



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-050 P&Z DATE 12/30/19 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 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 # _____
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. SP2019-050

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Ranch Trail Rockwall Tx 75032
 Subdivision Rainbow Acres Lot 17 Block
 General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial Current Use Office
 Proposed Zoning Commercial Proposed Use Office
 Acreage 7.215 Lots [Current] 3 Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner <u>Epic Rockwall Ventures</u>	<input type="checkbox"/> Applicant <u>Ramsay & Reyes LLC</u>
Contact Person <u>Mike Dault</u>	Contact Person <u>Ross Ramsay</u>
Address <u>315 Ranch Trail</u>	Address <u>2235 Ridge Road</u>
City, State & Zip <u>Rockwall Tx 75032</u>	City, State & Zip <u>Rockwall Tx 75087</u>
Phone <u>469-774-2611</u>	Phone <u>469-794-8809</u>
E-Mail <u>mdault@snapmga.com</u>	E-Mail <u>rjramsay@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

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

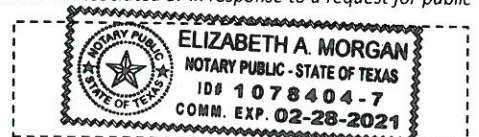
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 390.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of December, 20 19. By signing this 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 16th day of December, 20 19.

Owner's Signature

[Signature]
Elizabeth A Morgan

Notary Public in and for the State of Texas



My Commission Expires 02-28-2021



**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: 12/16/2019

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, 12/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 12/19/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 12/30/2019 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: SP2019-050
Project Name: 315 Ranch Trail
Project Type: SITE PLAN
Applicant Name: ROSS RAMSAY
Owner Name: WILLIAMS, RONNIE L & KIM A
Project Description:



RECEIPT

Project Number: SP2019-050
Job Address: 315 RANCH TRAIL
ROCKWALL, TX 75032

Receipt Number: B87695

Printed: 12/18/2019 9:59 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$390.00

Total Fees Paid:

\$390.00

Date Paid: 12/18/2019 12:00:00AM

Paid By: ROSS RAMSAY

Pay Method: CHECK 1292

Received By: AG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-050

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Phone <u>469-774-2611</u>	Phone <u>469-792-8889</u>
E-Mail <u>mdahl@snapnga.com</u>	E-Mail <u>rjramsay@yahoo.com</u>

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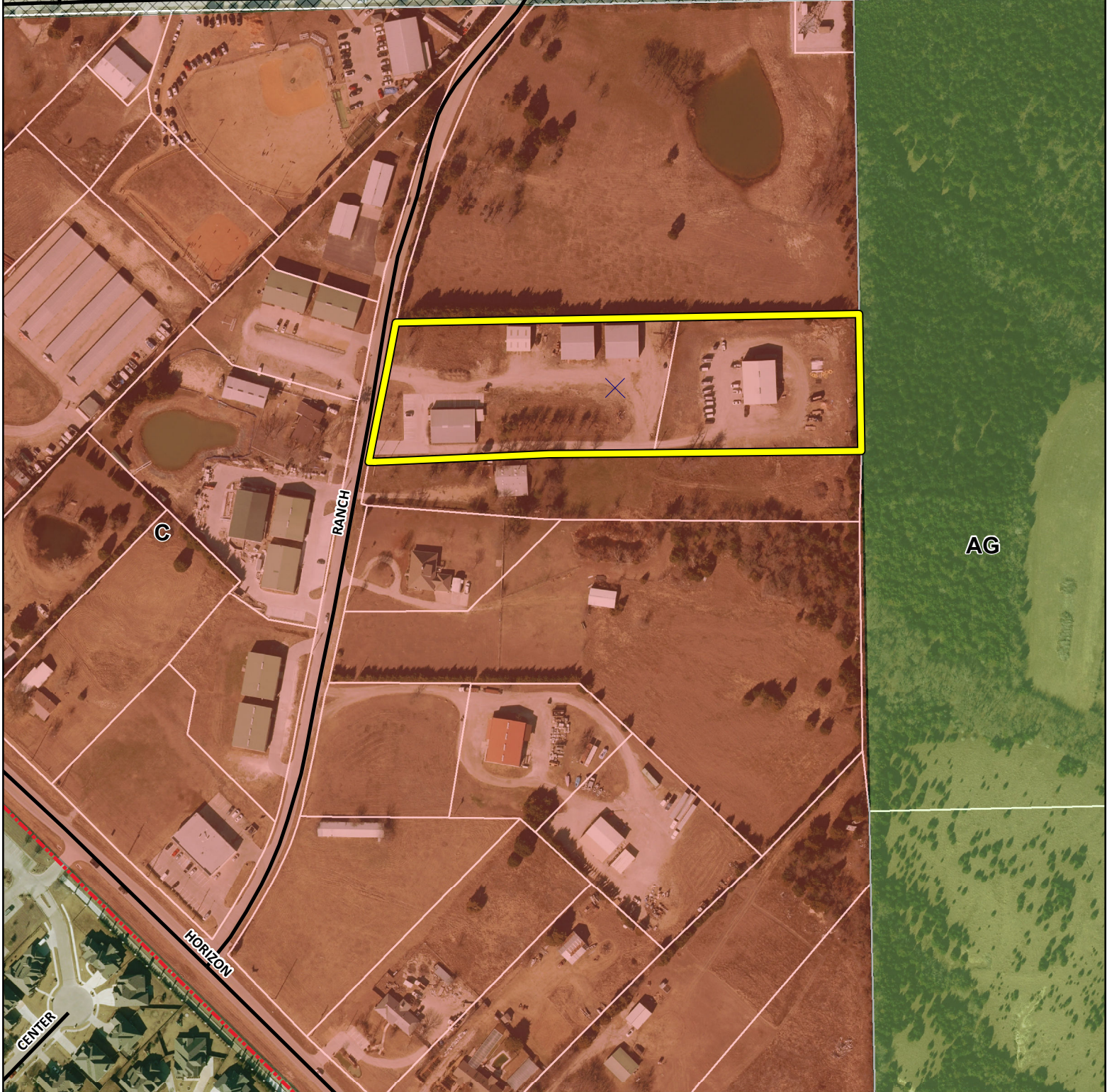
Owner's Signature

[Signature]
Elizabeth A Morgan

Notary Public in and for the State of Texas



My Commission Expires 02-28-2021



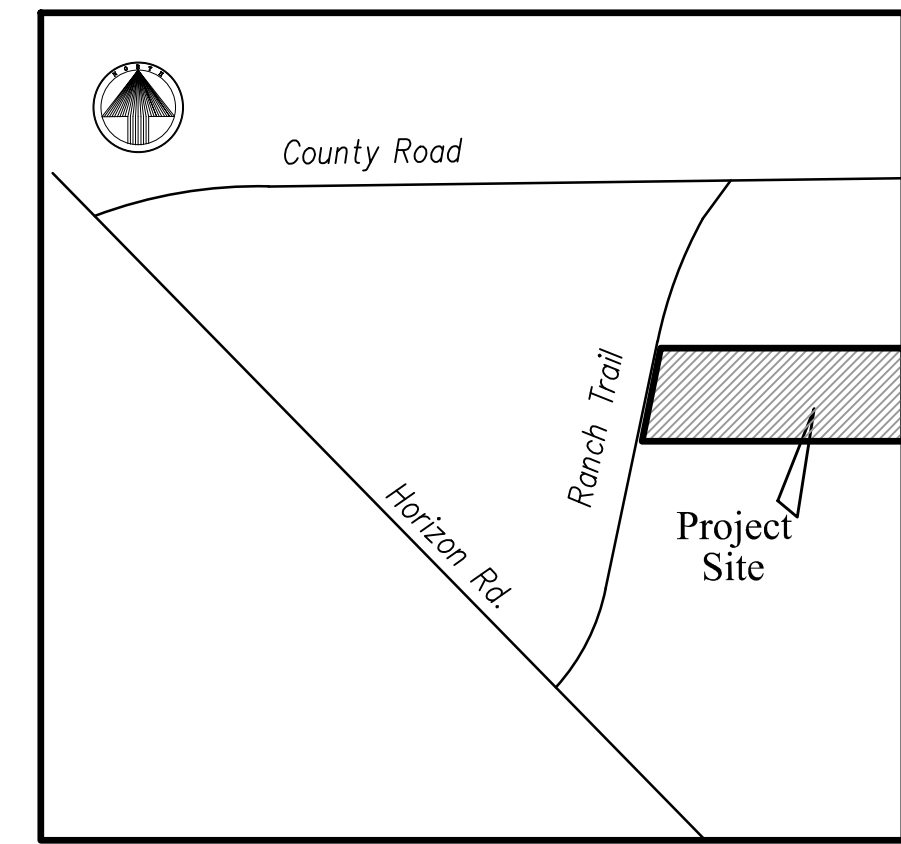
City of Rockwall

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

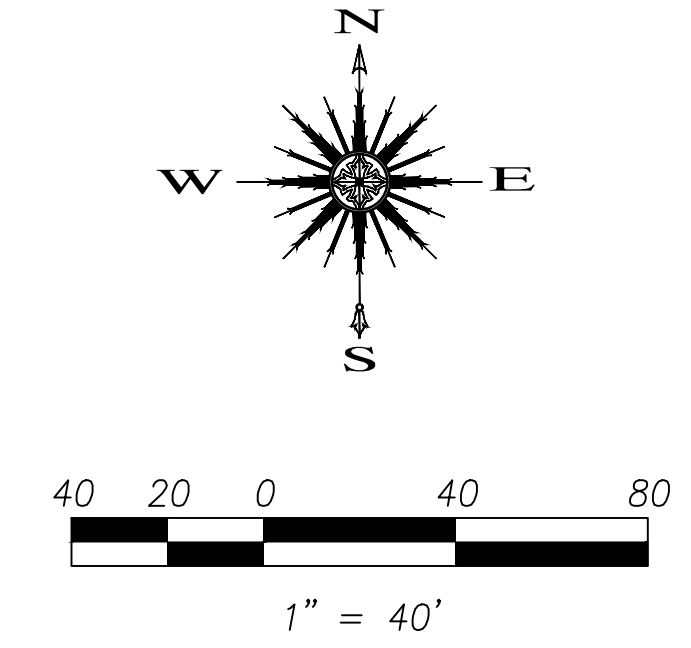
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



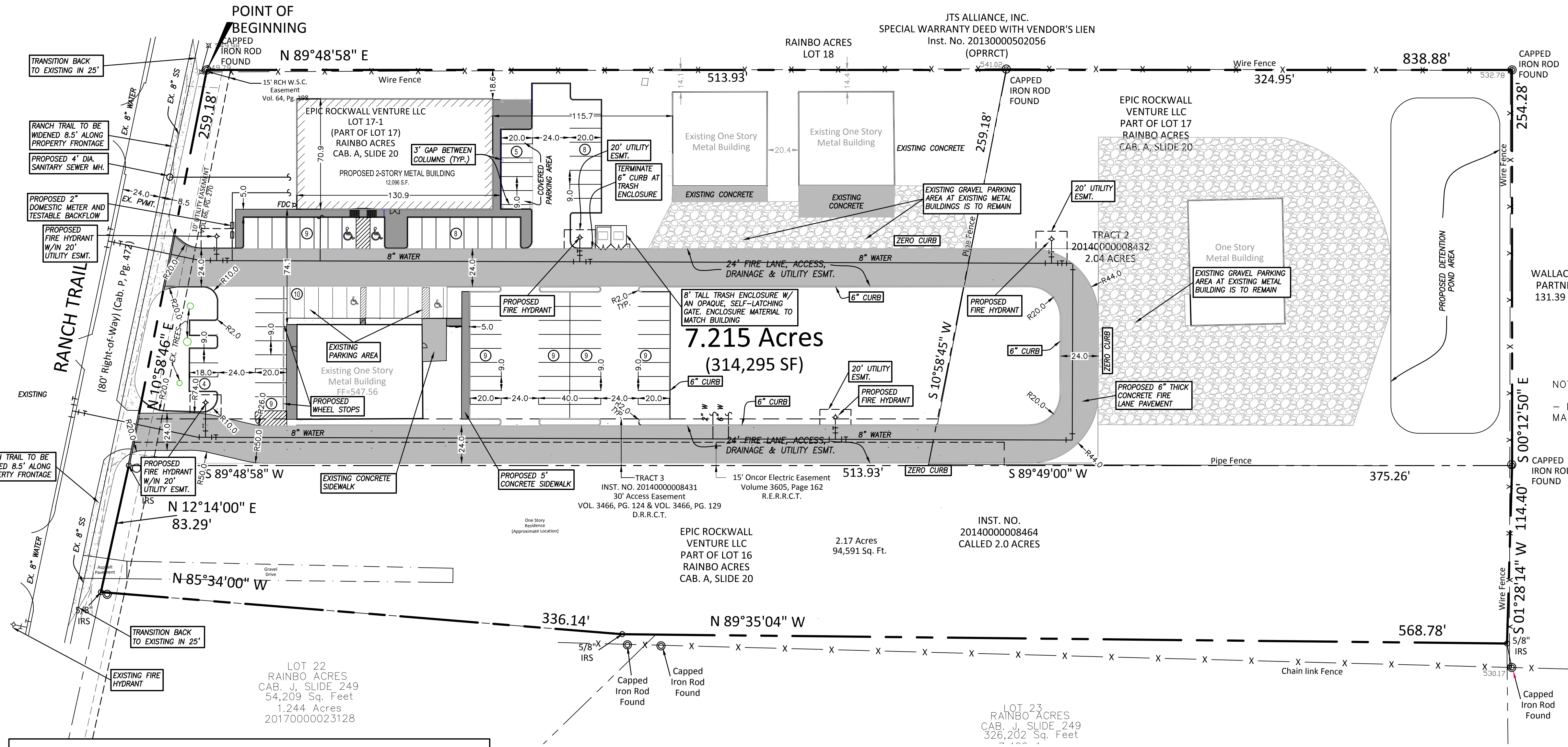
Revision	Date	Description



LOCATION MAP



NOTE:
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.

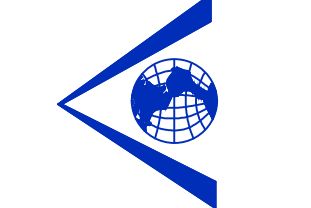


SITE INFORMATION	
LAND AREA:	7.215 ACRES (314,295 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 3,669 S.F. EXISTING STORAGE 3,669 S.F. EXISTING STORAGE 4,885 S.F. EXISTING STORAGE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	29,219/314,295=.093 -> 9.3%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	89 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	125,398 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	188,897 S.F. (4.34 ACRES)

Owner:
ROCKWALL EPIC VENTURES, LLC.

415 Ranch Trail
Rockwall, Texas 75032

Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449



12/12/2019

Drawn By: F.C. CUNY
Checked By: F.C. CUNY
Date: 11/19
Project No.:
Sheet Title:

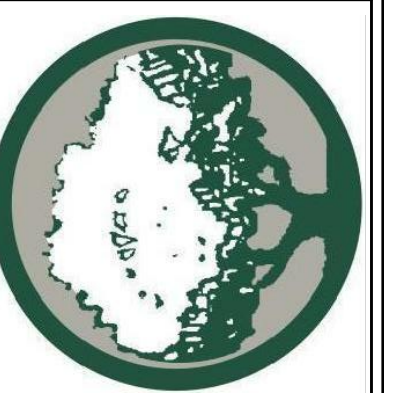
Site Plan

Scale: 1"=40'
Sheet No.: 1 of 1

CASE NUMBER: SP2019-XXX



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



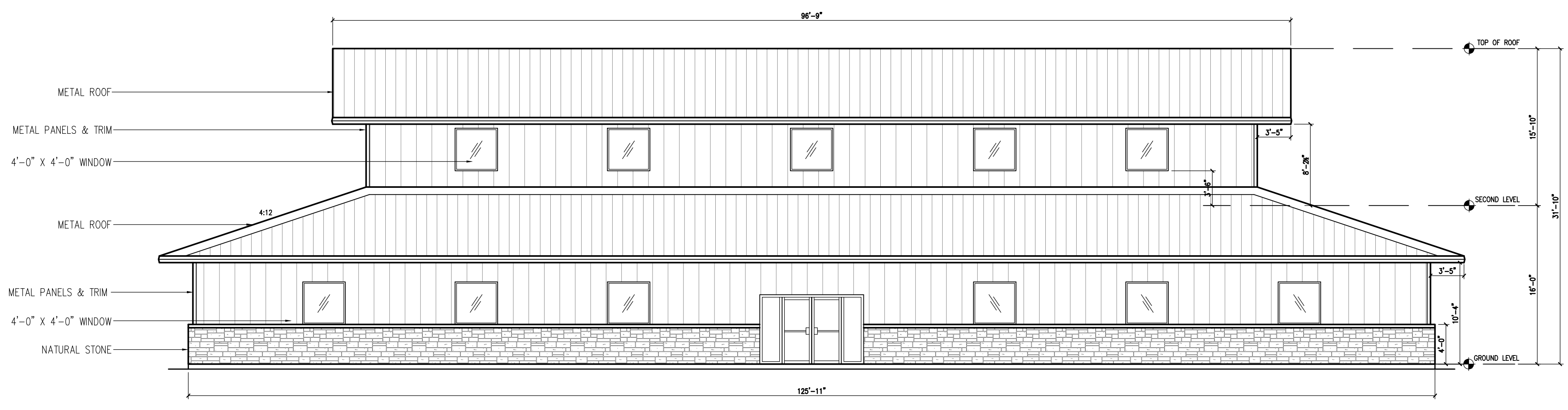
NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUE

PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT NO.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	12/13/19
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
BUILDING ELEVATION

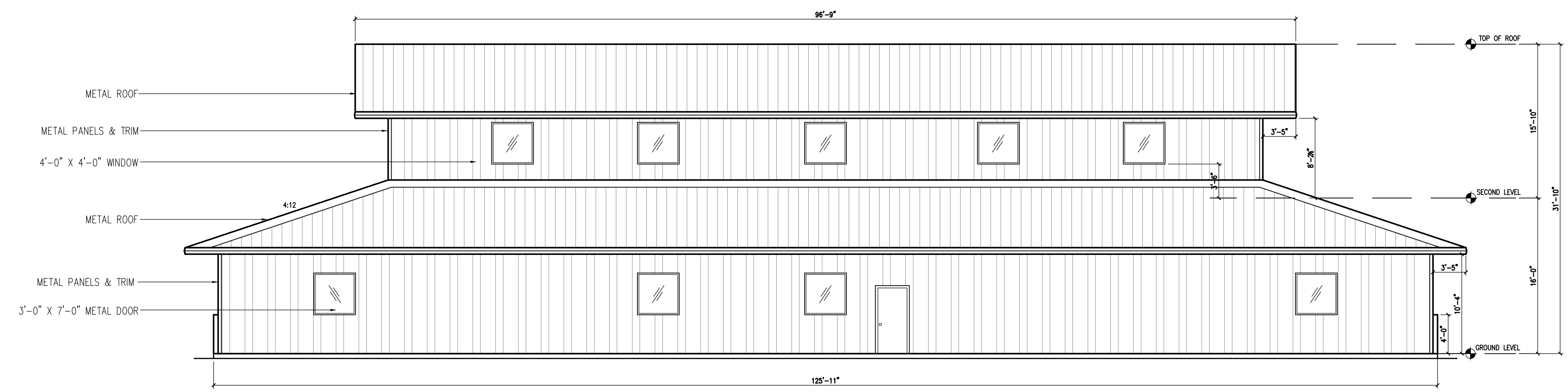
A1



SOUTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH

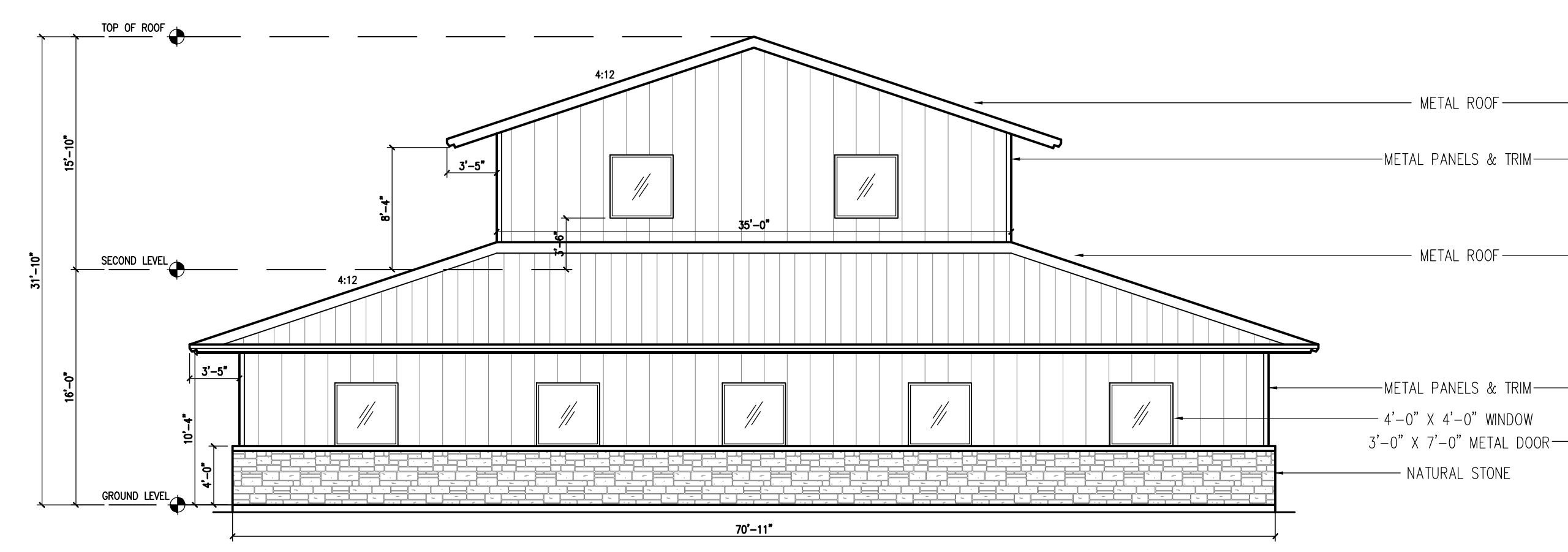
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



NORTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH

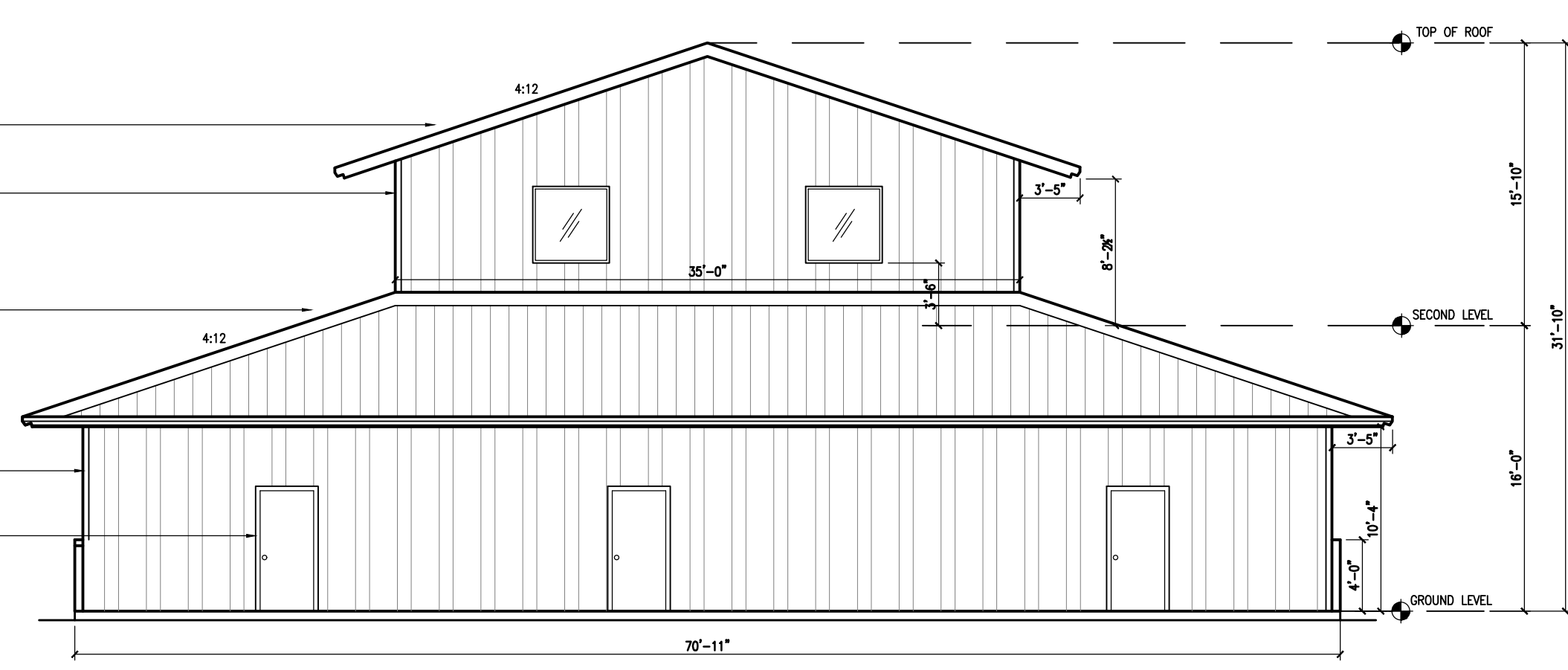
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		1,003	100%



WEST ELEVATION (FACING RANCH TRAIL)
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		221	23%
INSULATED METAL PANELS		725	77%



EAST ELEVATION
 SCALE: 1/8" = 1'

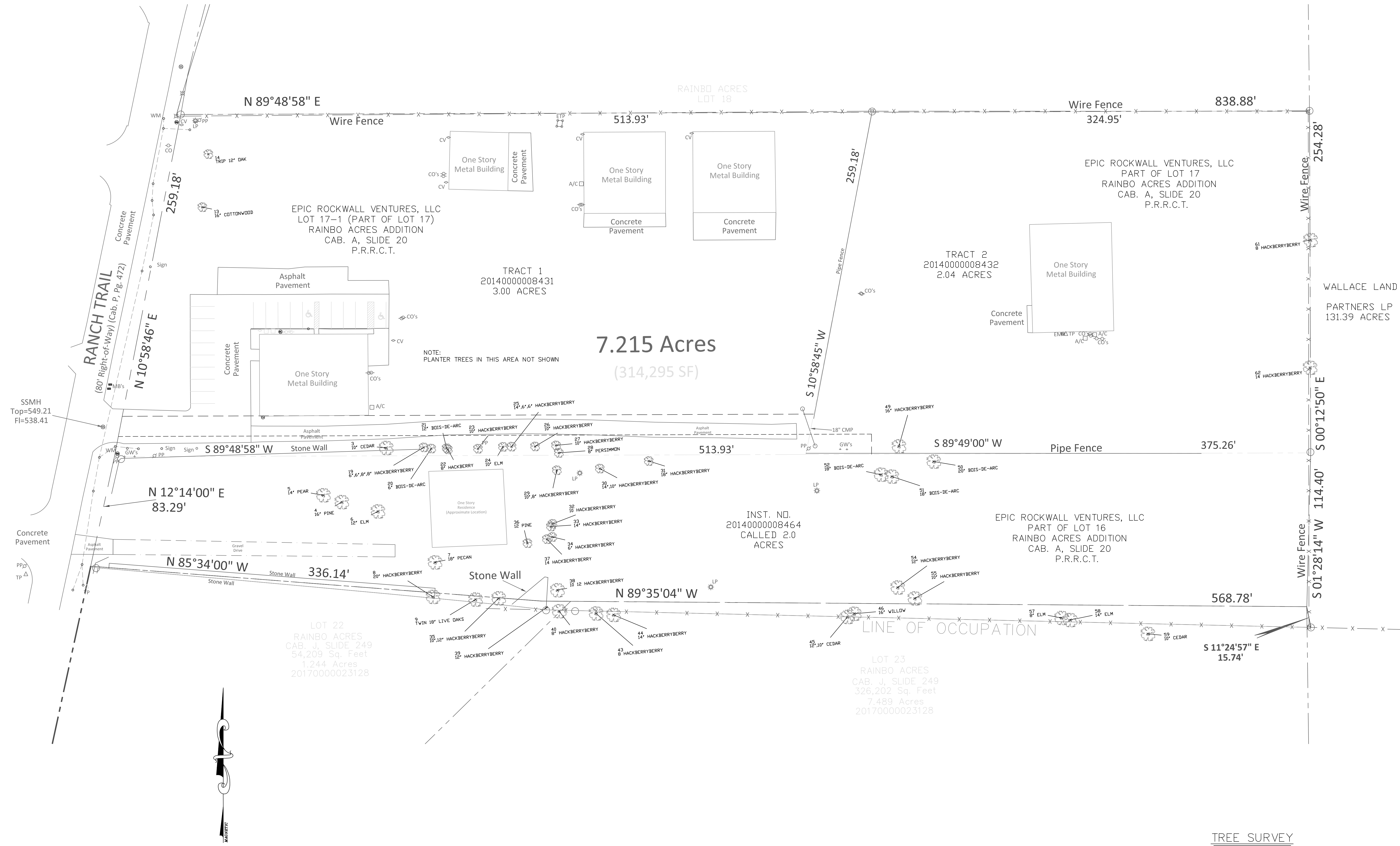
MATERIAL USAGE (%) - EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		112	
ACCOUNTABLE AREA		929	100%
INSULATED METAL PANELS		929	100%

SITE SUMMARY - LIGHT INDUSTRIAL

DESCRIPTION	AREA	PERCENT
LOT	314,295 S.F.	100%
IMPERVIOUS	125,398 S.F.	39.9%
PROPOSED BUILDING	12,139 S.F.	3.9%
EXISTING OFFICE	4,900 S.F.	1.5%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	10,900 S.F.	3.4%
PAVEMENT AREA	41,897 S.F.	13.3%
PERVIOUS		60.1%
LANDSCAPE AREA	188,897 S.F.	59.9%
BUILDING TO LOT COVERAGE	29,219 / 314,295	9.3%
MAX. BUILDING HEIGHT PROPOSED	31'-10"	
PARKING REQUIREMENTS		
OFFICE (1,300 S.F.)	16,996 S.F.	57
PARKING PROVIDED	4 H.C.	57

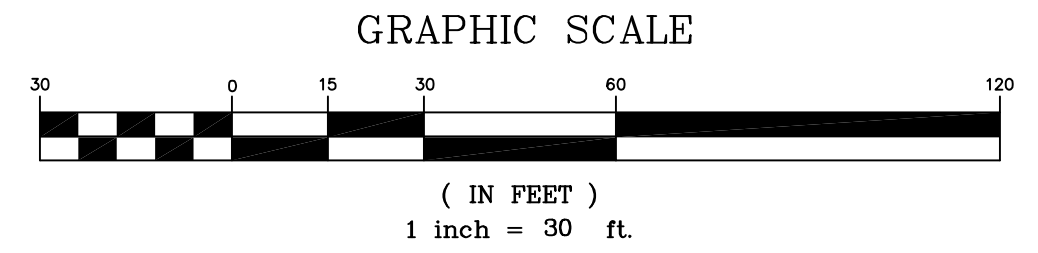




SSMH
Top=549.21
Fl=538.41

Concrete Pavement

PREPARED BY:
JAMES ANDERSON
1955 CREEKSIDE DRIVE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com



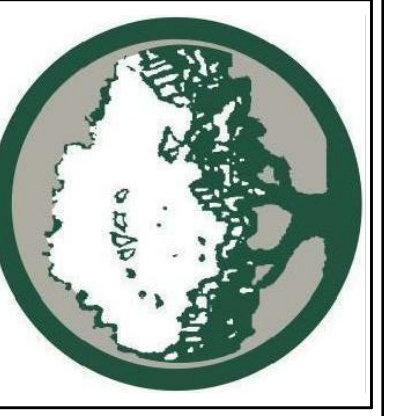
DATE: 12-13-2019

NOTE:
THE PURPOSE OF THIS SURVEY IS THE
LOCATION OF TREES AND NOT TO BE
CONSIDERED A BOUNDARY SURVEY.

TREE SURVEY
PART OF LOTS 16 & 17
RAINBO ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
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 ROCKWALL, TEXAS 75087



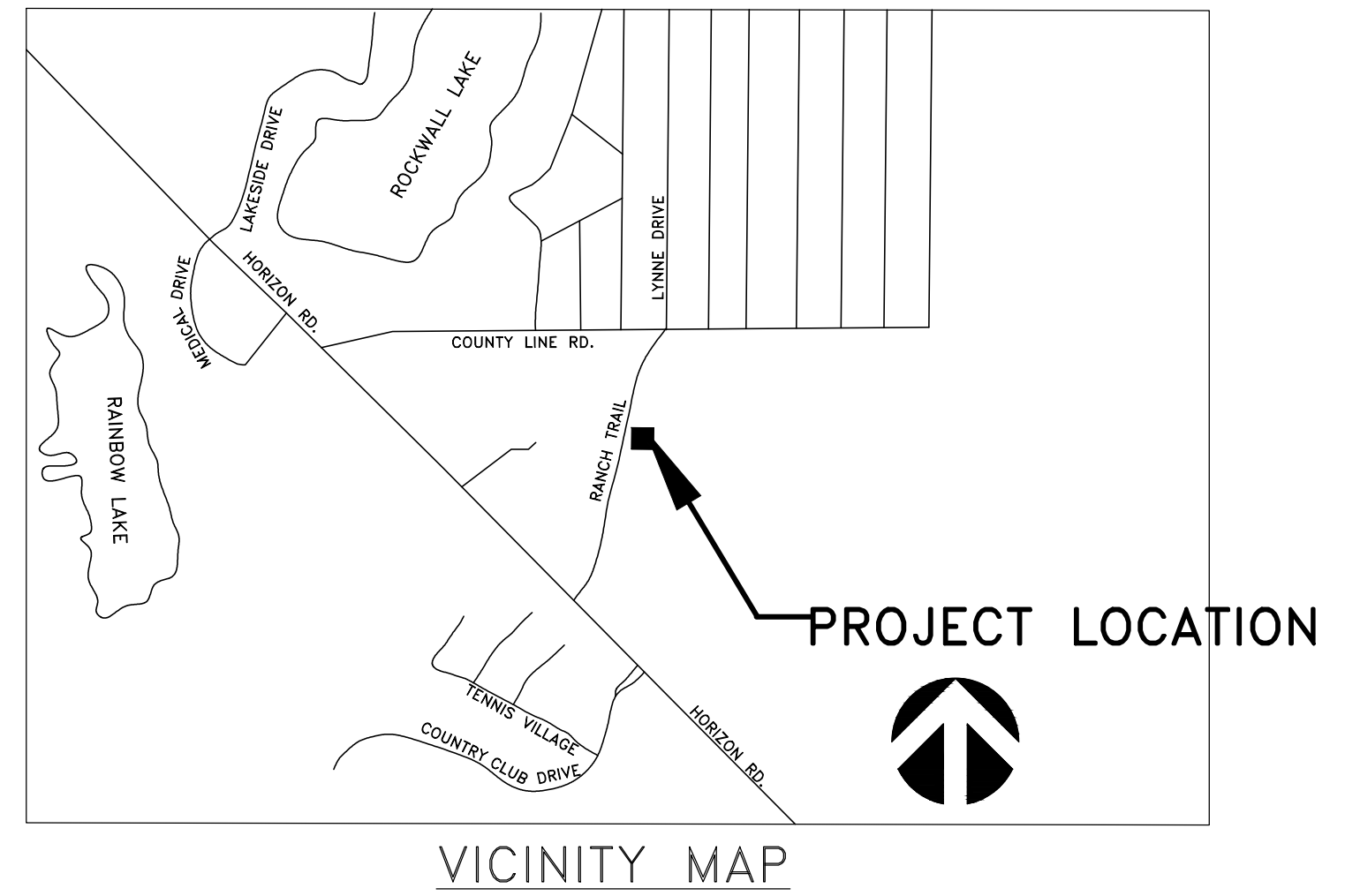
REVISIONS	DATE
DESCRIPTIONS/ISSUE	
No.	

PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

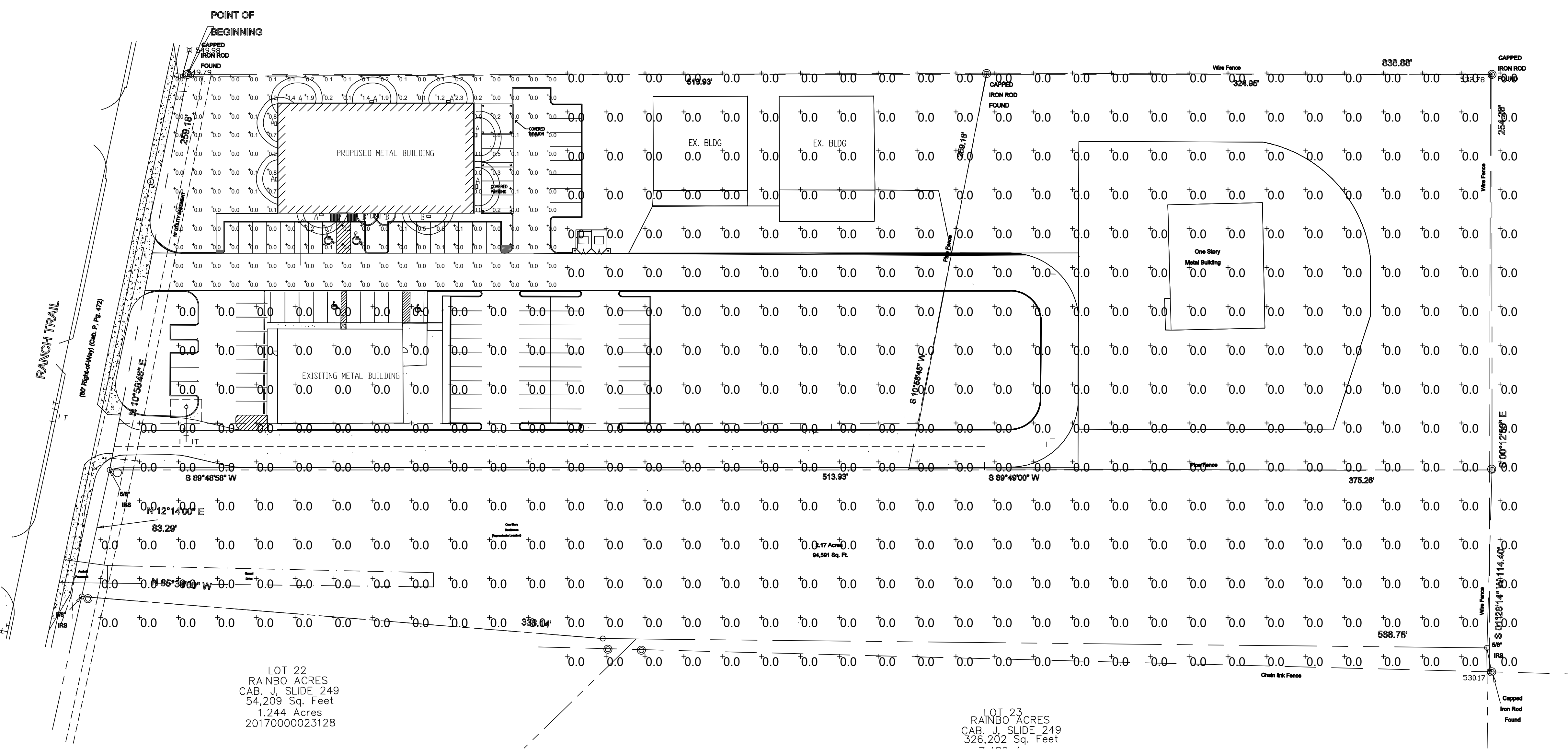
PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	11.14.19
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC SITE PLAN

L1

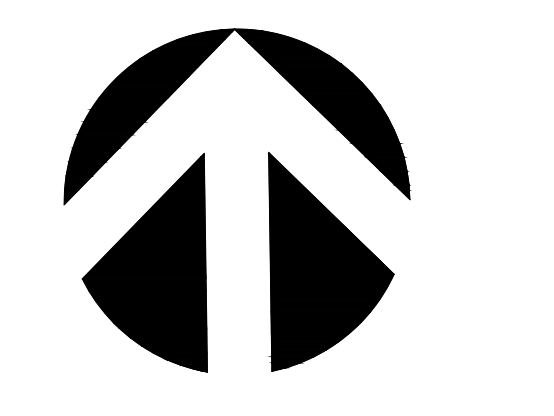


SITE SUMMARY - LIGHT INDUSTRIAL		
DESCRIPTION		LOT PERCENT AGE
LOT	314,295 S.F.	100 %
IMPERVIOUS	125,398 S.F.	39.9%
PROPOSED BUILDING	12,139 S.F.	3.9%
EXISTING OFFICE	4,900 S.F.	1.5%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	10,900 S.F.	3.4 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		60.1 %
LANDSCAPE AREA	188,897 S.F.	32.5 %
BUILDING TO LOT COVERAGE	29,219 / 314,295	9.3 %
MAX. BUILDING HEIGHT PROPOSED	31'-10"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,996 S.F.	57
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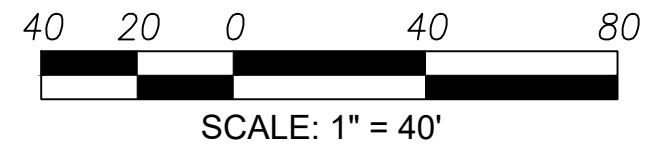


LOT 22
 RAINBO ACRES
 CAB. J. SLIDE 249
 54,209 Sq. Feet
 1.244 Acres
 20170000023128

LOT 23
 RAINBO ACRES
 CAB. J. SLIDE 249
 326,202 Sq. Feet



PHOTOMETRIC SITE PLAN





RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
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DRAWN BY	SR
CHECKED BY	RR
DATE	11.14.19
SCALE	1/8"=1'-0"
SHEET No.	of

DRAWING NAME:
 EXTERIOR
 LIGHT
 FIXTURES

L2



LIL LED LED Wall Luminaire

Introduction
 LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Category	FIXTURE 'A'
Notes	
Spec	

Use the tab for or mouse over the page to see all alternative views.

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Ordering Information **EXAMPLE: LIL LED 40K MVOLT WH**

LIL LED Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000K 40K 4000K	MVOLT 120 / 277V ¹	(blank) None PE MVOLT button photocell ² EL Battery pack ³	(blank) None BB Back box accessory for conduit wiring	DOBXO Textured dark bronze WH White

Accessories

LIL LED BB DOBXTD Back box for conduit entry applications, dark bronze - C Code *249WH

LIL LED BB WH Back box for conduit entry applications, white - C Code *249WH

NOTES

- MVOLT driver operates on 120V and 277V (50/60Hz).
- PE and EL cannot be ordered together.
- Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately BB option is not available with emergency battery pack (EL) version.

FEATURES & SPECIFICATIONS

INTENDED USE
 The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 30W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
 Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS
 Light engines are available in 3000K and 4000K CCT. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
 LED technology provides long operating life (50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
 Basic luminaire to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs. This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
 UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/dlc to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY
 5-year limited warranty. Complete warranty terms located at: www.visual3d.com/CustomerResource/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com

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LIL LED
Rev. 08/19/19



CA6 6MB (PAR38/SP)

INDOOR PHOTOMETRIC REPORT
 CATALOG: CA6 6MB (PAR38/SP)

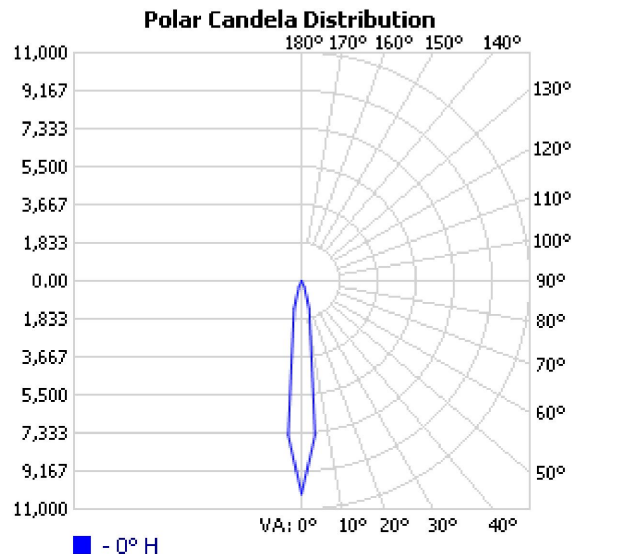
TEST #: 43380
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 TEST DATE: 1/31/2008
 CATALOG: CA6 6MB (PAR38/SP)
 DESCRIPTION: CA6 6" OPEN CYLINDER WITH BLACK MICROGROOVE BAFFLE

SERIES: CA6
 LAMP: ONE 150-WATT PAR-38 SPOT INCANDESCENT, VERTICAL BASE-UP POSITION.
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 1740
 INPUT WATTAGE: 150
 LUMINOUS OPENING: CIRCULAR (DIA: 5.16")
 TER VALUE: 9 (BF = 1)
 TER CATEGORY: CYLINDER
 CIE CLASS: DIRECT
 MAX CD: 10,268.0 AT HORIZONTAL: 0°, VERTICAL: 0°
 SPACING CRITERION: @ 0 = 0.3 / @ 90 = 0.3
 EFFICIENCY: 74.4%

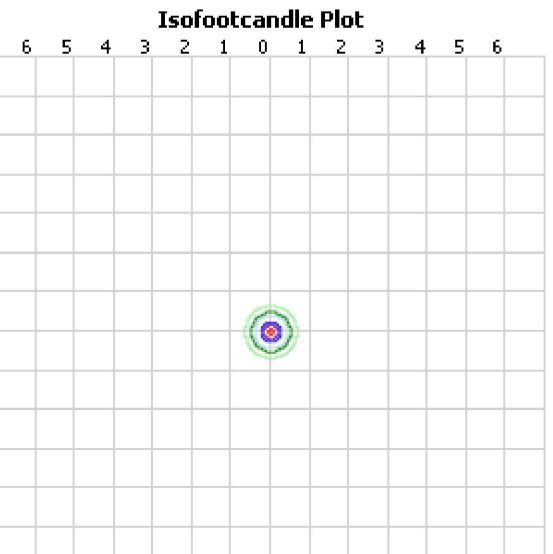
FIXTURE 'B'

Polar Candela Distribution



Isofootcandle Plot

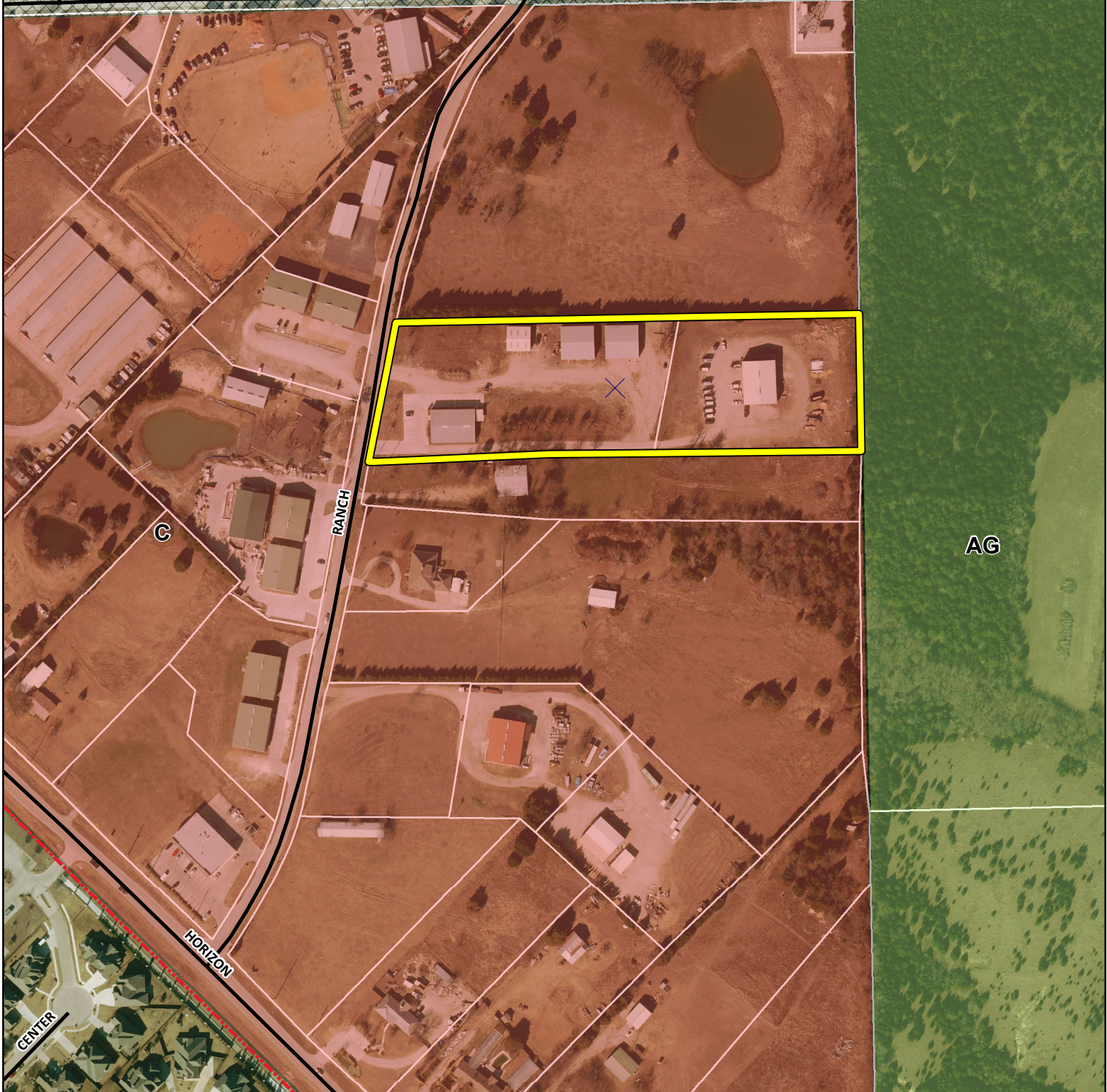


Distance in units of mount height (20ft)

Legend:
■ 20 Fc ■ 1 f.c
■ 10 Fc ■ 0.5 f.c
■ 5 Fc ■ 0.1 f.c

VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2019, ACUITY BRANDS LIGHTING.
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PUBLISH
PAGE 1 OF 3



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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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-050

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Ranch Trail Rockwall Tx 75032
 Subdivision Rainbow Acres Lot 17 Block
 General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial Current Use Office
 Proposed Zoning Commercial Proposed Use Office
 Acreage 7.215 Lots [Current] 3 Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner <u>Epic Rockwall Ventures</u>	<input type="checkbox"/> Applicant <u>Ramsay & Reyes LLC</u>
Contact Person <u>Mike Dashi</u>	Contact Person <u>Ross Ramsay</u>
Address <u>315 Ranch Trail</u>	Address <u>2235 Ridge Road</u>
City, State & Zip <u>Rockwall Tx 75032</u>	City, State & Zip <u>Rockwall Tx 75087</u>
Phone <u>469-774-2611</u>	Phone <u>469-792-8889</u>
E-Mail <u>mdashi@snapnga.com</u>	E-Mail <u>rjramsay@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

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

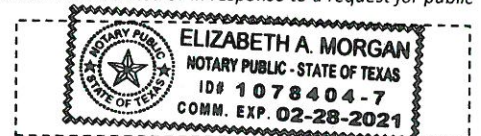
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 390.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of December, 20 19. By signing this 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 16th day of December, 20 19.

Owner's Signature

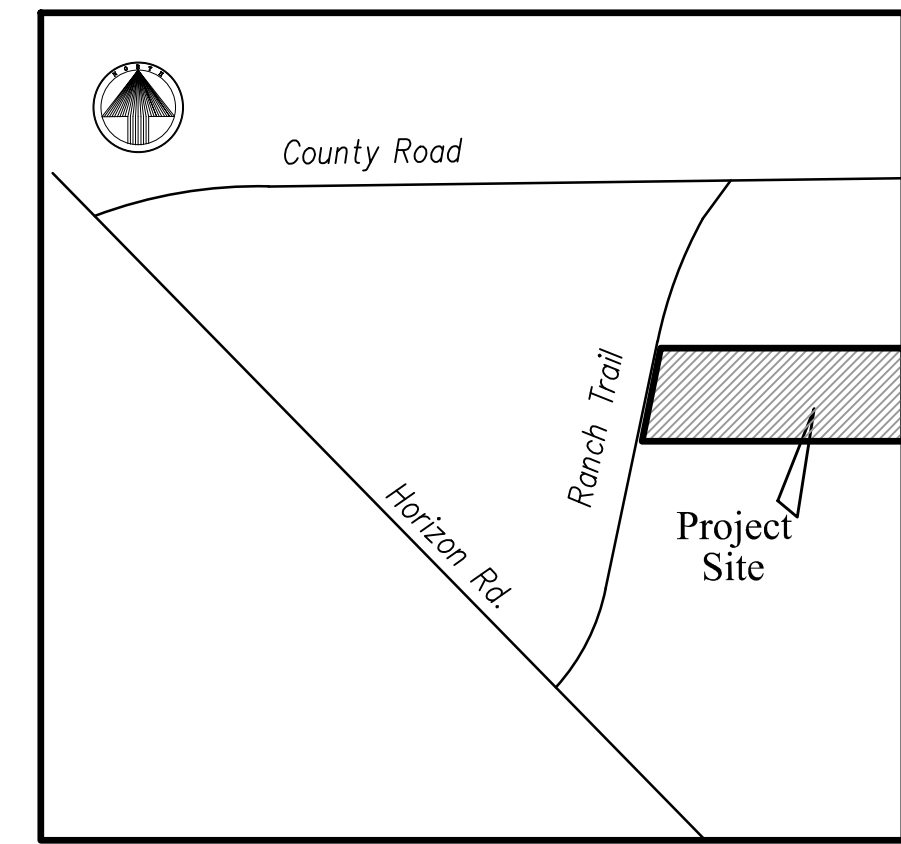
[Signature]
Elizabeth A Morgan

Notary Public in and for the State of Texas

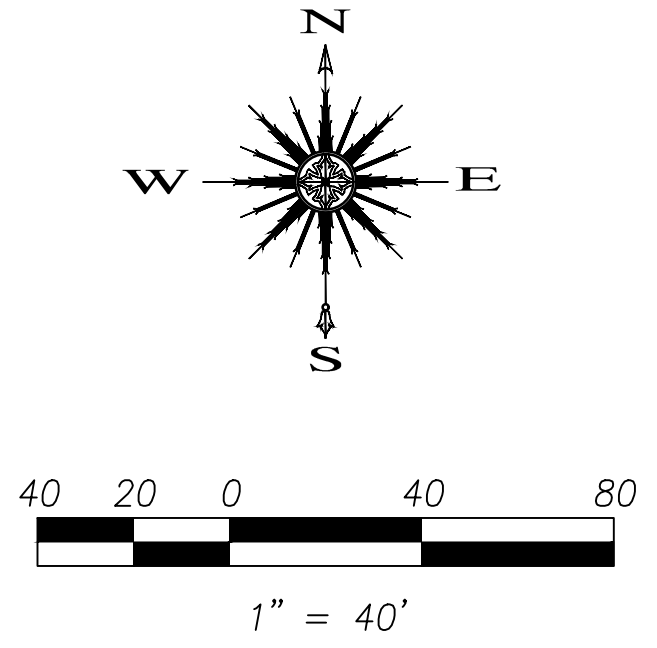


My Commission Expires 02-28-2021

Revision	Date	Description



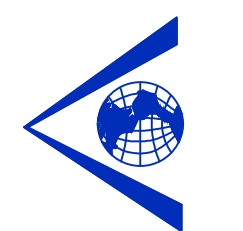
LOCATION MAP



Owner:
ROCKWALL EPIC VENTURES, LLC.

415 Ranch Trail
Rockwall, Texas 75032

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449



12/12/2019

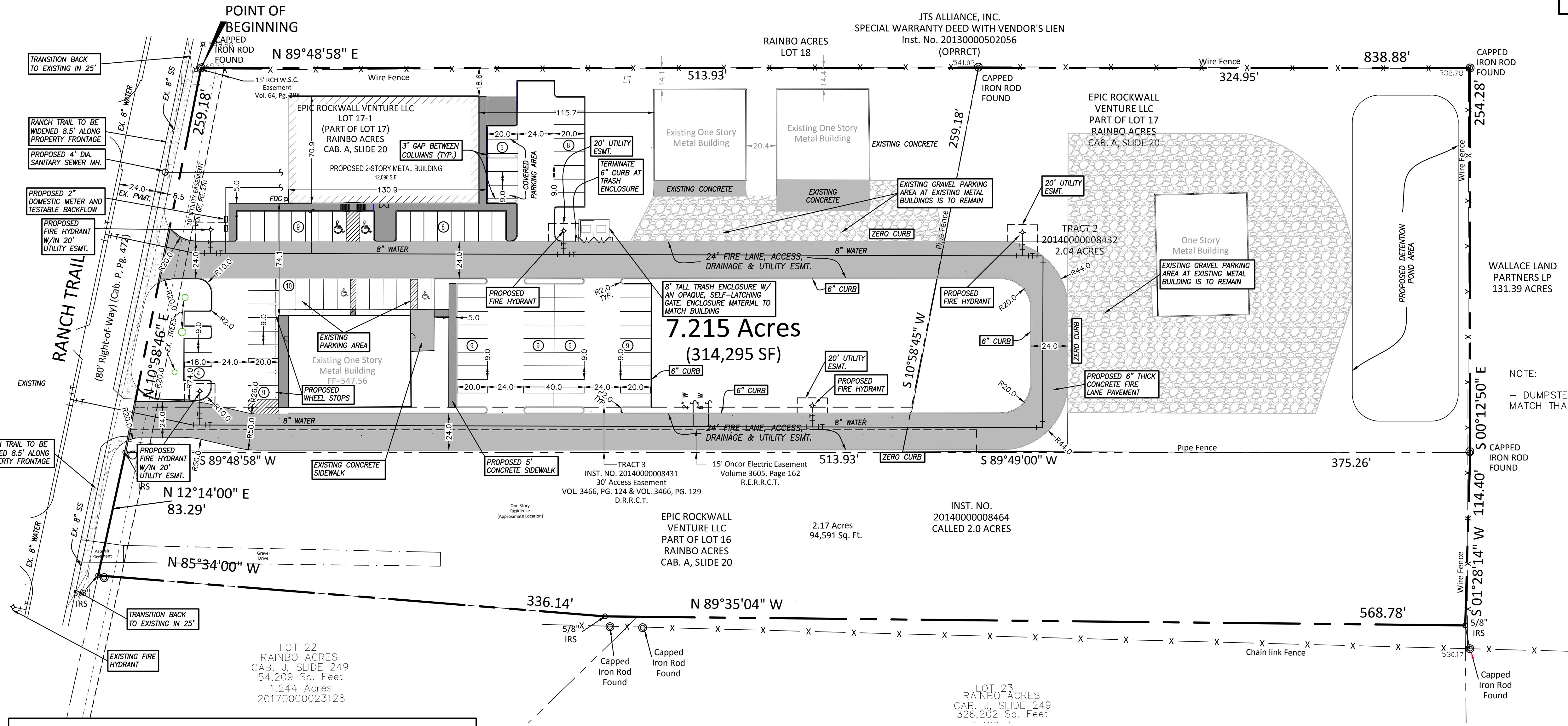


Drawn By: F.C. CUNY Checked By: F.C. CUNY

Date: 11/19 Project No.: -

Sheet Title:
Site Plan

Scale: Sheet No.:
1"=40' 1 of 1



NOTE:
- DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.

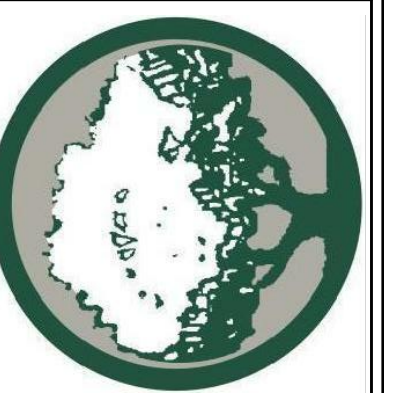
SITE INFORMATION	
LAND AREA:	7.215 ACRES (314,295 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 3,669 S.F. EXISTING STORAGE 3,669 S.F. EXISTING STORAGE 4,885 S.F. EXISTING STORAGE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	29,219/314,295=.093 → 9.3%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	89 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	125,398 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	188,897 S.F. (4.34 ACRES)

CASE NUMBER: SP2019-XXX

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RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



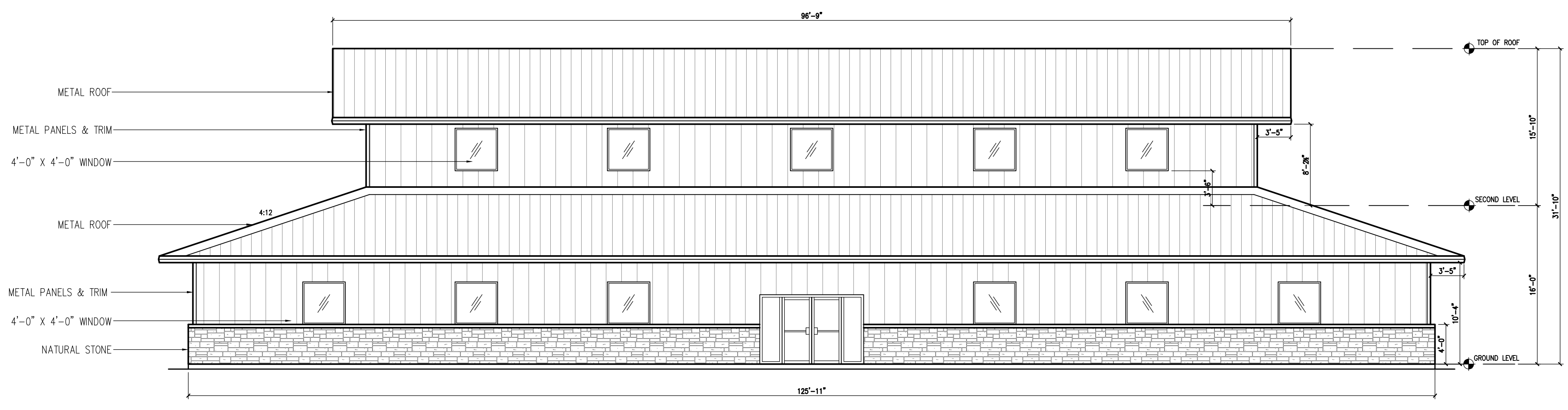
NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUE

PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT NO.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	12/13/19
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
BUILDING ELEVATION

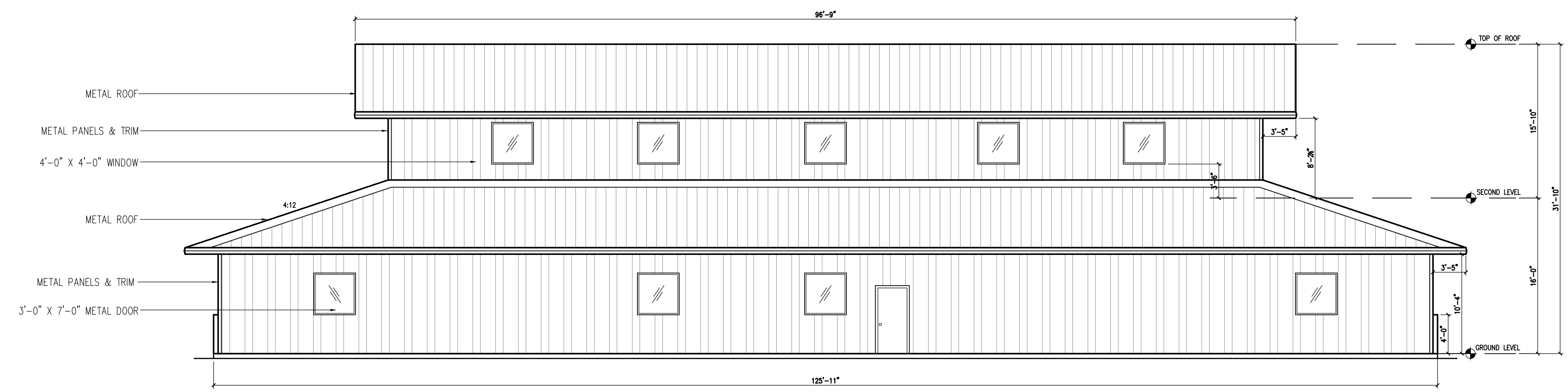
A1



SOUTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH

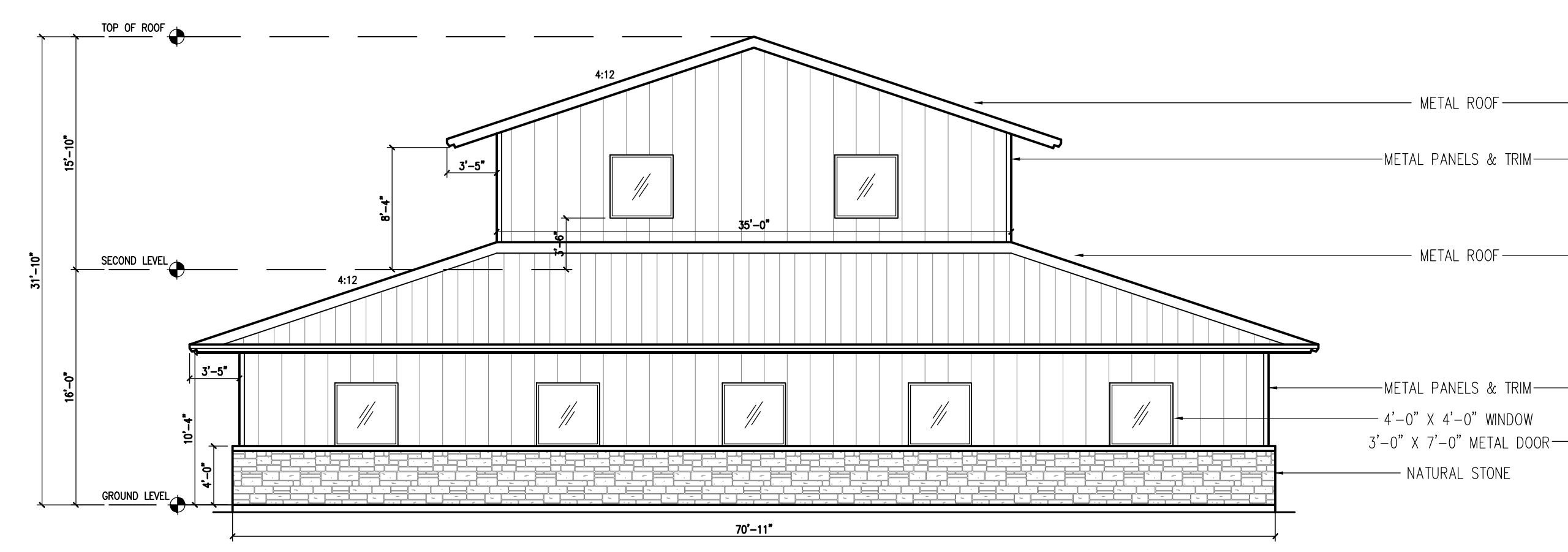
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



NORTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH

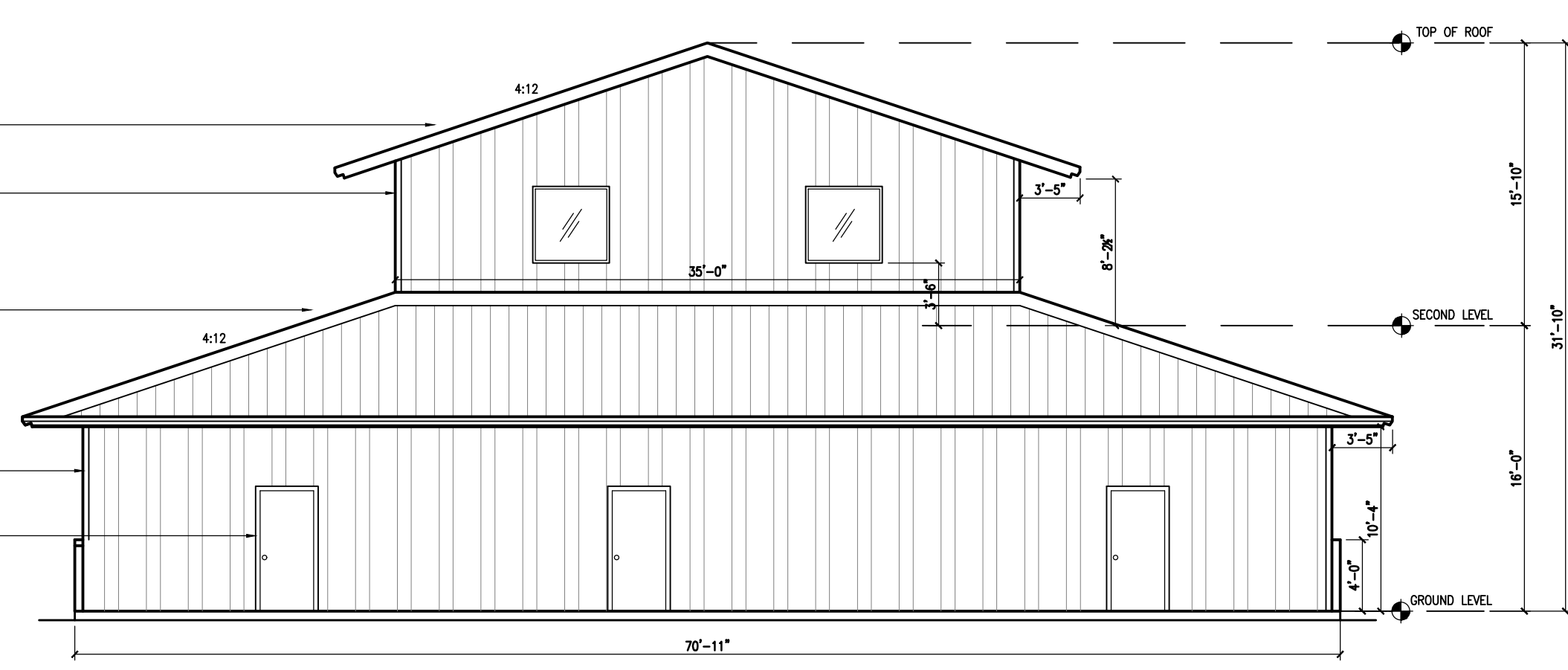
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		1,003	100%



WEST ELEVATION (FACING RANCH TRAIL)
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		221	23%
INSULATED METAL PANELS		725	77%



EAST ELEVATION
 SCALE: 1/8" = 1'

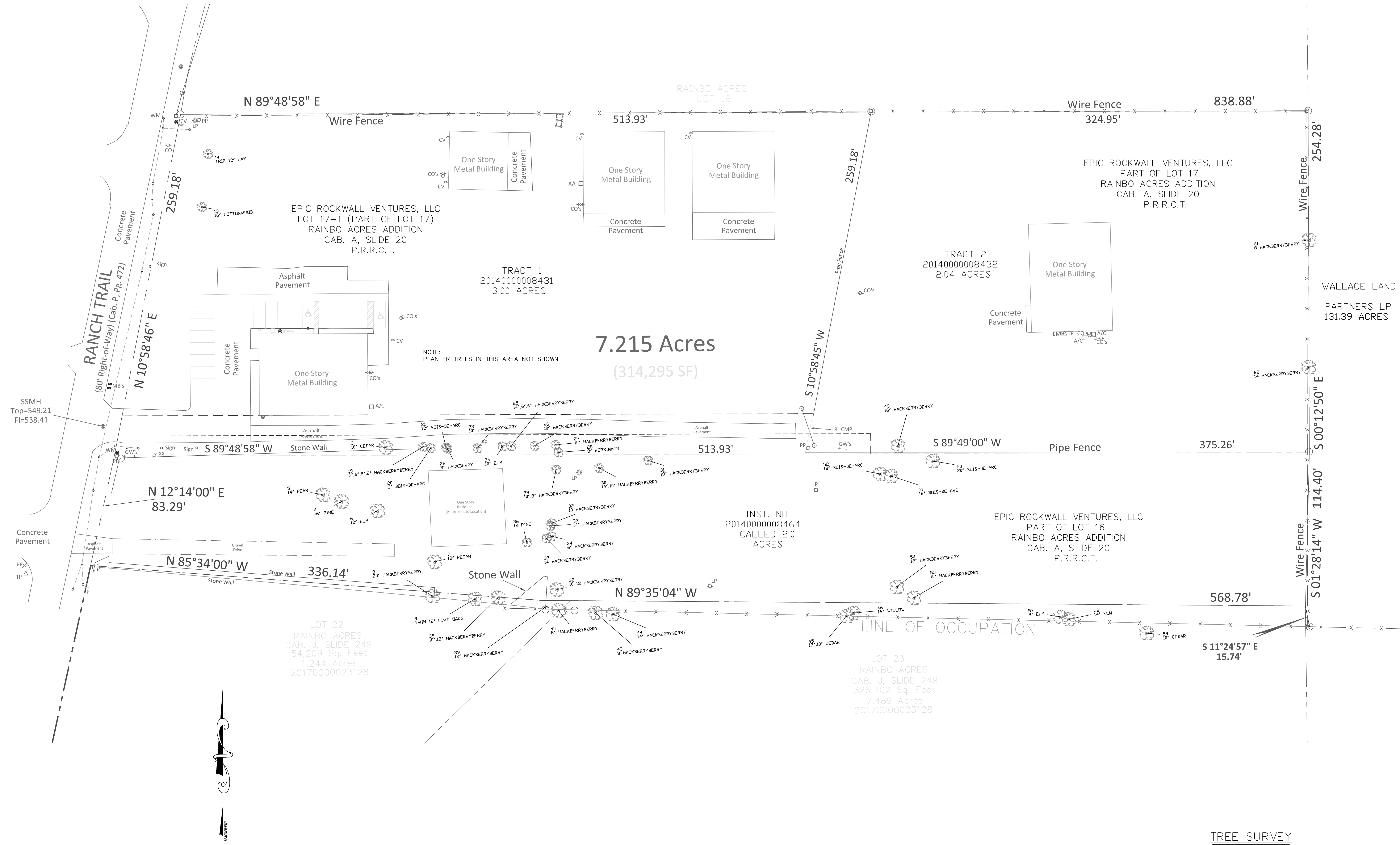
MATERIAL USAGE (%) - EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		112	
ACCOUNTABLE AREA		929	100%
INSULATED METAL PANELS		929	100%

SITE SUMMARY - LIGHT INDUSTRIAL

DESCRIPTION	AREA	PERCENT
LOT	314,295 S.F.	100%
IMPERVIOUS	125,398 S.F.	39.9%
PROPOSED BUILDING	12,139 S.F.	3.9%
EXISTING OFFICE	4,900 S.F.	1.5%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	10,900 S.F.	3.4%
PAVEMENT AREA	41,897 S.F.	13.3%
PERVIOUS		60.1%
LANDSCAPE AREA	188,897 S.F.	59.9%
BUILDING TO LOT COVERAGE	29,219 / 314,295	9.3%
MAX. BUILDING HEIGHT PROPOSED	31'-10"	
PARKING REQUIREMENTS		
OFFICE (1,300 S.F.)	16,996 S.F.	57
PARKING PROVIDED	4 H.C.	57

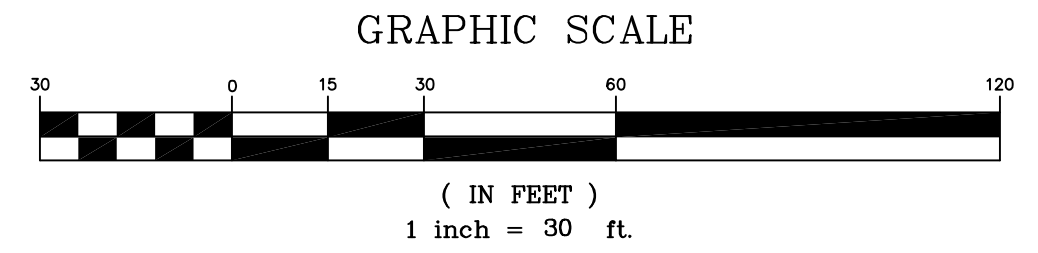




SSMH
Top=549.21
Fl=538.41

Concrete Pavement

PREPARED BY:
JAMES ANDERSON
1955 CREEKSIDE DRIVE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com



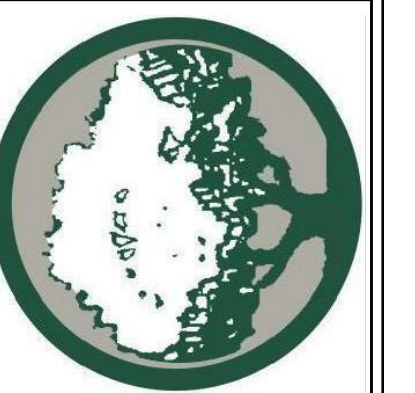
DATE: 12-13-2019

NOTE:
THE PURPOSE OF THIS SURVEY IS THE
LOCATION OF TREES AND NOT TO BE
CONSIDERED A BOUNDARY SURVEY.

TREE SURVEY
PART OF LOTS 16 & 17
RAINBO ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD, STE. 200
 ROCKWALL, TEXAS 75087



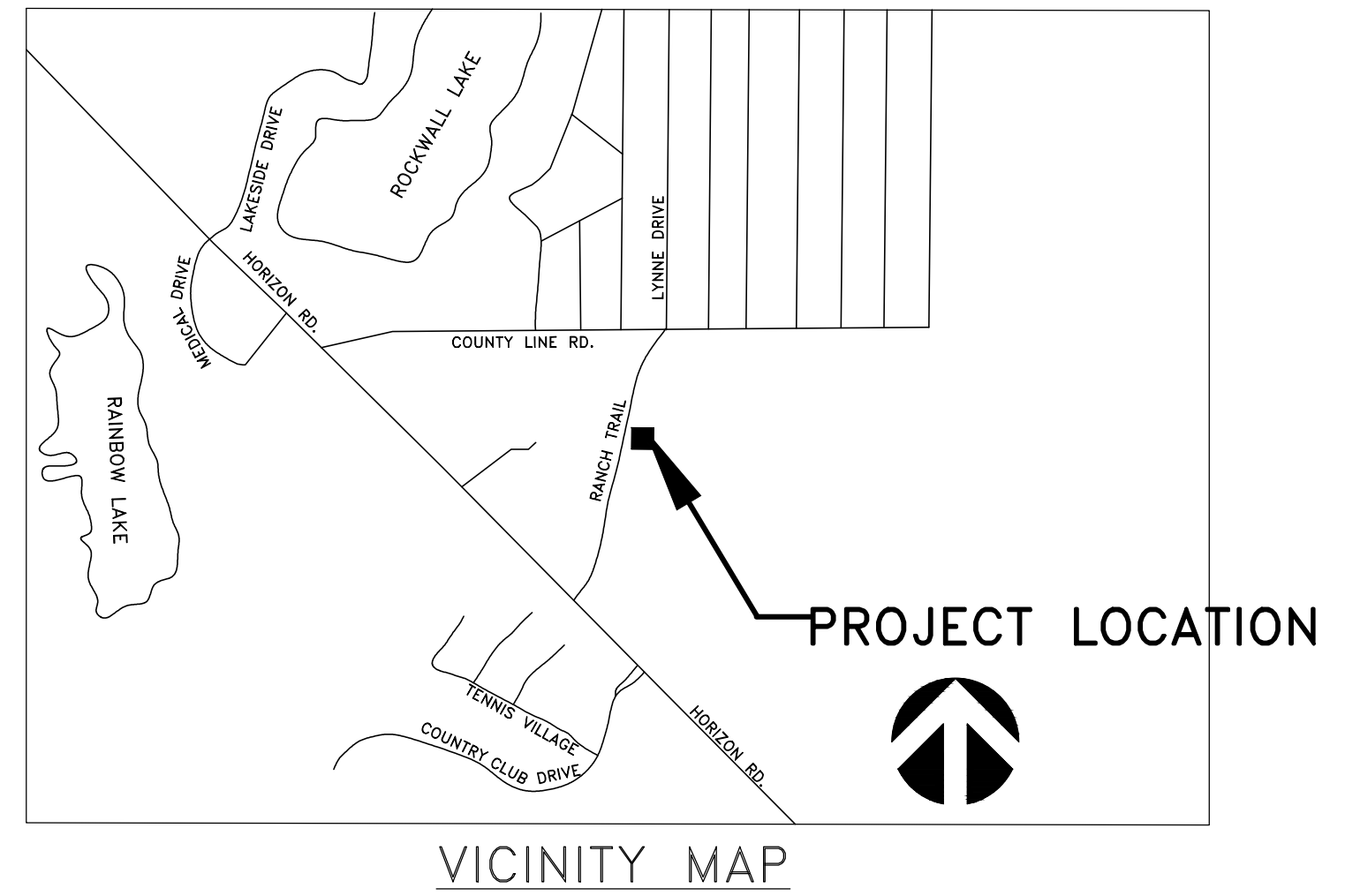
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

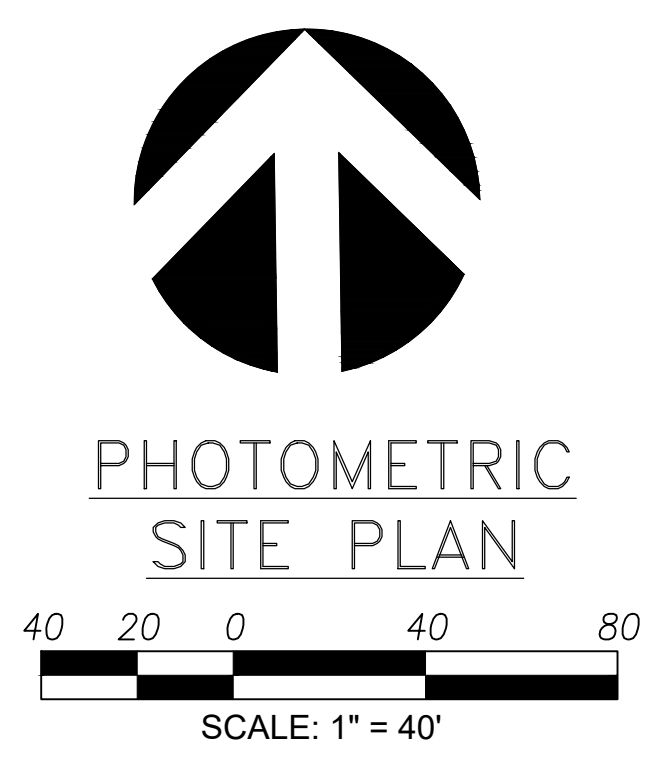
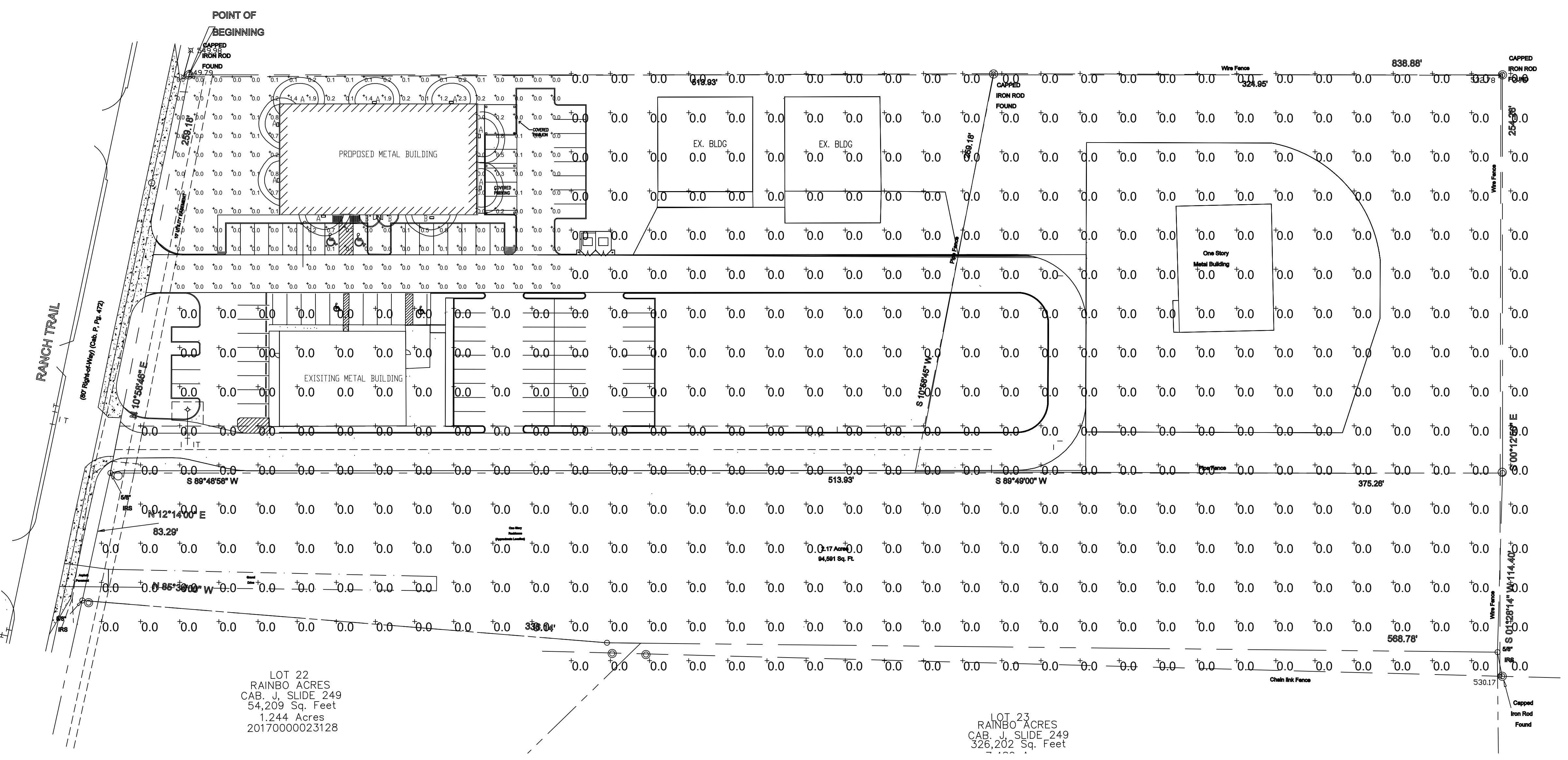
PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	11.14.19
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC SITE PLAN

L1



SITE SUMMARY - LIGHT INDUSTRIAL		
DESCRIPTION		LOT PERCENT AGE
LOT	314,295 S.F.	100 %
IMPERVIOUS	125,398 S.F.	39.9%
PROPOSED BUILDING	12,139 S.F.	3.9%
EXISTING OFFICE	4,900 S.F.	1.5%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	10,900 S.F.	3.4 %
PAVEMENT AREA	41,897 S.F.	43.5 %
PERVIOUS		60.1 %
LANDSCAPE AREA	188,897 S.F.	32.5 %
BUILDING TO LOT COVERAGE	29,219 / 314,295	9.3 %
MAX. BUILDING HEIGHT PROPOSED	31'-10"	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,996 S.F.	57
PARKING PROVIDED	4 H.C.	57





RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087




REVISIONS	DESCRIPTIONS/ISSUE	DATE
No.		

PROJECT NAME AND ADDRESS:
 ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	11.14.19
SCALE	1/8"=1'-0"
SHEET No.	of

DRAWING NAME:
 EXTERIOR LIGHT FIXTURES

L2



LIL LED LED Wall Luminaire

Introduction
 LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Ordering Information EXAMPLE: LIL LED 40K MVOLT WH

LIL LED Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000K 40K 4000K	MVOLT 120 / 277V ¹	(blank) None PE MVOLT button photocell ² EL Battery pack ³	(blank) None BB Back box accessory for conduit wiring ³	DOBXO Textured dark bronze WH White

Accessories
 LIL LED BB DOBXTD Back box for conduit entry applications, dark bronze - C Code *249WH
 LIL LED BB WH Back box for conduit entry applications, white - C Code *249WH

NOTES
 1. MVOLT driver operates on 120V and 277V (50/60Hz).
 2. PE and EL cannot be ordered together.
 3. Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately BB option is not available with emergency battery pack (EL) version.

INSTALLATION
 Basic luminaire is recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs. This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
 UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/dlc to confirm which versions are qualified.




WARRANTY
 5-year limited warranty. Complete warranty terms located at: www.visual3d.com/CustomerResource/terms_and_conditions.aspx
 Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

CA6 6MB (PAR38/SP) Page 1 of 3

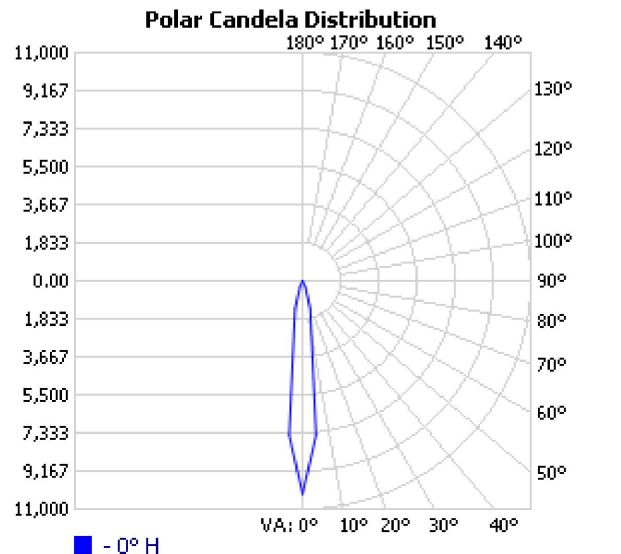
INDOOR PHOTOMETRIC REPORT
 CATALOG: CA6 6MB (PAR38/SP)

TEST #: 43380
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 TEST DATE: 1/31/2008
 CATALOG: CA6 6MB (PAR38/SP)
 DESCRIPTION: CA6 6" OPEN CYLINDER WITH BLACK MICROGROOVE BAFFLE

SERIES: CA6
 LAMP: ONE 150-WATT PAR-38 SPOT INCANDESCENT, VERTICAL BASE-UP POSITION.
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 1740
 INPUT WATTAGE: 150
 LUMINOUS OPENING: CIRCULAR (DIA: 5.16")
 TER VALUE: 9 (BF = 1)
 TER CATEGORY: CYLINDER
 CIE CLASS: DIRECT
 MAX CD: 10,268.0 AT HORIZONTAL: 0°, VERTICAL: 0°
 SPACING CRITERION: @ 0 = 0.3 / @ 90 = 0.3
 EFFICIENCY: 74.4%

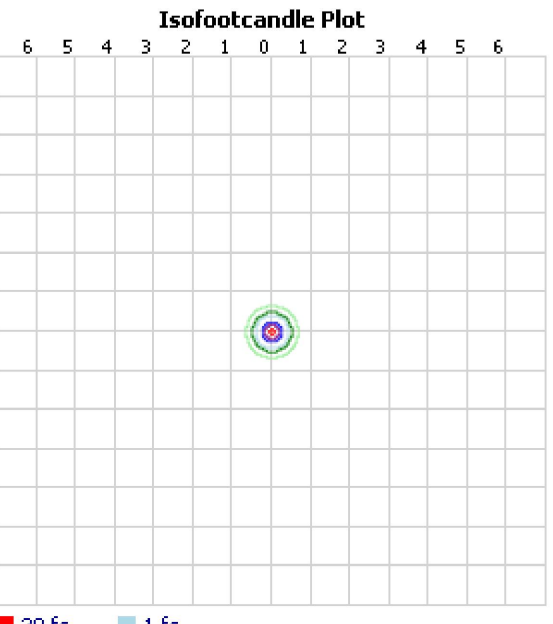
FIXTURE 'B'




Polar Candela Distribution



VA: 0°

Isocandela Plot



Distance in units of mount height (20ft)

VISUAL PHOTOMETRIC TOOL 1.2.46 COPYRIGHT 2019, ACUITY BRANDS LIGHTING.
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43380
 VISUAL PHOTOMETRIC TOOL

PUBLISH PAGE 1 OF 3



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 14, 2020
APPLICANT: Ross Ramsay; *Ramsay & Reyes, LLC*
CASE NUMBER: SP2019-050; *Site Plan for Lot 17 & 17-1, Rainbow Acres Addition*

SUMMARY

Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multi-tenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339, 327 & 331 Ranch Trail, and take any action necessary.

BACKGROUND

The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34*. On September 7, 2004, the City Council approved a zoning change [*i.e. Case No. Z2004-027*] from Agricultural (AG) District to Commercial (C) District. Prior to annexation, the property was platted in October of 1962. Currently, there are four (4) existing metal buildings that were under construction prior to annexation on the subject property in 2004.

PURPOSE

On December 13, 2019, the applicant -- *Ross Ramsay of Ramsay & Reyes, LLC* -- submitted an application requesting approval of a site plan for the purpose of constructing a ~4,900 SF, two (2)-story metal office building.

ADJACENT LAND USES AND ACCESS

The subject property is located on Ranch Trail, just north of 315 Ranch Trail and on the same lot. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 9.76-acre vacant tract of land that is currently under site plan review [*Case No. SP2019-043*], and is zoned Commercial (C) District. Beyond this is vacant tract of land adjacent to County Line Road. County Line Road is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

South: Directly south of the subject property is a 7.489-acre parcel of vacant land. Recently a Specific Use Permit (SUP) was approved allowing a mini-warehouse facility on this property [*Case No. Z2018-052*]. Beyond this are several commercial structures that are also within the Rainbow Acres Addition. Beyond this FM-3097, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

East: Directly east of the subject property is a 131.39-acre tract of vacant land (*i.e. Tract 43-01 of the W. W. Ford Survey, Abstract No. 80 -- commonly referred to as the Wallace Tract*). This property is zoned Agricultural (AG) District.

West. Directly west of the subject property is Ranch Trail, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several commercial structures, that are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1.1, *Land Use and Buildings*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an office building is permitted by-right in a Commercial (C) District and no additional approvals are necessary with regard to the proposed land use. With the exclusion of the exceptions being requested the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>x=9.52-acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>x>259-Feet-In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>838-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x=15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x=10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>x=10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>x=31'10"; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x=9.3%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>Required Parking = 57</i>	<i>x=92 Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>x=4.34-acres; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x=39.9%; In Conformance</i>

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is a district "...intended to provide commercial land uses such as retail, large shopping centers, and restaurants. Commercial (C) Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district..." In addition, these areas "...may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial (C) District is general in nature, development standards are less stringent as lower intensity districts such as Residential-Office (RO), Neighborhood Services (NS), and General Retail (GR) Districts..." In this case, the applicant's request appears to conform to the requirements of the Unified Development Code (UDC). Specifically, the subject property is adjacent to Ranch Trail Road -- *identified as a Minor Collector on the City's Master Thoroughfare Plan* --, and the proposed land use (*i.e. office*) is not typically a high-volume water/wastewater user. With regard to the land use, an office building is permitted by-right in a Commercial (C) District.

EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Articulation.*

(a) *Primary Building Façades.* According to Section 4.01.C.1, *General Commercial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the

top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of three (3) time the walls height without an architectural/entryway element. In this case, the proposed building does incorporate vertical projections, but does not meet the horizontal projection standards for primary façades.

- (b) *Secondary Building Façades.* According to Section 4.01.C.2, *General Commercial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does incorporate vertical projections, but does not meet the horizontal projection standards for secondary façades.

According to Section 9, *Exceptions and Variances*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and unless otherwise specified by the UDC, “(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the...(UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exception.” In this case, the applicant has provided a letter explaining the exceptions and offering compensatory measures for the requested variances by including a wainscot on three (3) of the building facades and increased landscaping. The Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set the requested variance. This is a discretionary decision for the Planning and Zoning Commission and will require a super majority vote (*i.e. a three-fourths vote of those members present*) with a minimum of four (4) votes in the affirmative for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission’s decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, “...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties...” In this case, this use and the proposed metal building are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004. Determining if this request meets the goals of the Comprehensive Plan along with the special exceptions requested and the compensatory measures offered by the applicant are all discretionary decisions for the City Council.

According to the policies contained under Goal #4, *Commercial Building Design*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan, commercial buildings should: [1] incorporate a minimum of 20% stone of all facades of the building that face a street, public open space, trail or park; [2] be architecturally finished on all four (4) sides with the same materials, detailing, and features; and [3] should be designed to a residential scale when adjacent to residential (*or residentially designated areas*). Understanding that the area in question is currently in a transitioning state, staff has recommended to the applicant that the incorporation of the stone wainscot on all four (4) sides of the building would better bring this request into conformance with the Comprehensive Plan.

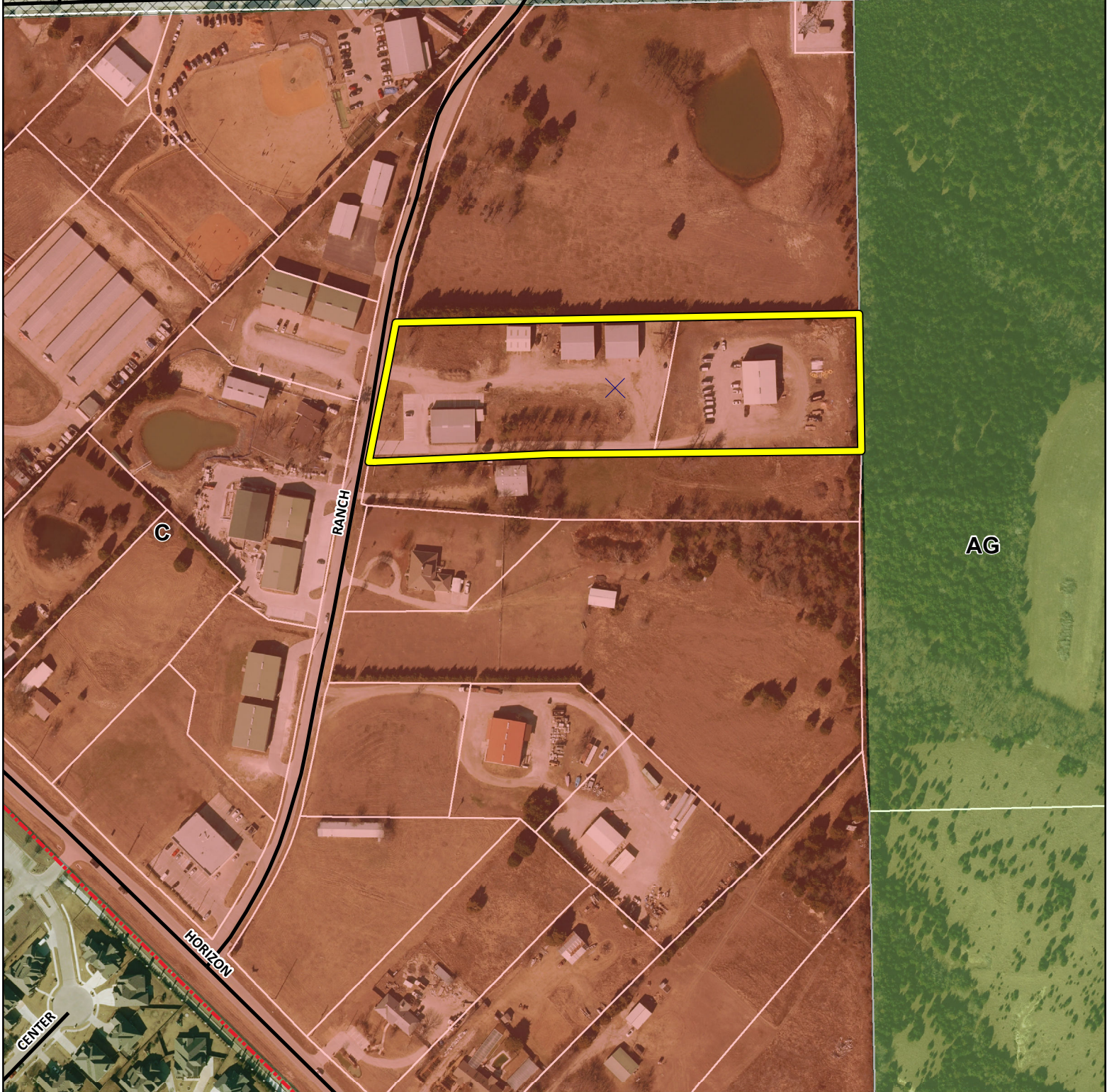
ARCHITECTURAL REVIEW BOARD (ARB)

On December 30, 2019, the Architectural Review Board (ARB) did not meet due to lack of a quorum; therefore, the ARB will provide the Planning and Zoning Commission with recommendations at the January 14, 2020 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in this case memo;
- (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.



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.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-050

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Ranch Trail Rockwall Tx 75032
 Subdivision Rainbow Acres Lot 17 Block
 General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial Current Use Office
 Proposed Zoning Commercial Proposed Use Office
 Acreage 7.215 Lots [Current] 3 Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner <u>Epic Rockwall Ventures</u>	<input type="checkbox"/> Applicant <u>Ramsay & Reyes LLC</u>
Contact Person <u>Mike Dahl</u>	Contact Person <u>Ross Ramsay</u>
Address <u>315 Ranch Trail</u>	Address <u>2235 Ridge Road</u>
City, State & Zip <u>Rockwall Tx 75032</u>	City, State & Zip <u>Rockwall Tx 75087</u>
Phone <u>469-774-2611</u>	Phone <u>469-792-8889</u>
E-Mail <u>mdahl@snapnga.com</u>	E-Mail <u>rjramsay@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 390.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of December, 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 16th day of December, 20 19.

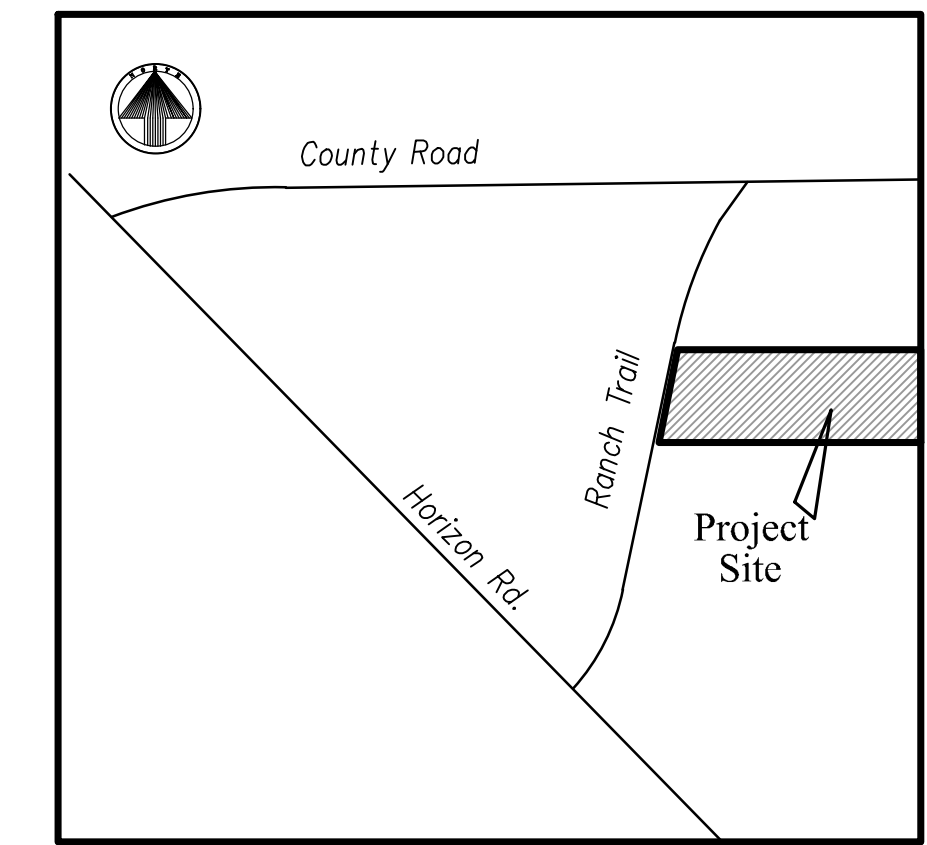
Owner's Signature

[Signature]
Elizabeth A Morgan

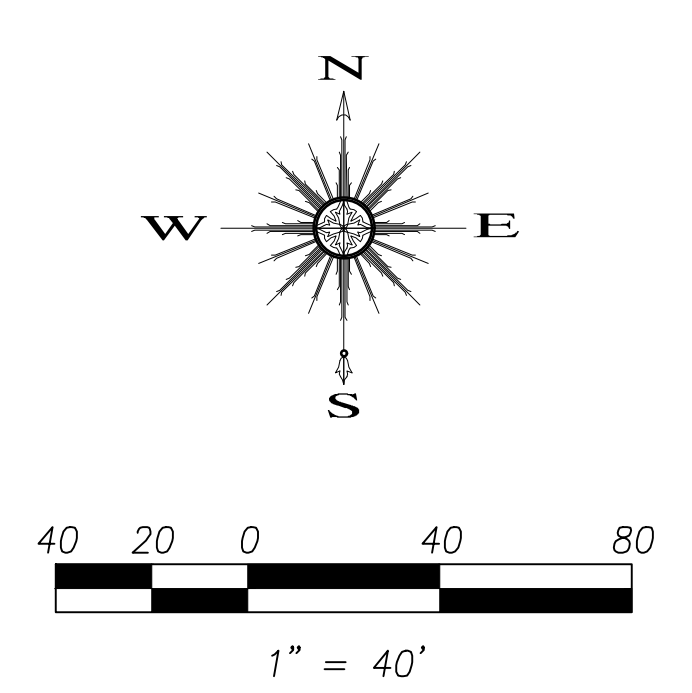
Notary Public in and for the State of Texas



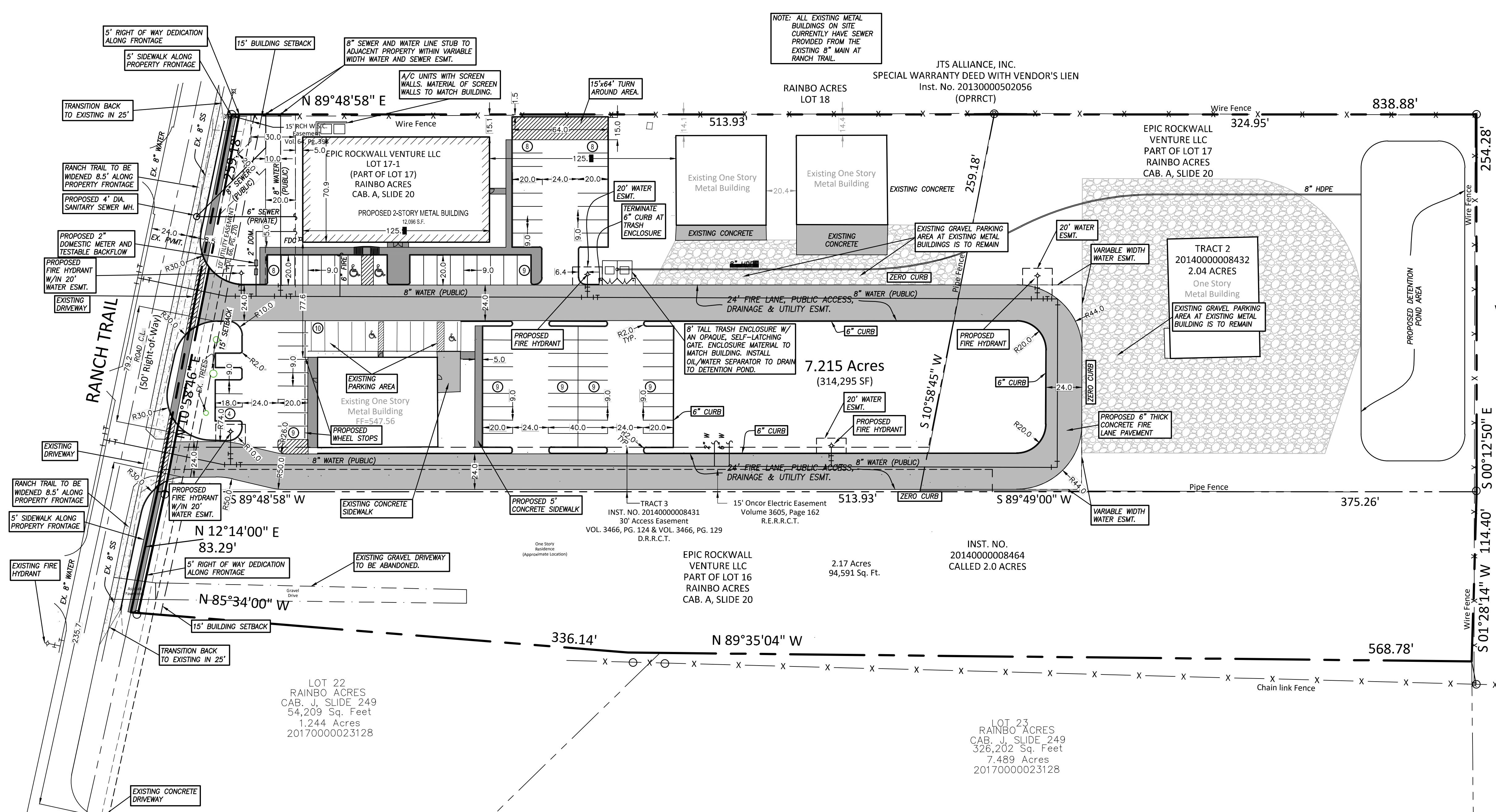
My Commission Expires 02-28-2021



LOCATION MAP



NOTE:
 - DUMPSTER ENCLOSURE MATERIAL AND FINISH TO MATCH THAT OF THE PROPOSED BUILDING.



SITE INFORMATION	
LAND AREA:	7.215 ACRES (314,295 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 3,669 S.F. EXISTING STORAGE 3,669 S.F. EXISTING STORAGE 4,885 S.F. EXISTING STORAGE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	29,219/314,295=.093 -> 9.3%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	92 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	125,398 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	188,897 S.F. (4.34 ACRES)

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the ____ day of _____, 2020.
 Witness our hands this ____ day of _____, 2020.

 Planning & Zoning Commission, Chairman

 Director of Planning & Zoning

CASE NUMBER: SP2019-050

Drawing: P:\01_FCD\Projects\Rockwall\Commercial\Rockwall - Ranch Trail\1-DRAWINGS\F-DESIGN-CURRENT\04 - SITE PLAN.dwg at Jan 07, 2020 - 2:51pm by celson
 Layout: Layout1 Xrefs: X_TB.dwg - X_SURV.dwg - X_SITE.dwg - X_TB_top.dwg

no.	revision	by	date

teague nall and perkins, inc
 825 Waters Creek Blvd., Suite M300
 Allen, Texas 75013
 ph 214.461.9867
 www.tnppinc.com
 TBPE: F-230; TBPLS: 10011600, 10194381, 10011601

Rockwall Epic Ventures, LLC.

scale
 when bar is
 1 inch long
 horiz
 1"=40'
 vert
 N/A
 JAN 2020



City of Rockwall, Texas
 Improvements for
351 Ranch Trail
SITE PLAN

tnp project
 20508
 sheet
 1
 of
 1



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS

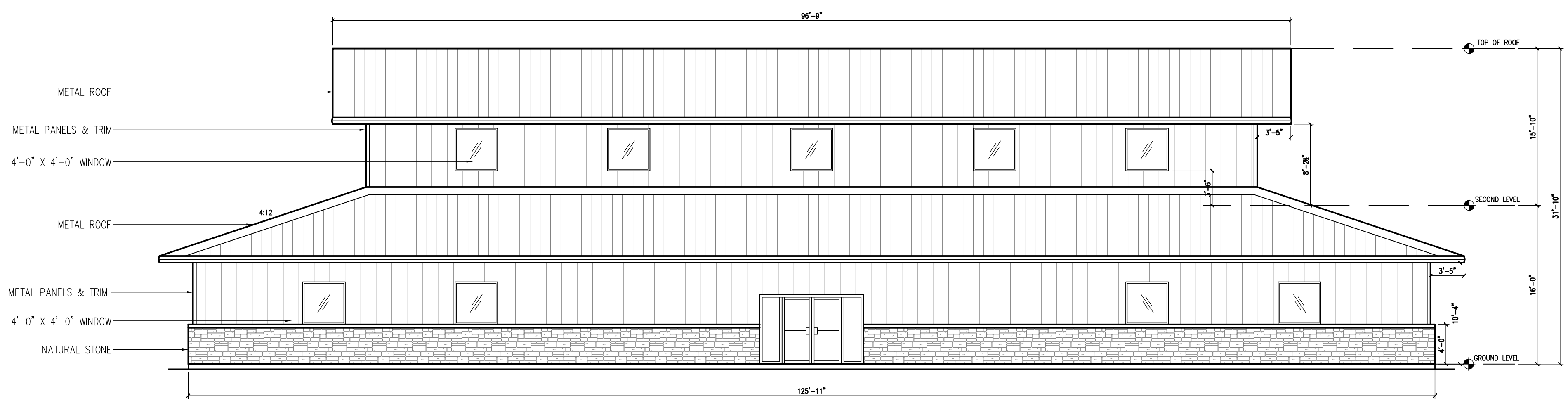
PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT NO.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
BUILDING ELEVATION

A1

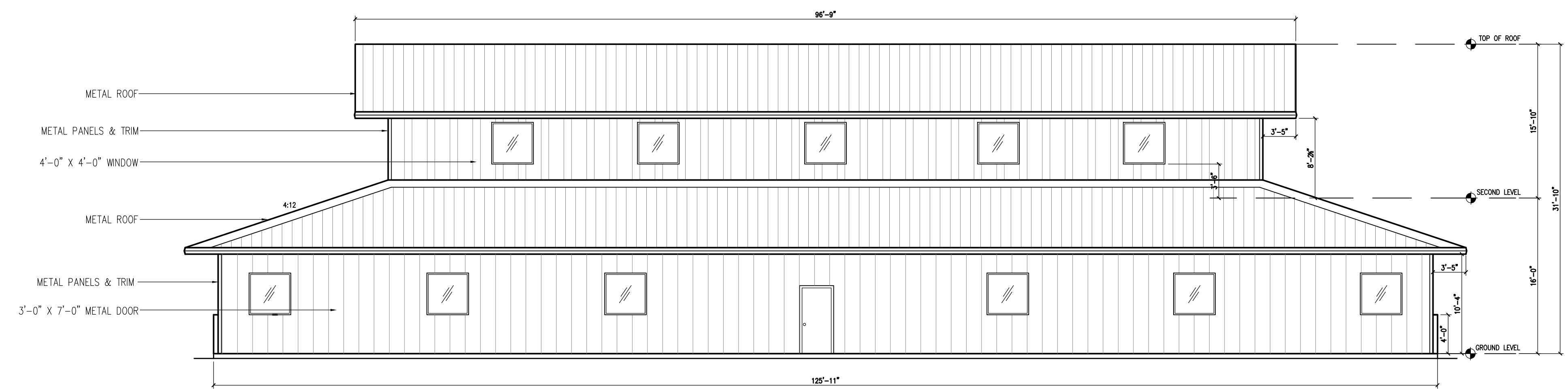
SP2019-050



SOUTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH

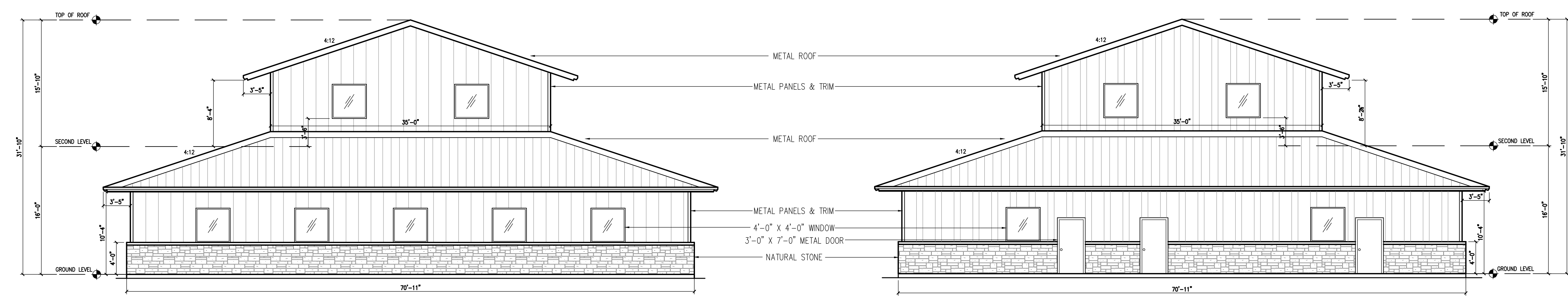
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



NORTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		1,003	100%



WEST ELEVATION (FACING RANCH TRAIL)
 SCALE: 1/8" = 1'

EAST ELEVATION
 SCALE: 1/8" = 1'

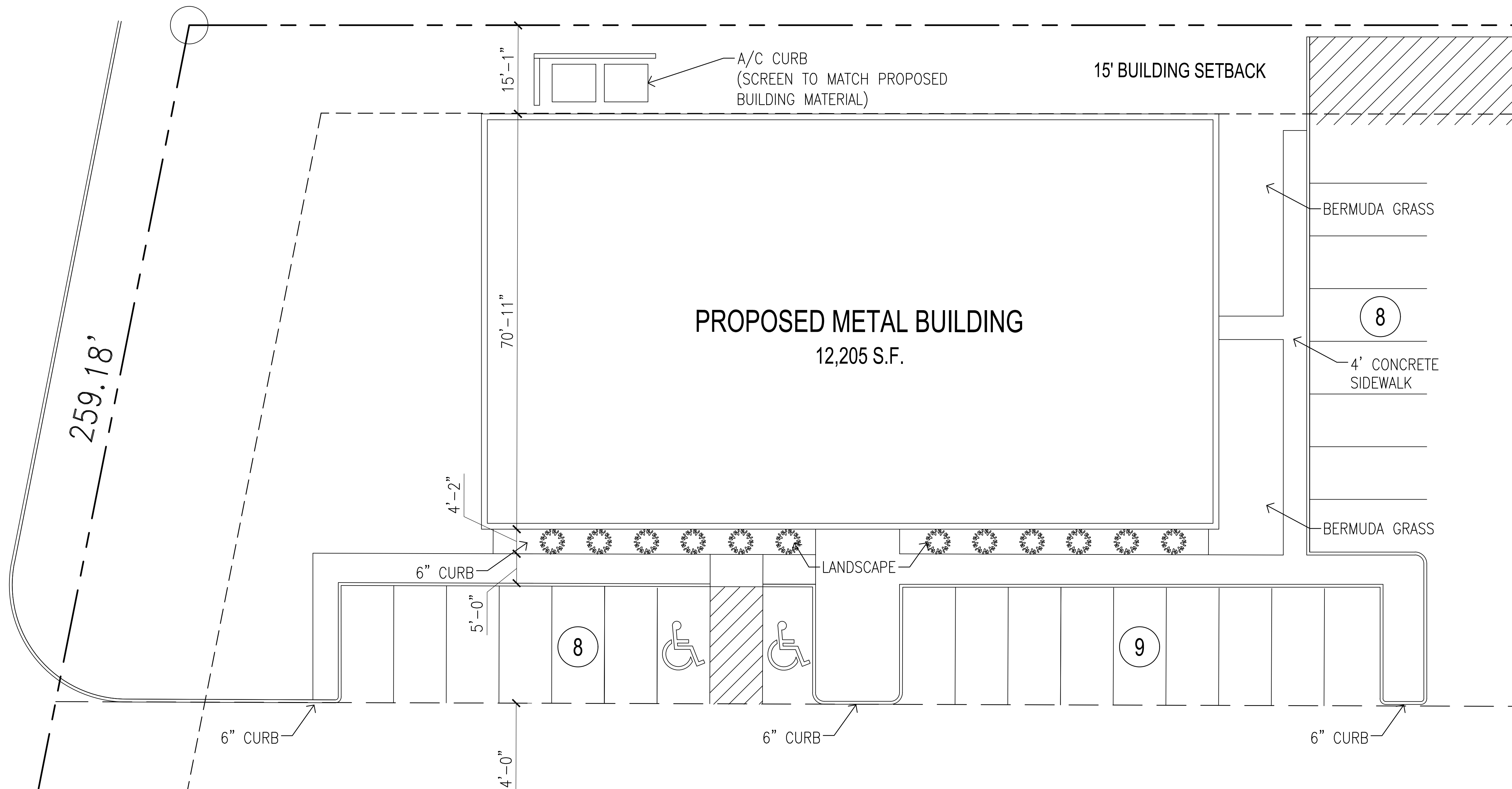
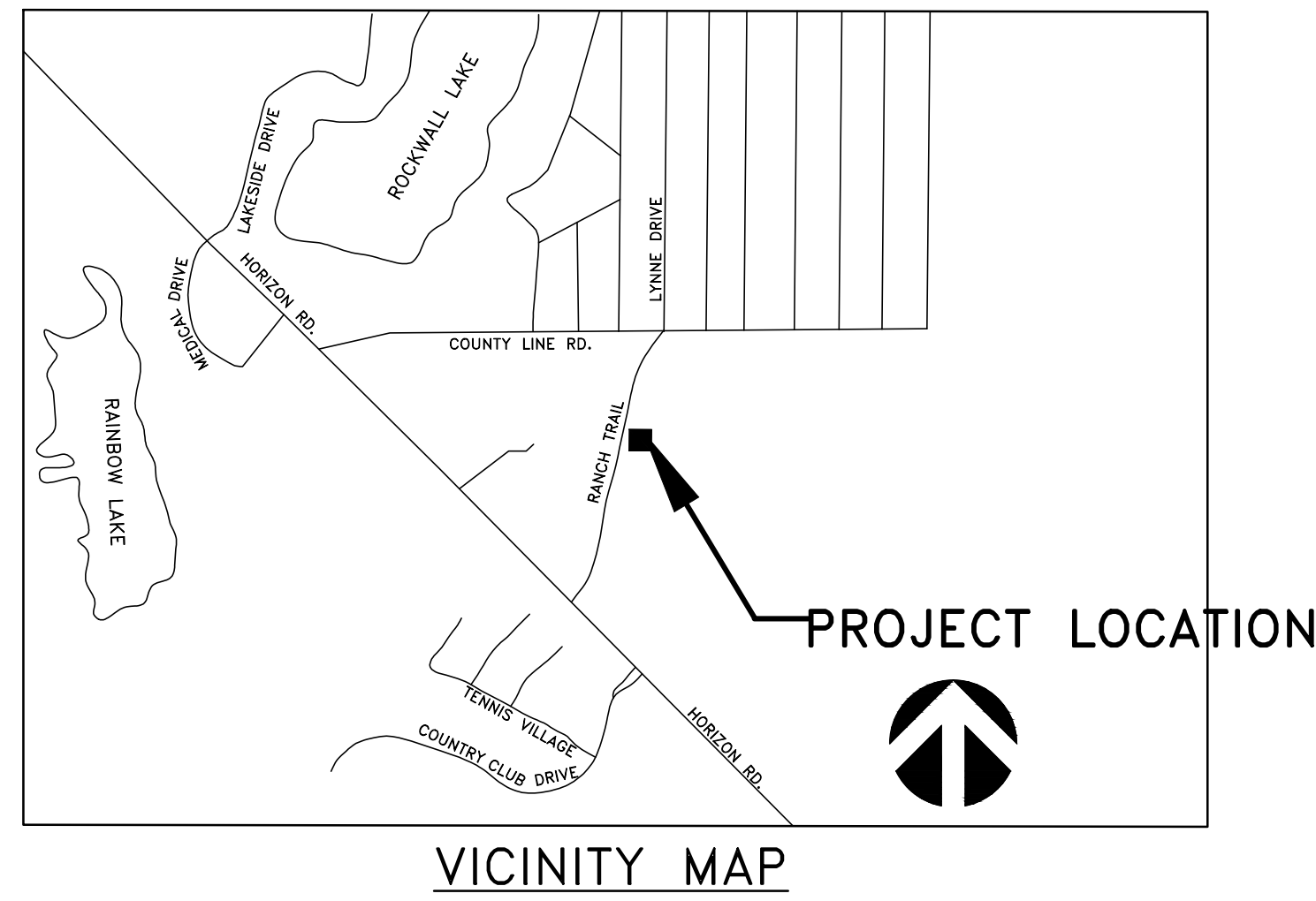
MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		283	30%
INSULATED METAL PANELS		663	70%

MATERIAL USAGE (%) - EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		85	
ACCOUNTABLE AREA		956	100%
NATURAL STONE		243	26%
INSULATED METAL PANELS		713	74%





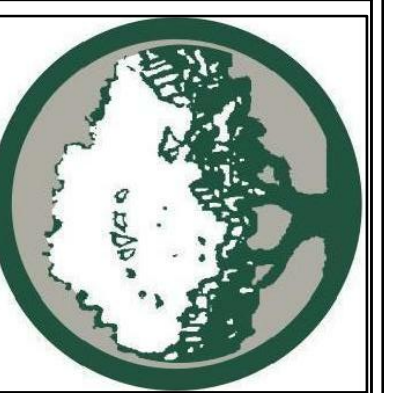
 **LANDSCAPE PLAN –
PROPOSED BUILDING**
SCALE: 1"=40'

PLANT SCHEDULE

QTY.	SIZE	TYPE	SPACING
12	3 GALLON	Texas Sage (Leucophyllum frutescent)	8'-0"



RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE
DESCRIPTIONS/ISSUE	
No.	

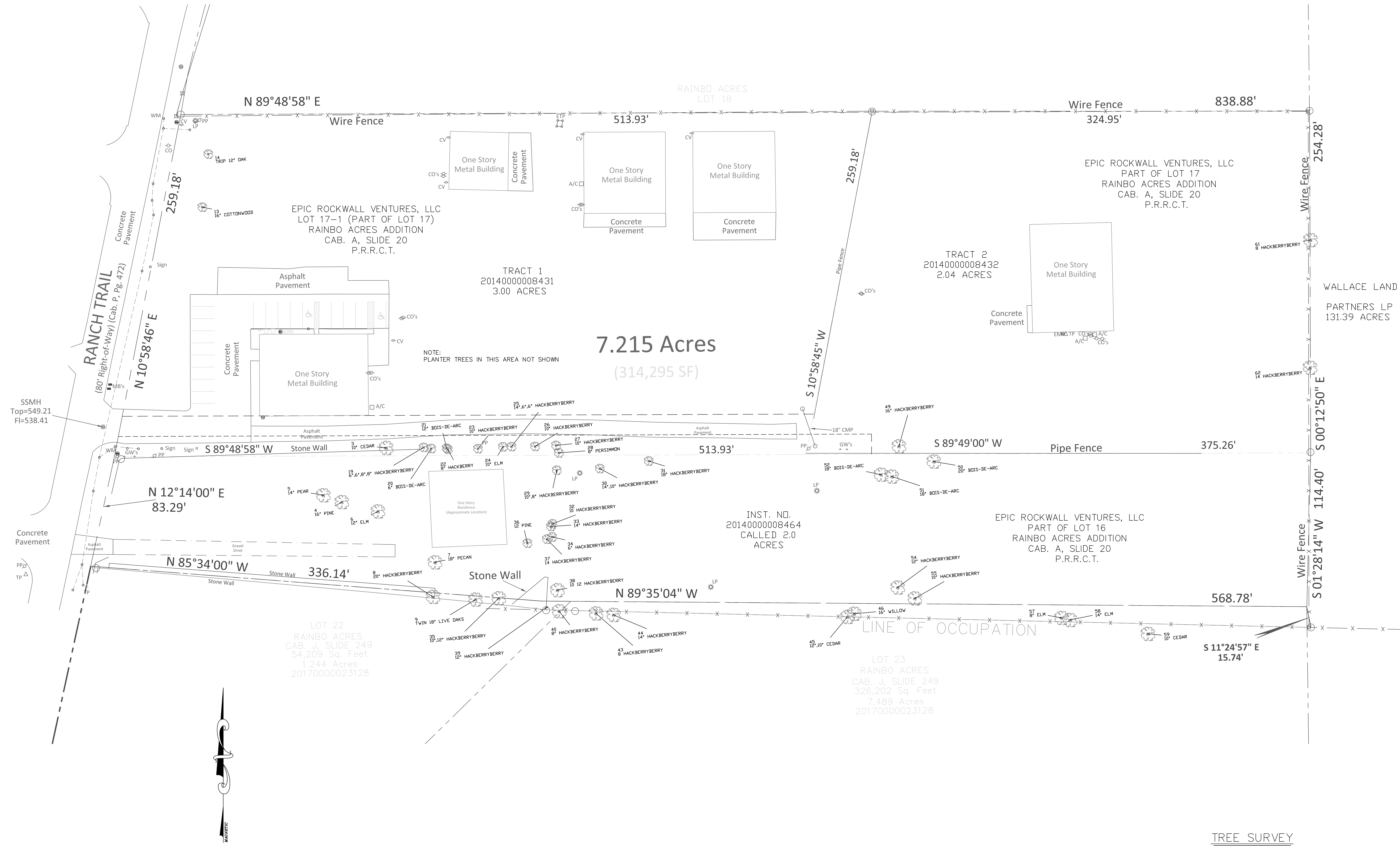
PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
351 RANCH TRAIL
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 40'
SHEET NO.	of

DRAWING NAME:
LANDSCAPE PLAN

LS-1

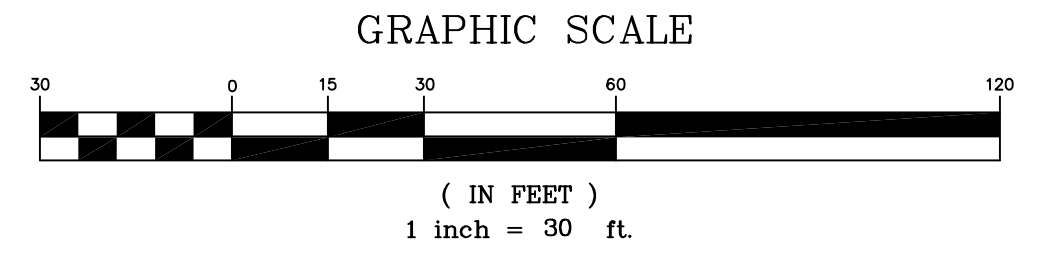
SP2019-050



SSMH
Top=549.21
Fl=538.41

Concrete Pavement

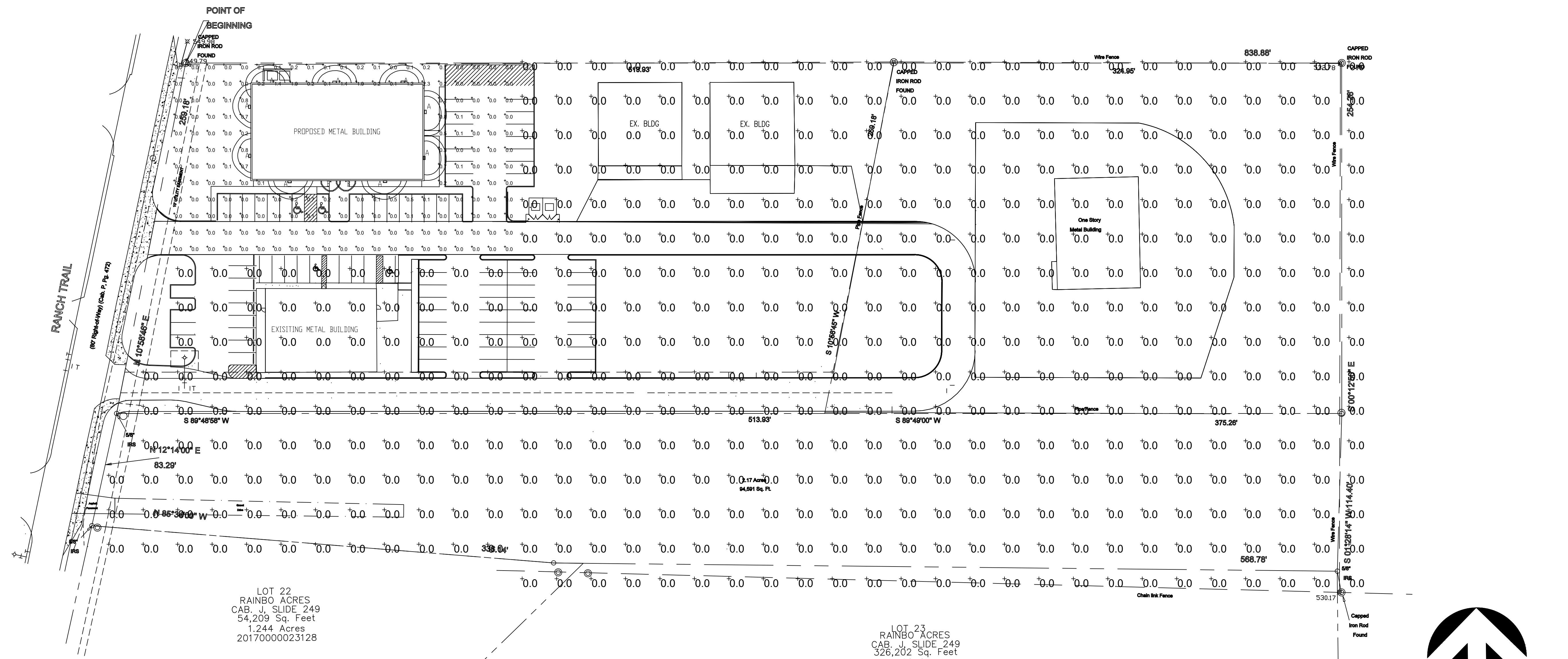
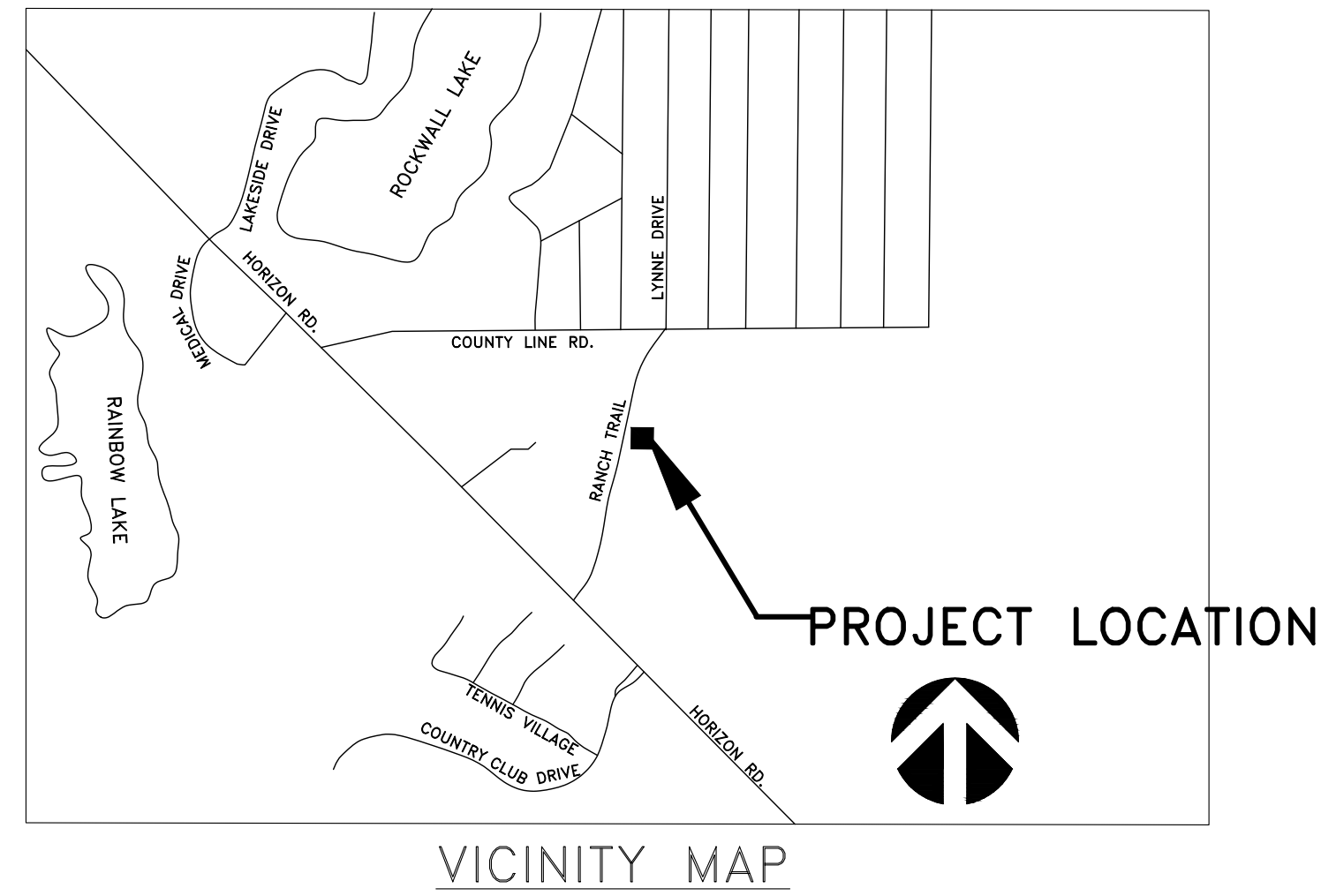
PREPARED BY:
JAMES ANDERSON
1955 CREEKSIDE DRIVE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com



DATE: 12-13-2019

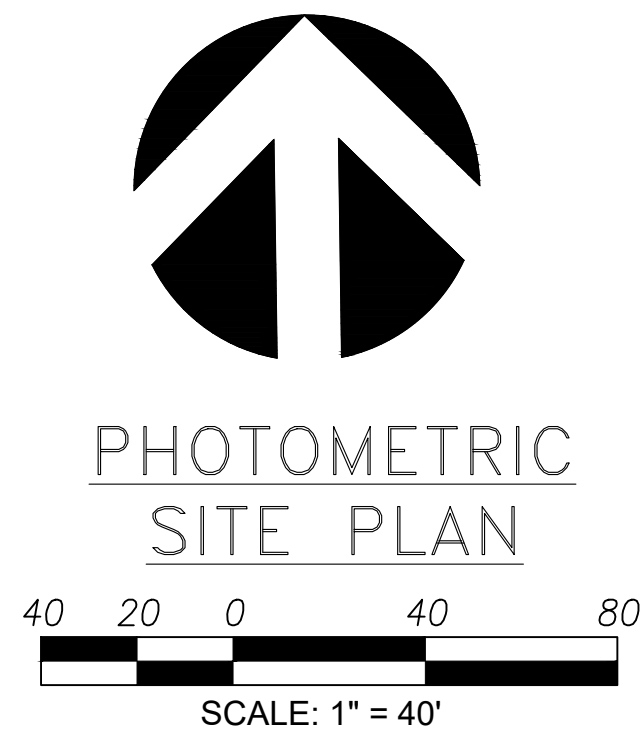
NOTE:
THE PURPOSE OF THIS SURVEY IS THE
LOCATION OF TREES AND NOT TO BE
CONSIDERED A BOUNDARY SURVEY.

TREE SURVEY
PART OF LOTS 16 & 17
RAINBO ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

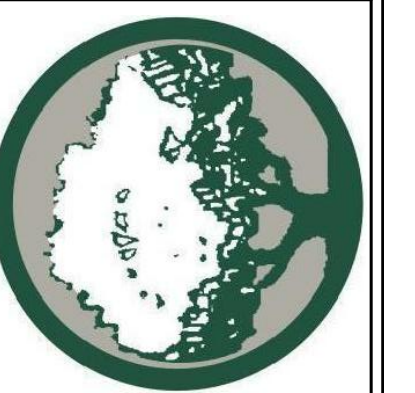


LOT 22
RAINBO ACRES
CAB. J. SLIDE 249
54,209 Sq. Feet
1.244 Acres
20170000023128

LOT 23
RAINBO ACRES
CAB. J. SLIDE 249
326,202 Sq. Feet



RAMSAY & REYES
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE
DESCRIPTIONS/ISSUE	
No.	

PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
351 RANCH TRAIL
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
**PHOTOMETRIC
SITE PLAN**

L1

SP2019-050



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



REVISIONS	DATE
DESCRIPTIONS/ISSUE	
No.	


PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 351 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1/8"=1'-0"
SHEET No.	of

DRAWING NAME:
EXTERIOR LIGHT FIXTURES

L2

SP2019-050



LIL LED LED Wall Luminaire

Introduction
 LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Fixture 'A' Form:

Category	Fixture 'A'
Name	
Type	

Introduction

Introduction
 LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Ordering Information

LIL LED	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000 K	MVOLT 120 / 277V ¹	(Blank) None	(Blank) None	DDFXD Textured dark bronze
	40K 4000 K		PE MVOLT button photocell ¹	BB Back box accessory for conduit wiring ²	WH White
			EL Battery pack ³		

Accessories

LIL LED BB DDXTD Back box for conduit entry applications, dark bronze - CI Code **H9WH

LIL LED BB WH Back box for conduit entry applications, white - CI Code **H9WH

NOTES

- MVOLT driver operates on 120V and 277V (50/60Hz).
- PE and EL cannot be ordered together.
- Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately. BB option is not available with emergency battery pack (EL) version.

FEATURES & SPECIFICATIONS

INTENDED USE
 The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 30W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
 Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and is UV resistant - great for outdoor environments!

OPTICS
 Light engines are available in 3000K and 4000K CCTs. See Lighting Facts label and photometric reports for specific fixture performance.

ELECTRICAL
 LED technology provides long operating life (50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
 Basil mounts to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs. This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
 UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/2019 to confirm which versions are qualified.

WARRANTY
 5-year limited warranty. Complete warranty terms located at: www.visual-3d.com/CustomerResource/terms_and_conditions.aspx

Notes: Actual performance may differ as a result of end-user environments and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

CA6 6MB (PAR38/SP) Page 1 of 3

INDOOR PHOTOMETRIC REPORT

CATALOG: CA6 6MB (PAR38/SP)

TEST #: 43380

TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB

TEST DATE: 1/31/2008

CATALOG: CA6 6MB (PAR38/SP)

DESCRIPTION: CA6 6" OPEN CYLINDER WITH BLACK MICROGROOVE BAFFLE

SERIES: CA6

LAMP: ONE 150-WATT PAR-38 SPOT INCANDESCENT, VERTICAL BASE-UP POSITION.

LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 1740

INPUT WATTAGE: 150

LUMINOUS OPENING: CIRCULAR (DIA: 5.16")

TER VALUE: 9 (BF = 1)

TER CATEGORY: CYLINDER

CIE CLASS: DIRECT

MAX CD: 10,268.0 AT HORIZONTAL: 0°, VERTICAL: 0°

SPACING CRITERION: @ 0 = 0.3 / @ 90 = 0.3

EFFICIENCY: 74.4%

Fixture 'B' Form:

Category	Fixture 'B'
Name	
Type	

INDOOR PHOTOMETRIC REPORT

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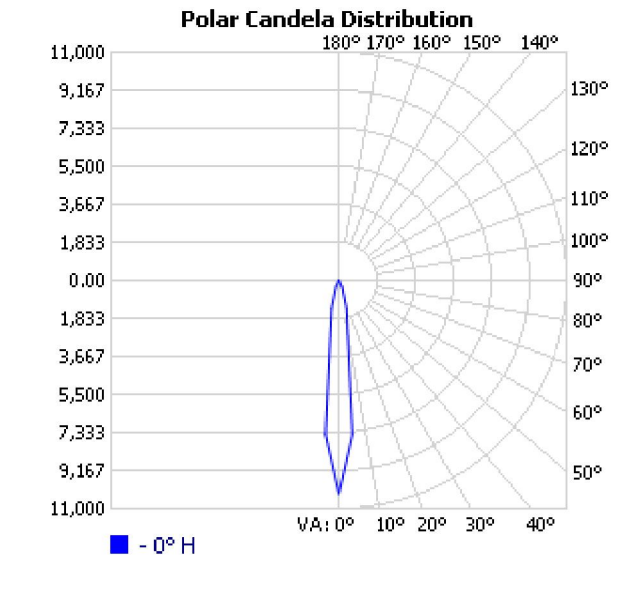
CIE CLASS: DIRECT

MAX CD: 10,268.0 AT HORIZONTAL: 0°, VERTICAL: 0°

SPACING CRITERION: @ 0 = 0.3 / @ 90 = 0.3

EFFICIENCY: 74.4%

Polar Candela Distribution

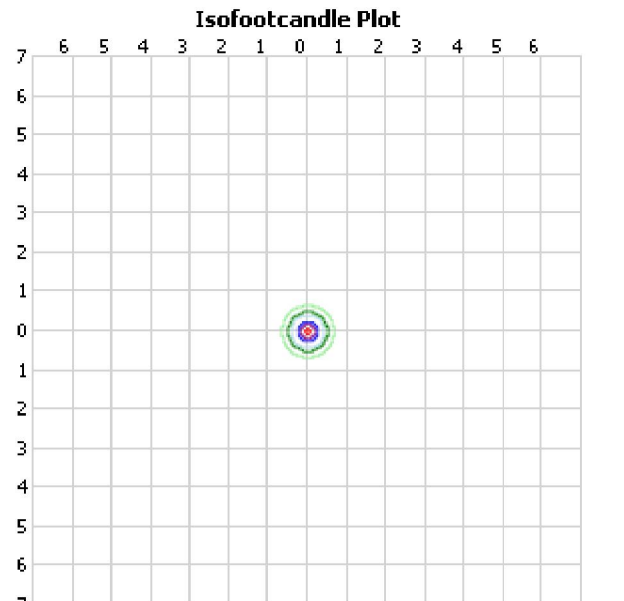


180° 170° 160° 150° 140° 130° 120° 110° 100° 90° 80° 70° 60° 50° 40°

VA: 0°

0° H

Isofootcandle Plot



7 6 5 4 3 2 1 0 1 2 3 4 5 6

7 6 5 4 3 2 1 0 1 2 3 4 5 6

Distance in units of mount height (20ft)

20 Fc 1 Fc
 10 Fc 0.5 Fc
 5 Fc 0.1 Fc

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43380 PUBLISH PAGE 1 OF 3

VISUAL PHOTOMETRIC TOOL



RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087




REVISIONS	DESCRIPTIONS/ISSUE	DATE
No.		

PROJECT NAME AND ADDRESS:
 ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	11.14.19
SCALE	1/8"=1'-0"
SHEET No.	of

DRAWING NAME:
 EXTERIOR LIGHT FIXTURES

L2



LIL LED LED Wall Luminaire

Introduction
 LIL LED is a compact and energy efficient wall luminaire ideal for replacing small incandescent and CFL luminaires. Photocell and battery pack options make LIL LED great for installations above doors, balconies, garage or warehouse entrances, and security applications. Whether directly mounting to a recessed junction box, or using the back box accessory for conduit entry/through wiring, LIL LED has you covered!

Category	FIXTURE 'A'
Notes	
Spec	

Use the tab for or mouse over the page to see all alternative views.

Specifications

	Standard	With Battery Pack(EL)
Width:	5"	5-7/8"
Height:	5-1/8"	6-1/8"
Depth:	2-3/4"	4-1/4"
Weight:	1.5 lbs	3 lbs

Ordering Information **EXAMPLE: LIL LED 40K MVOLT WH**

LIL LED Series	Color Temperature	Voltage	Controls	Mounting	Finish
LIL LED	30K 3000K 40K 4000K	MVOLT 120 / 277V ¹	(blank) None PE MVOLT button photocell ² EL Battery pack ³	(blank) None BB Back box accessory for conduit wiring	DOBXO Textured dark bronze WH White

Accessories

LIL LED BB DOBXTD Back box for conduit entry applications, dark bronze - C Code *249WH

LIL LED BB WH Back box for conduit entry applications, white - C Code *249WH

NOTES

- MVOLT driver operates on 120V and 277V (50/60Hz).
- PE and EL cannot be ordered together.
- Optional accessory for conduit entry wiring. Can be ordered with the luminaire or separately. Shipped separately BB option is not available with emergency battery pack (EL) version.

FEATURES & SPECIFICATIONS

INTENDED USE
 The versatility of LIL LED combines a sleek, compact profile with photocell and emergency battery pack options to provide a great solution for wall mount applications. LIL LED is ideal for replacing up to 100W incandescent or 30W CFL luminaires in installations above doors, balconies, garage or warehouse entrances, and security applications. It can also be used for decorative and general lighting in outdoor environments.

CONSTRUCTION
 Aluminum housing with white or textured dark bronze paint for lasting durability. The polycarbonate lens creates uniform light distribution, and it is UV resistant - great for outdoor environments!

OPTICS
 Light engines are available in 3000K and 4000K CCT. See Lighting Facts label and photometry reports for specific fixture performance.

ELECTRICAL
 LED technology provides long operating life (L70/50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5kV surge rating.

INSTALLATION
 Basic luminaire to recessed junction boxes or for surface mounting and conduit entry — with the back box with two 1/2" threaded conduit entry hubs.
 This luminaire is mounted with the lens facing down. Neutral wire is required for three phase input.

LISTINGS
 UL Listed to U.S. and Canadian safety standards for wet locations. Rated for -40° C minimum to 40° C maximum ambient temperature. Battery pack versions are rated to 0° C minimum. Tested in accordance with IESNA LM-79 and LM-80 standards.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/dlc/ to confirm which versions are qualified.

Eligible to be submitted for Title 20 and Title 24 compliance.

WARRANTY
 5-year limited warranty. Complete warranty terms located at: www.visual3d.com/CustomerResource/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



CA6 6MB (PAR38/SP)

INDOOR PHOTOMETRIC REPORT
 CATALOG: CA6 6MB (PAR38/SP)

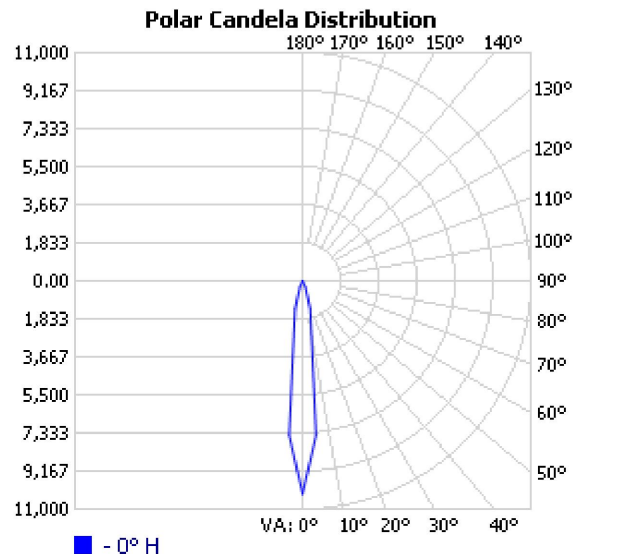
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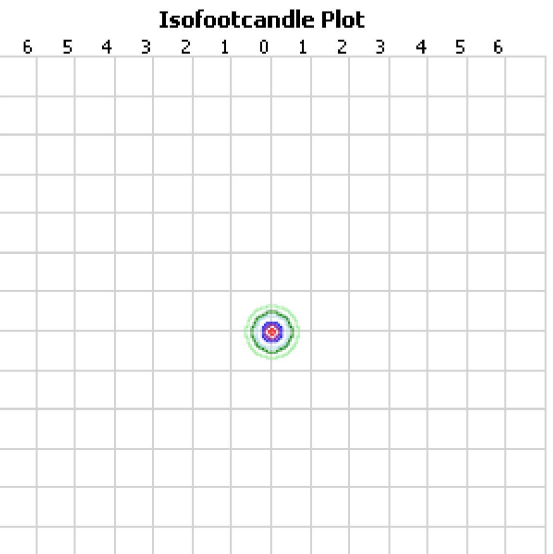
FIXTURE 'B'

Polar Candela Distribution



Isocandela Plot



Distance in units of mount height (20ft)

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43380
 VISUAL PHOTOMETRIC TOOL

PUBLISH
PAGE 1 OF 3

RAMSAY & REYES L.L.C.

PROJECT MANAGEMENT · ARCHITECTS · PLANNERS

RE: REQUEST FOR VARIANCE
351 Ranch Trail Rockwall, Texas 75032

To the City of Rockwall,
Planning and Zoning Commission

Our intention is to develop this property to visually enhance Ranch Trail, and to not undermine what is written in the code. The building presented in this case compliments, if not exceeds the articulation of all the existing buildings along Ranch Trail. It is with our best interest to continue with the current design of the building and proceed with the site plan application, pending other conflicts. In a compensatory effort for the request, we will wainscot three visible elevations with natural stone and provide landscaping at the front of the proposed building.

Best Regards,
Ross Ramsay
Texas Architect #2449



2235 RIDGE ROAD ROCKWALL, TEXAS 75087



January 21, 2020

TO: Ross Ramsay
Ramsay & Reyes, LLC
2235 Ridge Road
Rockwall, TX 7587

CC: Mike Dual
Epic Rockwall Ventures
315 Ranch Trail
Rockwall, TX 75032

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2019-050; *Site Plan for Lot 17 & 17-1, Rainbow Acres Addition*

Ross Ramsay:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on January 14, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in this case memo;
- (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 January 14, 2020, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and the Architectural Review Board (ARB) recommendation was approved by a vote of 6-0, with Commissioner Logan absent. Additionally, the motion included approval of the exceptions for building articulation as outlined in staff's report.

Outstanding Department Comments

Planning and Zoning

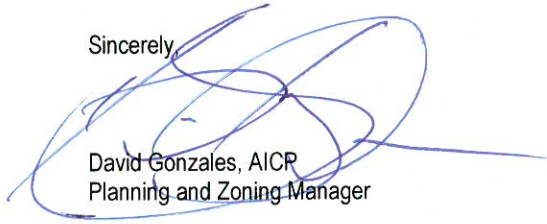
(1) Landscape Plan.

- A. Indicate the locations of all existing and proposed landscaping (including trees along Ranch Trail). (*Section 3, Art. VIII, UDC*)
- B. Under the plant schedule, indicate the minimum height of four (4)-feet for the 12 Texas Sage accent trees to be planted. (*Section 4(A)(2), Art. VIII, UDC*)

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning

Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager