYPICAL SECTION FOR  
ESTATE RESIDENTIAL STREET

**CAUTION! EXISTING UTILITIES**  
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**ENGINEERINGCONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, STE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: JD	DATE:
CHECKED: MA	DATE:
PROJECT NO.: 08838	
DWG FILE NAME: 08838 PP SITE PLAN.DWG	

THIS DOCUMENT IS RELEASED FOR  
THE PURPOSE OF INTERIM REVIEW AND BIDDING  
ONLY.



PRELIMINARY SITE PLAN  
NORTHGATE  
CITY OF ROCKWALL  
DALLAS COUNTY, TEXAS



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** August 13, 2019  
**APPLICANT:** Ryan Joyce; Michael Joyce Properties  
**CASE NUMBER:** SP2019-028; *Site Plan for Northgate Subdivision*

---

### **SUMMARY**

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. On July 1, 2019, the City Council approved *Ordinance No. 19-26*, which established the development standards for Planned Development District 88 (PD-88). In conjunction with this site plan, the applicant has submitted a request for the approval of a preliminary plat (*Case No. P2019-029*) and a master plat (*Case No. P2019-030*) for the Northgate Subdivision.

### **PURPOSE**

The applicant is requesting approval of a site plan for a 40-lot single-family, residential subdivision (*i.e. Northgate Subdivision*) for the purpose of laying out the development and depicting the proposed amenities, landscaping, and hardscape for the proposed development.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property is Clem Road, which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Beyond this there are several single-family homes that are zoned Single-Family Estate 4 (SFE-4.0), Single-Family Estate 1.5 (SFE-1.5), and Single-Family 1 (SF-1) District.

**South:** Directly south of the subject property there are several single family home that are outside of the city limits of the City of Rockwall. Beyond this is Cornelius Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

**East:** Directly east of the subject property is Stodghill Road [FM-3549], which is identified as a TXDOT4D (*Texas Department of Transportation, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the city limits of Rockwall.

West. Directly west of the subject property, there are several single-family homes that are zoned Agricultural (AG) District followed by the city limits of the City of Rockwall. Beyond this there is a large tract of land that is zoned Agricultural (AG) District followed by FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

The site plan shows that the 61.45-acre property will consist of 40 single-family lots that will broken-down into two (2) lot types (*i.e. 120' x 200' & 130' x 400'*). Specifically, the development will include 17 lots that will be a minimum of 120' x 200' and 23 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 SF (*i.e. one [1] acre*) to 65,340 SF (*i.e. one and one half [1½]-acres*). The proposed minimum size of each dwelling unit (*i.e. air conditioned space*) will be 2,500 SF. The applicant has stated that the homes will be custom homes and will vary from lot to lot. The product will also be a rural style estate lot, which will incorporate a rural-local roadway (*i.e. will not be curb and gutter*) and a minimum front yard setback of 70-feet. The proposed housing product will have a minimum masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding (*e.g. HardiBoard or Hardy Plan*) and stucco (*i.e. three [3] part stucco or a comparable product -- to be determined be staff*) being permitted. The proposed housing product conforms to the City's minimum masonry and anti-monotony requirements and will allow both *traditional swing (i.e. j-swing)*, side entry, and flat front entry (*i.e. setback behind the width of the double car garage that is access from the traditional swing configuration*) garage configurations. All garage doors will incorporate upgraded finishes (*e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be determined by staff*). The development will incorporate less than the required 20% open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will incorporate ground cover, a built-up berm and/or shrubbery -- *or a combination thereof* -- and trees and a five (5) foot sidewalk along the entire frontage. In addition, the applicant has stated that by virtue of the development incorporating larger lots without stockade or solid fencing, it will achieve the same feel as more dense developments that incorporate the required 20% open space. The submitted site plan, generally conforms to the technical requirements contained within the UDC for a property located within Planned Development District 88 (PD-88). A summary of the density and dimensional requirements for the subject property are as follows:

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>
<i>Minimum Lot Width <sup>(1)</sup></i>	120'	130'
<i>Minimum Lot Depth</i>	200'	400'
<i>Minimum Lot Area</i>	43,560 SF	65,340 SF
<i>Minimum Front Yard Setback <sup>(2) &amp; (5)</sup></i>	70'	70'
<i>Minimum Side Yard Setback</i>	25'	25'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup></i>	30'	30'
<i>Minimum Length of Driveway Pavement</i>	70'	70'
<i>Maximum Height <sup>(3)</sup></i>	38'	38'
<i>Minimum Rear Yard Setback <sup>(4)</sup></i>	50'	50'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,500 SF	2,500 SF
<i>Maximum Lot Coverage</i>	20%	20%
<i>Permitted Encroachment in Required Setbacks<sup>(5)</sup></i>	Allowed	Allowed

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
2. The location of the *Front Yard Building Setback* as measured from the front property line.
3. The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
4. As measured from the rear yard property line.
5. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimney, eaves, and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for a property; however, the encroachment shall not exceed five (5) feet on side yard setbacks (adjacent to a street) and shall not encroach into public right-of-way. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.




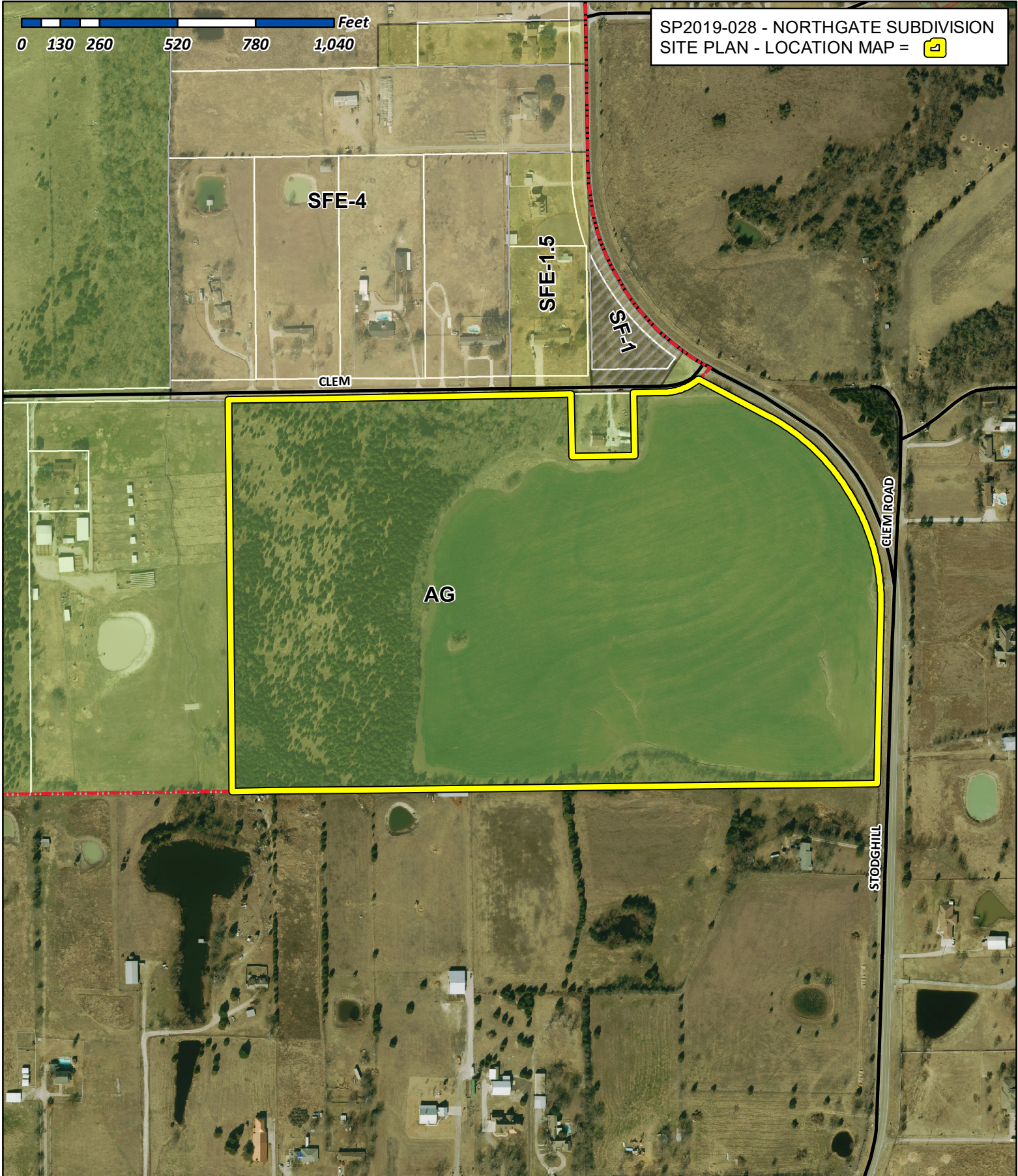
## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's site plan, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 88 (PD-88) [*Ordinance No 19-26*];
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

0 130 260 520 780 1,040 Feet

SP2019-028 - NORTHGATE SUBDIVISION  
SITE PLAN - LOCATION MAP = 

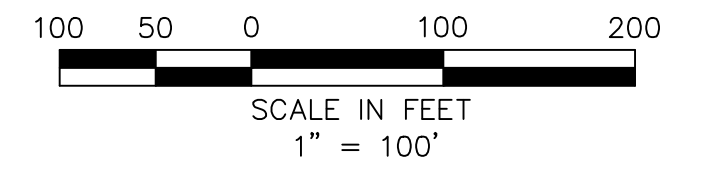
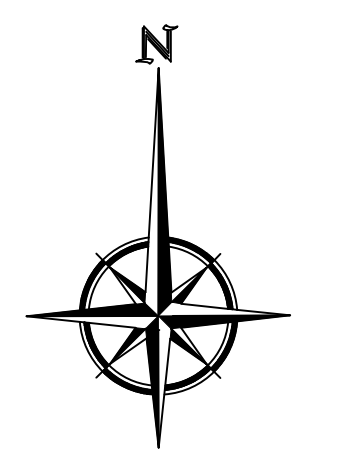
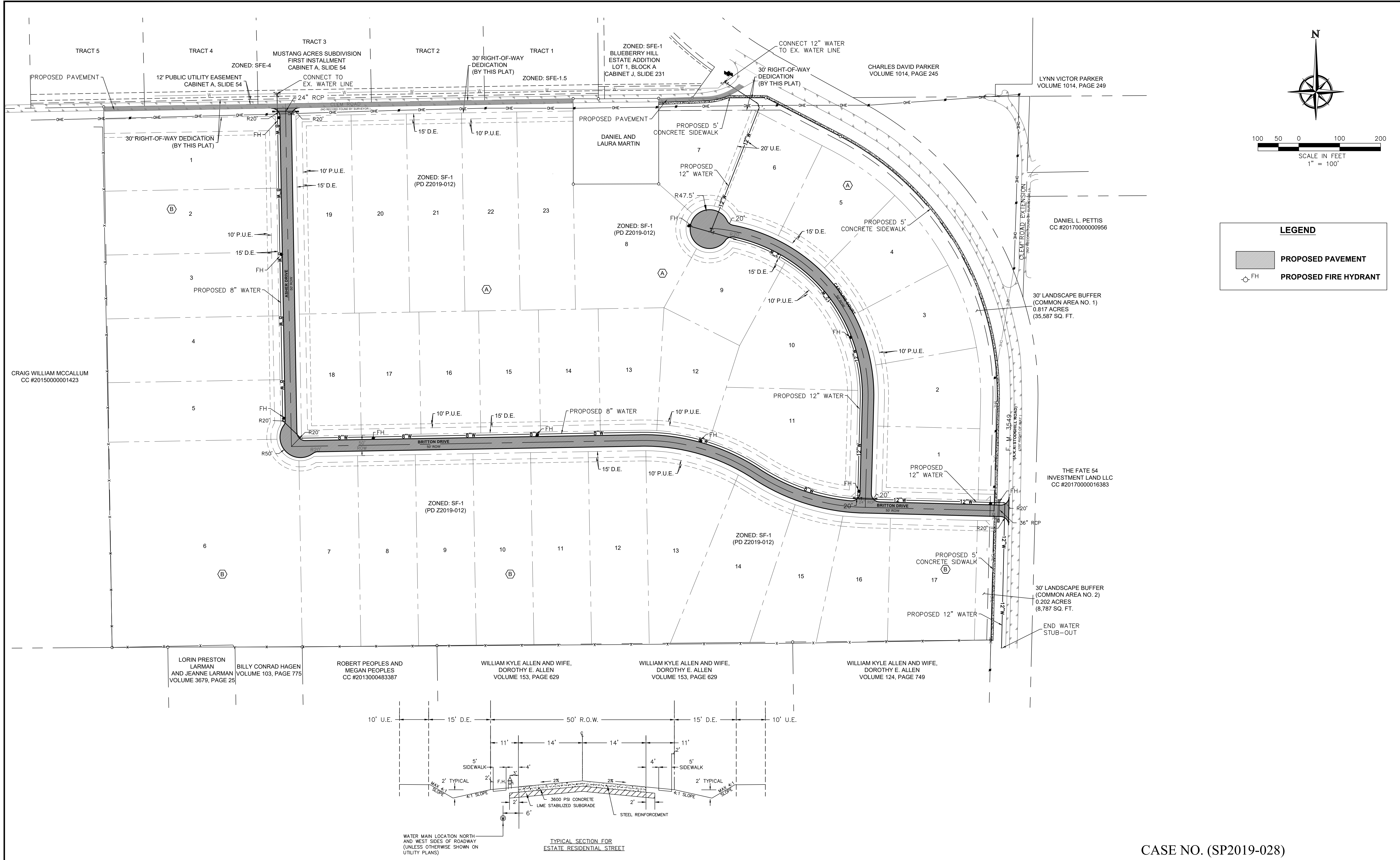


# City of Rockwall

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

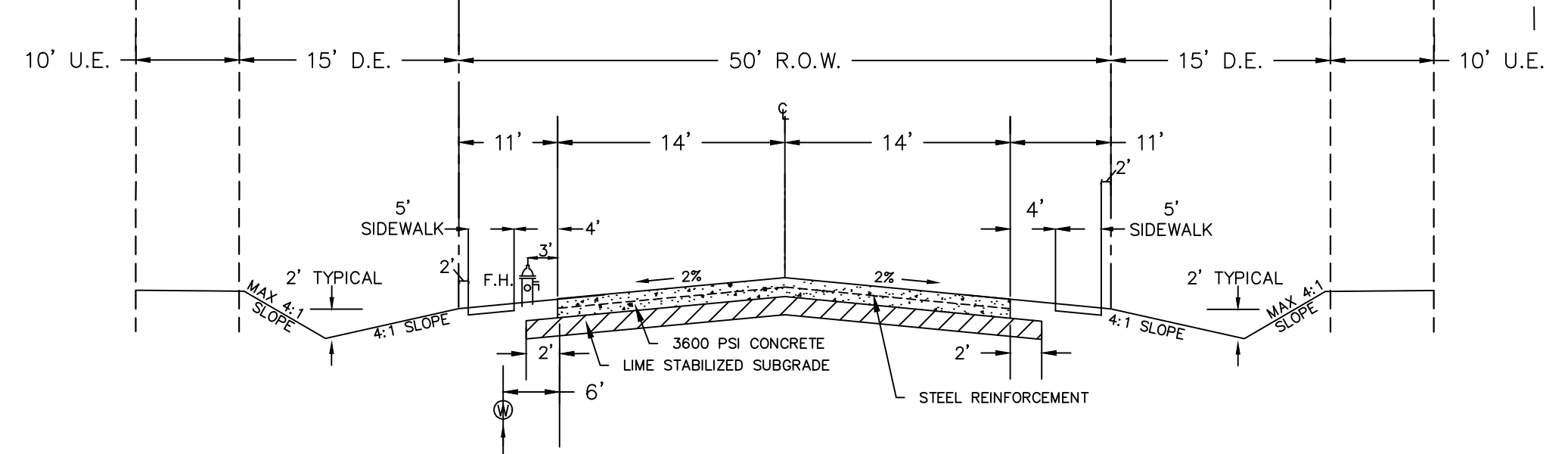
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**LEGEND**

- PROPOSED PAVEMENT
- PROPOSED FIRE HYDRANT



WATER MAIN LOCATION NORTH AND WEST SIDES OF ROADWAY (UNLESS OTHERWISE SHOWN ON UTILITY PLANS)

TYPICAL SECTION FOR ESTATE RESIDENTIAL STREET

CASE NO. (SP2019-028)

**CAUTION! EXISTING UTILITIES**  
 CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**ENGINEERINGCONCEPTS & DESIGN, L.P.**

ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145  
 201 WINDCO CIR, STE 200, WYLIE, TX 75098  
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

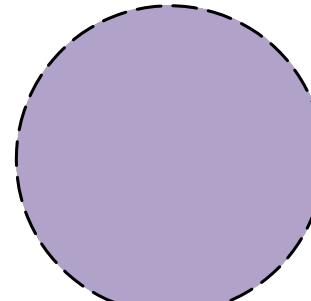
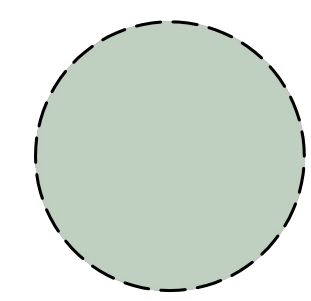
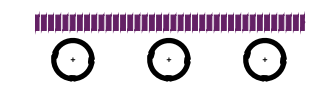
REVISIONS:	
DRAWN: JD	DATE:
CHECKED: ECD	DATE:
PROJECT NO.: 08838	
DWG FILE NAME: 08838 PP SITE PLAN.DWG	

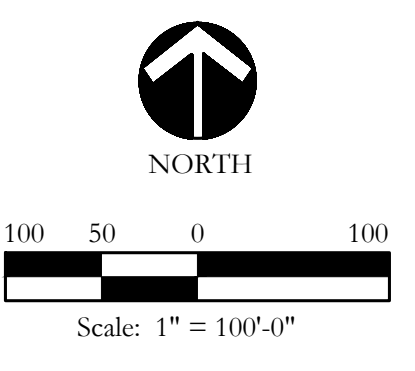
PRELIMINARY SITE PLAN  
 NORTHGATE  
 CITY OF ROCKWALL  
 DALLAS COUNTY, TEXAS

SHEET  
**01**  
 OF  
**01**

08/06/2019

**SITE LEGEND**

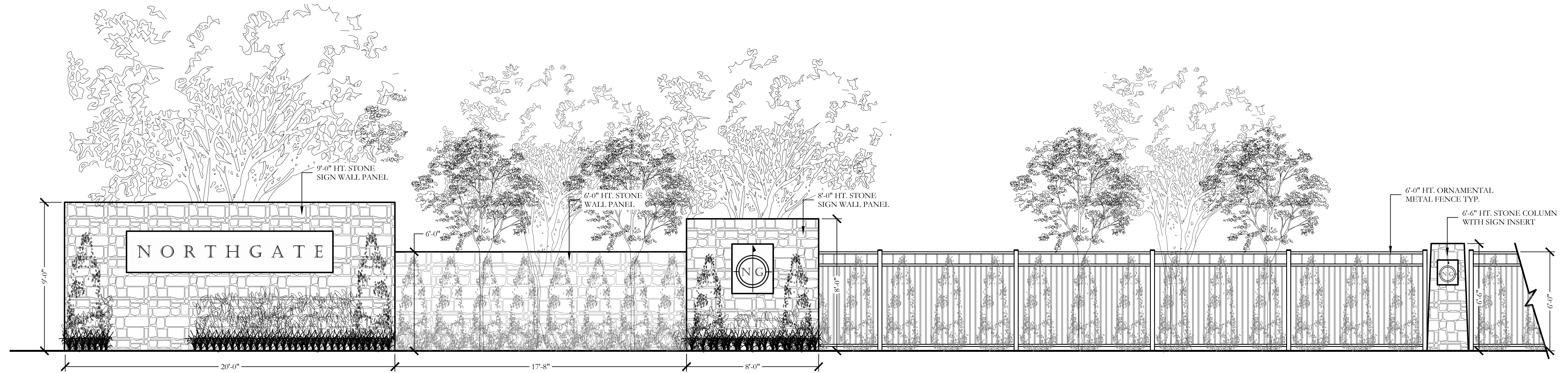
-  MAIN ENTRY MONUMENTATION
-  MINOR ENTRY MONUMENTATION
-  6'-0" HT. ORNAMENTAL METAL FENCE W/ 6'-6" HT. STONE COLUMN SPACED 45' O.C. MAXIMUM PROVIDE 1-3" CALIPER TREE/50 LF OF ROAD FRONTAGE



**NORTHGATE CONCEPT PLAN**

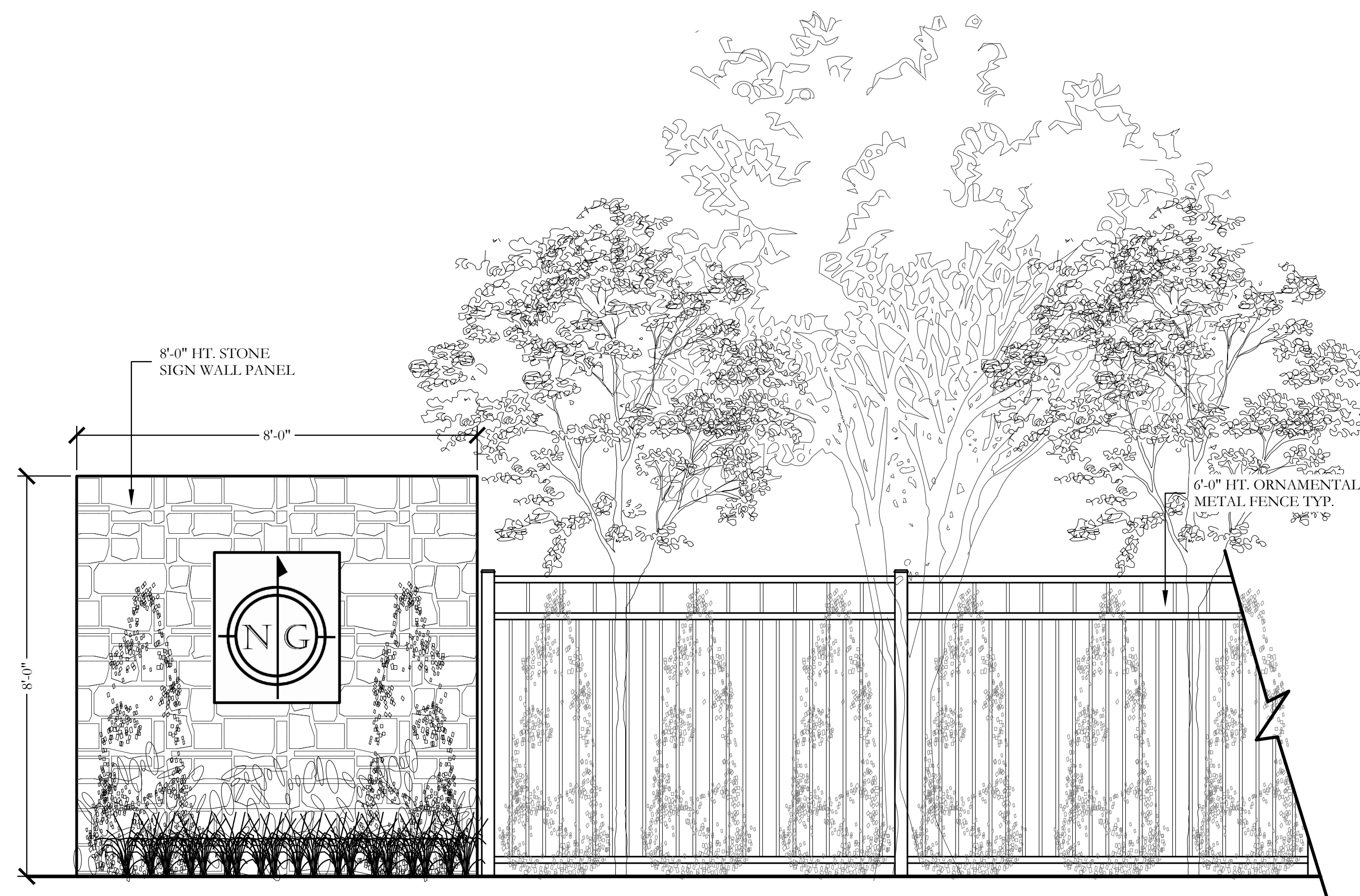
City of Rockwall, Texas





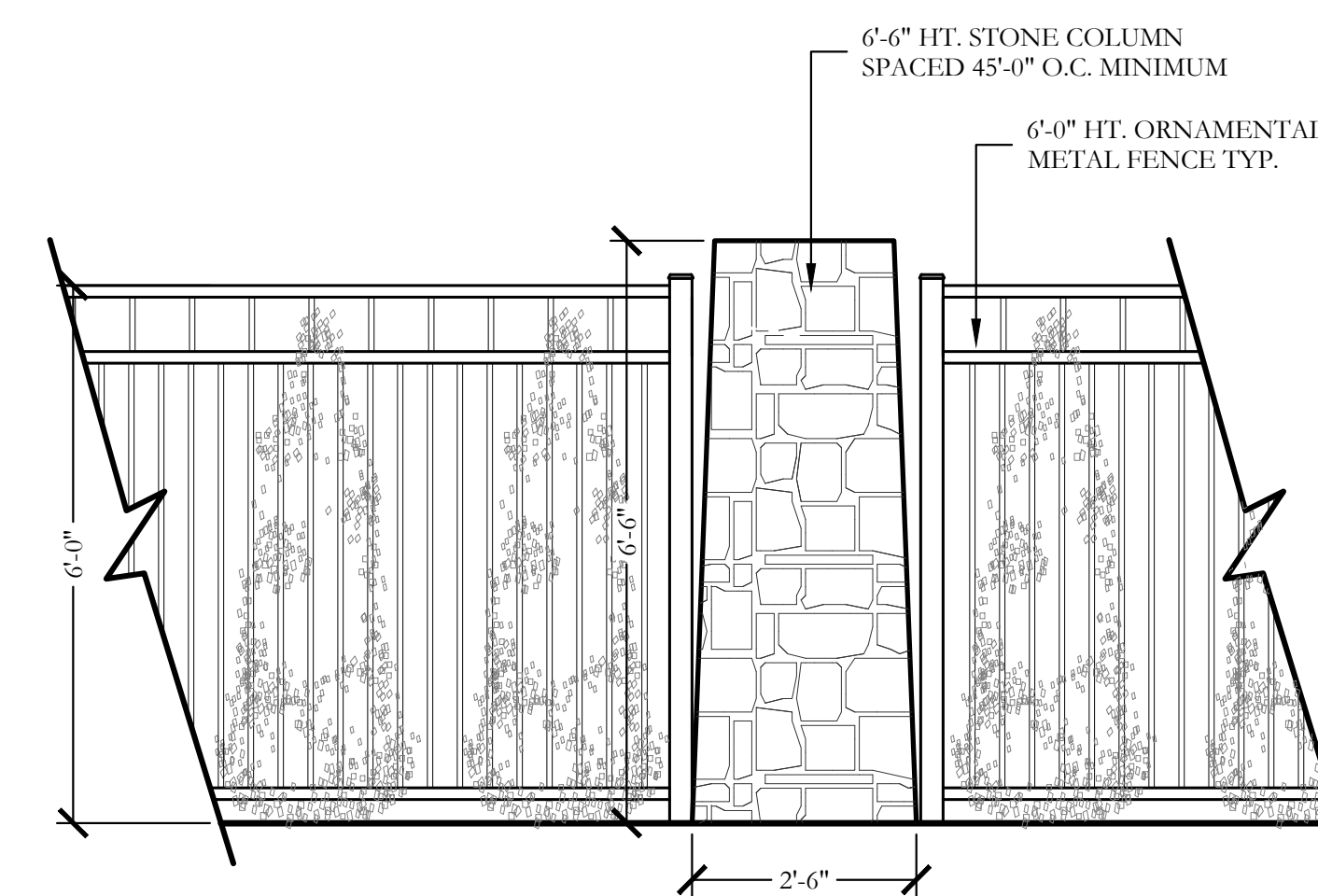
MAIN ENTRY MONUMENT ELEVATION

NOT TO SCALE



MINOR ENTRY MONUMENT ELEVATION

NOT TO SCALE



COLUMN AND FENCE ELEVATION

NOT TO SCALE

NORTHGATE CONCEPT PLAN

City of Rockwall, Texas



October 2, 2019

**ATTN:** RYAN JOYCE  
MICHAEL JOYCE PROPERTIES  
1189 WATERS EDGE DRIVE  
ROCKWALL, TX 75087

**RE: SITE PLAN (SP2019-028), Northgate**

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 08/13/2019. The following is a record of all recommendations, voting records and conditions of approval:

*CONDITIONS OF APPROVAL*

*If the Planning and Zoning Commission chooses to approve the applicant's site plan, then staff would propose the following conditions of approval:*

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within Planned Development District 88 (PD-88) [Ordinance No 19-26];*
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and*
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

*PLANNING AND ZONING COMMISSION*

*On August 13, 2019, the Planning and Zoning Commission's motion to approve the site plan passed by a vote of 7-0.*

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,

**Korey Brooks, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX