



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # M152021-014 P&Z DATE \_\_\_\_\_ 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<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 ONLY

PLANNING & ZONING CASE NO. MIS2021-014

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 851 N. Steger Towne Drive, Rockwall, TX 75082  
 SUBDIVISION Steger Towne Crossing Phase II LOT 3 BLOCK C  
 GENERAL LOCATION

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

CURRENT ZONING Commercial CURRENT USE Retail  
 PROPOSED ZONING Commercial PROPOSED USE Retail  
 ACREAGE 16.062 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

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

OWNER Lowes  APPLICANT EMC  
 CONTACT PERSON Tina Draughn CONTACT PERSON Brian Baker  
 ADDRESS 1000 Lowes Boulevard ADDRESS 2800 Holebug Lane  
 CITY, STATE & ZIP Wadesville, NC 28177 CITY STATE & ZIP Plumville, WI 53140  
 PHONE 336-444-0921 PHONE 612-219-4866  
 E-MAIL tina.draughn@lowes.com E-MAIL bbaker@emc.com

### NOTARY VERIFICATION [REQUIRED]

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

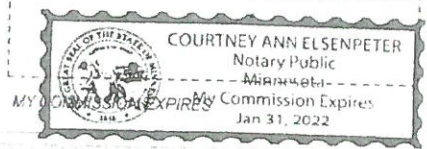
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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.

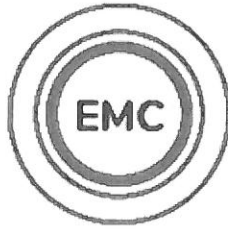
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER 2021

OWNER'S SIGNATURE

B Baker (Agent)  
Courtney Ann Elsenpeter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Energy Management Collaborative  
2890 Vicksburg Lane N  
Plymouth, MN 55447

November 15, 2016

Attn: Planning and Zoning Department  
City of Rockwall  
385 South Goliad Street  
Rockwall, TX 75087

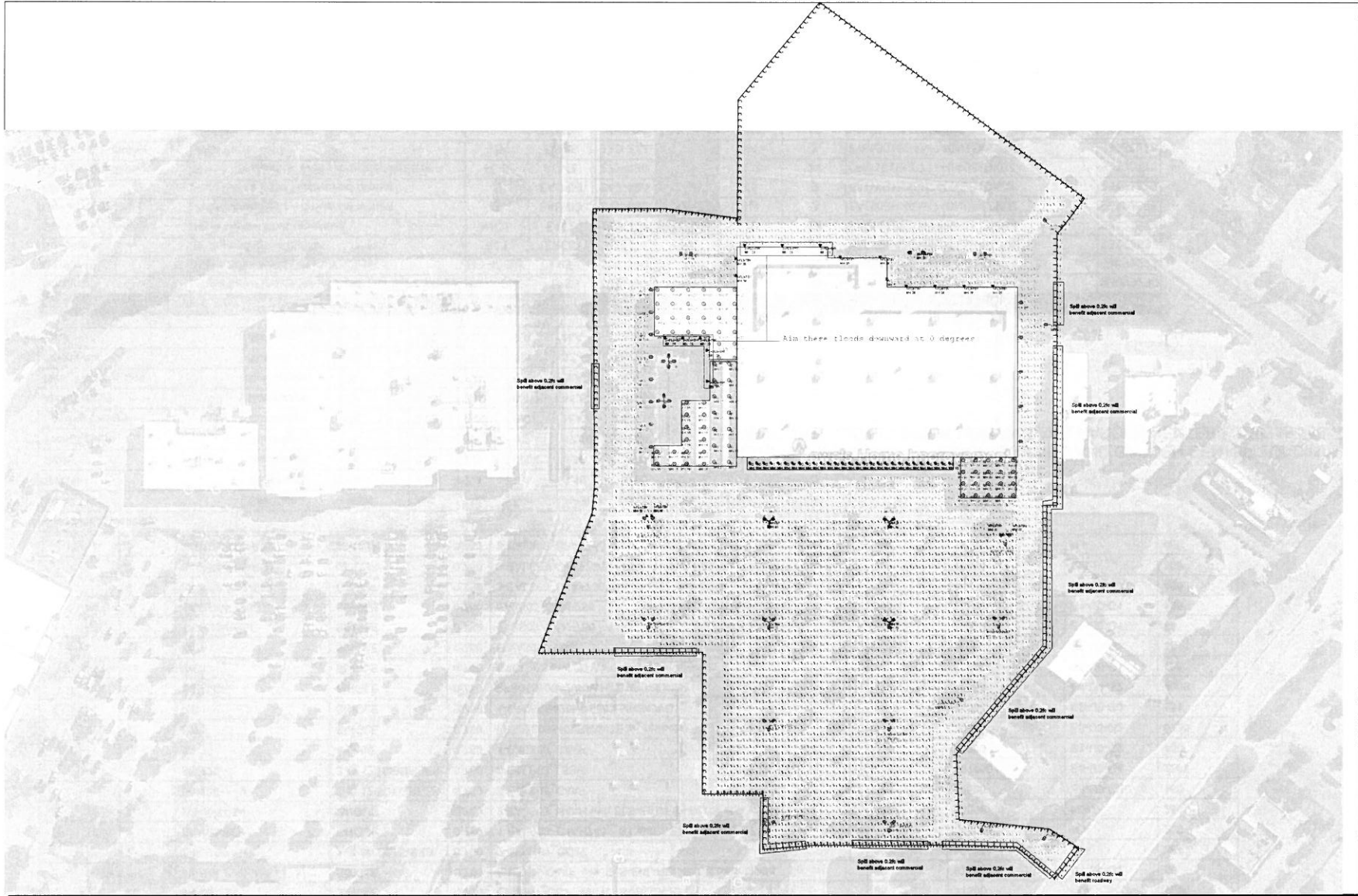
Mr. Henry Lee:

I am writing concerning an exterior light level variance request for the Lowes store located at 851 N. Steger Towne Drive, Rockwall, TX 75087. I am requesting a variance for this location as we are currently exceeding the ordinance of .2 fc in many areas along the property lines and are seeking approval to maintain Lowes safety and security standards. See below for key points initiating the request:

- The City of Rockwall, TX lighting property line ordinance of  $\leq 0.2$  foot candles at the property lines is understood.
- The property lines within this plaza are neighboring only with commercial locations also with pole-mounted area lights. This situation creates trespass of  $> 0.2$  foot candles but  $\leq 0.4$  foot candles in many places resulting from proximity of the poles to the lot lines.
- Given that the property line goes directly through the plaza where the points are highest, all attempted redesigns necessitate that we use a combination of the lowest lumen package fixtures allowable, plus adding shields facing outwards towards the property line to further redirect extra light away from the property for all applicable fixtures possible but, we are unable to meet the lighting standard while achieving Lowes acceptable lighting minimums.
- We have made multiple design attempts to deliver an in-compliance project adhering to the City of Rockwall lighting standard of .2 foot candles or less at all property lines. If we comply with the standards, we are dramatically below Lowes safety and security standards in many areas and dramatically over lit in other areas. This creates a combination of safety concerns while wasting energy in other portions of the parking lot.
- Any spillage in proposed photometric conditions will only benefit adjacent commercial property with no residential property impacted.

Sincerely,

Brian Baker  
Sr. Project Manager, EMC  
612-219-4866  
[bbaker@emcllc.com](mailto:bbaker@emcllc.com)



Scale: 1 inch= 73 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

**GE current**  
a Dainree company

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Prepared for:  
Andrew Fisher/John Downing  
Current, powered by GE

Prepared BY:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P: 216-266-3073

Designer: Ryan Wood

Date: 9/13/2012

GE Drawing #: Lwms 86010-ROCKWALL TX V4.dwg

**Lowes #610 Rockwall, TX**  
Address: 851 N. Sieger Town Drive, Rockwall, TX 75087

**MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL FC AT GRADE U O N  
MAINTAINED OUTPUT SHOWN**

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	Total Watts
	20	1-FL3-TSV	SINGLE	0.750	EFM101_CC7 WITH TSVBLCK-EFM1	96	11500	N.A.	1920
	1	1A-RBL	SINGLE	0.750	EALS03_C4AF with ELS-EAL-RBL-BLCK back shield	50	6700	B1-U0-G2	50
	2	2-FL3 90	2 @ 90 DEGREES	0.750	2-EFM101_CC77	192	30000	N.A.	384
	2	2A-180-RO	GROUP	0.750	1-EALS03_C4AH740_S1 and 1-EALS03_C4AH740_S2 Rotated optics	100	14400	N.A.	200
	1	2G-180-FS4	GROUP	0.750	2-EALS03_H4AH with ELS-EAL-FS4-BLCK side shields	280	33000	N.A.	280
	1	3A-120	3 @ 120 DEGREES	0.750	3-EALS03_C4AF	150	22500	B1-U0-G2	150
	3	3N-120	3 @ 120 DEGREES	0.750	3-EALP03_L5SH	789	101400	B5-U0-G4	2367
	2	4A	4 @ 90°	0.750	4-EALS03_C4AF	200	30000	B1-U0-G2	400
	42	HD	SINGLE	0.750	LPS02206840VRIWHTe w_ refractor	160	20048	B5-U3-G2	6720
	29	RC	SINGLE	0.750	1-LRC8RB420NRSDCLMR840VQ	19	2100	B2-U0-G0	551
	36	SS - LC	SINGLE	0.750	LPS01810840VRIWHTe w_ refractor	130	17358	B4-U4-G2	4680
	13	WC1	SINGLE	0.750	EACL_B3 and (1) WMB-EAMT06	36	5100	B1-U0-G1	468
	1	WP	SINGLE	0.750	EWAS01_B4AF	36	5000	B1-U0-G1	36
	1	1A-RS2-Right	SINGLE	0.750	EALS03_C4AF750 WITH ELS-EAL-RS2-BLCK	50	5400	B1-U0-G1	50
	3	1A-RF4-Front	SINGLE	0.750	EALS03_C4AF750 WITH ELS-EAL-RF4-BLCK	50	6000	B1-U0-G1	150
	3	3A-RS2-RS2-RF4	GROUP	0.750	3-EALS03_C4AF750 with 2x RS2 (one left and one right) and 1x	150	16800	N.A.	450
	2	3A-RF4-RBL-RS2	GROUP	0.750	3-EALS03_C4AF750 w/ RF4 (front) & RBL (back) and RS2 (right)	150	18100	N.A.	300
	3	3A-RBL-RF4-RS2	GROUP	0.750	3-EALS03_CFAF750 w/ RBL (back) & RF4 (front) & RS2 (left)	150	18100	N.A.	450

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bulbpen	Illuminance	Fc	1.59	7.3	0.5	3.18	14.60
Drive	Illuminance	Fc	0.63	7.3	0.1	6.30	73.00
Front Aisle	Illuminance	Fc	3.42	13.7	0.2	17.10	68.50
Loading Canopy	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Main Parking	Illuminance	Fc	1.18	10.3	0.1	11.80	103.00
New_Property_Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
Open Area	Illuminance	Fc	3.74	19.1	0.3	12.47	63.67
Rear	Illuminance	Fc	1.12	12.8	0.0	N.A.	N.A.

EXISTING CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 106.5 KVA  
NEW CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 19.6 KVA

Zone	Application	Fixture	Family	Voltage	Color	Optical	Qty	Catalog Logic	GE Part #
Garden	Hight Bay - Shade Structure & Lumber Canopy	SS-4000K	LPS	120-277	W	18	36	LPS01810840VRIWHTe	93099230
Garden	Hight Bay - Hard Deck	HD-4000K	LPS	120-277	W	22	42	LPS02206840VRIWHTe	93099233
Building	8" Downlight - 4000K	RC1	LRC8	277	W	RB	29	LRC8RB420NRSDCLMR840VQ	93112637
Garden & Building	Area Light - Wall mounted	WC1	EACL	120-277	DB	H4	13	EACL010B3AW740X1C1DKBZ	93121522
Garden & Parking	Pole - Area Light - Universal mount	G	EALS03	347-480	DB	H4	2	EALS03HH4AH740NDD1DKBZ	93102505
Parking	Pole - Area Light - Universal mount	N	EALP03	347-480	DB	L5	9	EALP03HLS5H740NDD1DKBZ	93121823
Garden & Building	Flood - Parking or Wall - Knuckle Slipfitter	FL-3	EFM1	277-480	DB	CC	24	EFM101ECC77740ADS1DKBZ	93130211
Garden & Building	Wall Pack	WP	EWAS	120-277	DB	B4	1	EWAS010B4AF740N1FMDKBZ	93131215
Building	Slipfitter Wall Mount		WMB-	Adder	DB	N/A	13	WMB-EAMT06DKBZ	186488
Parking	Pole - Area light - Universal mount	A	EALS03	480	DB	C4	44	EALS03HC4AF750XDD1DKBZ	93112029
Garden - Lumber Canopy	Refractor for High Bay LPS fixtures	N/A	16i	N/A	N/A	N/A	78	16in MOONGLOW REFRACTOR	93099795
Building	Beauty plate for downlight	N/A	BRA	N/A		00	29	BRA-1009961-01 PLATE, 17-1/2SQ, 8IN LRC	93110329
Garden & Parking	Pole - Area Light - Universal Mount	A	EALS	347-480	DB	C4	8	EALS03HC4AH740XDD1DKBZS1	93133284
Garden & Parking	Shield - Type 4 - Front - 2 Cutoff - 1 mod.		EALS/EALP		2 BL	RF4-	11	ELS-EAL-RF4-BLCK	93058251
Garden & Parking	Shield - Type 4 - Side - 1 Cutoff - 1 mod.	RS2	EALS/EALP		1 BL	RS2-	12	ELS-EAL-RS2-BLCK	93056057
Garden & Parking	Shield - Type 4 - Back - Long Cutoff - 1 mod.	RBL	EALS/EALP	Long	BL	RBL-	6	ELS-EAL-RBL-BLCK	93046054

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Provided for:  
Andrew Fisher/John Downing  
Current, powered by GE

Provided by:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P 216-266-3073

Designer: Ryan Wood  
Date: 9/13/2021  
GE Drawing # : L0005 #0510 - ROCKWALL, TX V4 ACI

L0005 #0510 Rockwall, TX  
Address: 651 N. Steiger Town Drive, Rockwall, TX 75082  
MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL FC AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN





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 CONTACT PERSON Tina Draughn CONTACT PERSON Brian Baker  
 ADDRESS 1000 Lowes Boulevard ADDRESS 2800 Holebug Lane  
 CITY, STATE & ZIP Waco, TX 76797 CITY, STATE & ZIP Plumville, WI 53122  
 PHONE 888-44-0921 PHONE 612-219-4866  
 E-MAIL tina.draughn@lowes.com E-MAIL bbaker@emc.com

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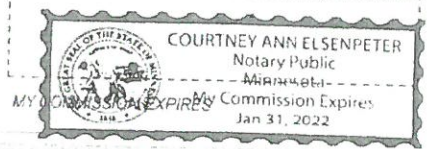
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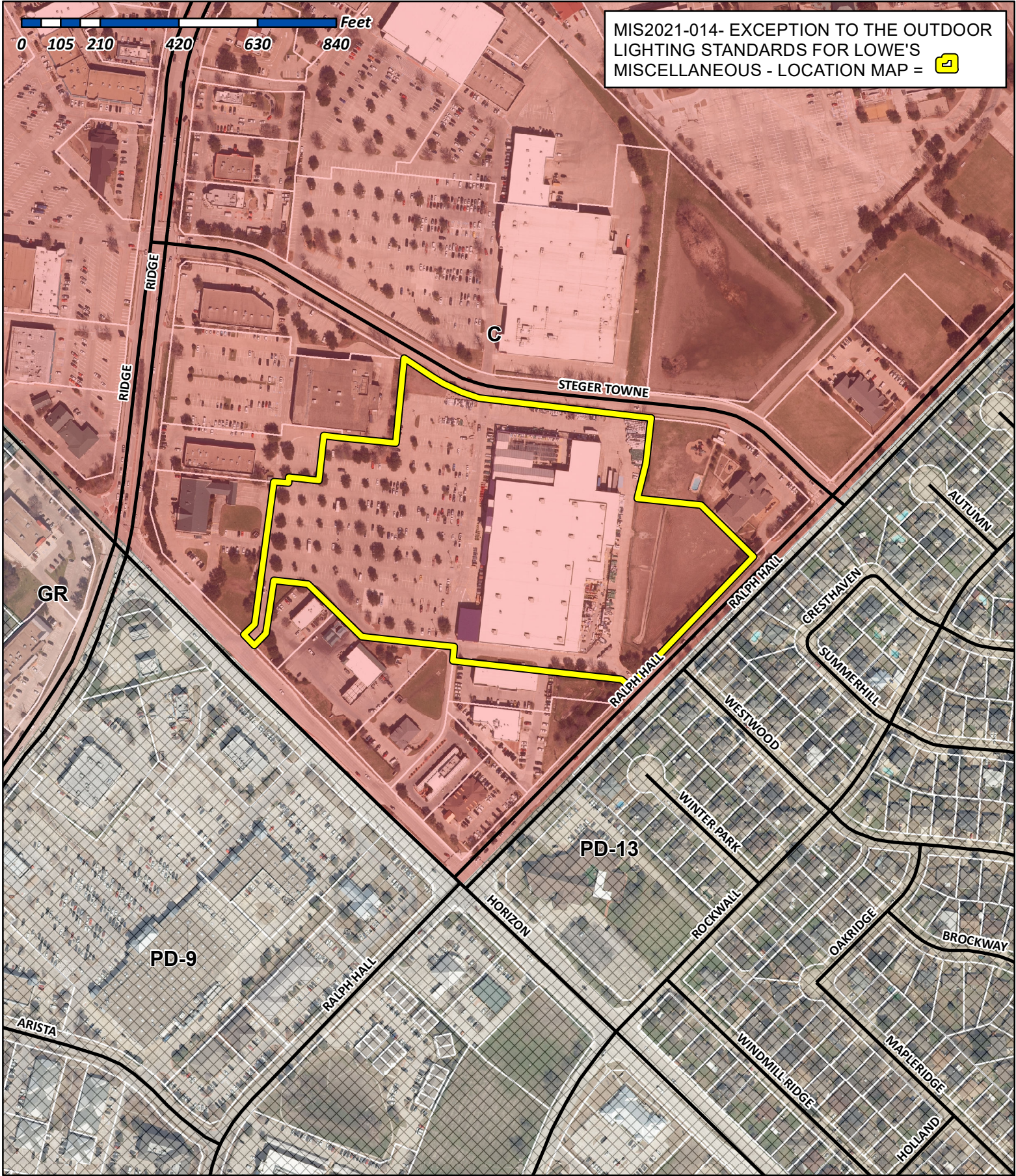
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B Baker (Agent)  
Courtney Ann Elsenpeter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2021-014- EXCEPTION TO THE OUTDOOR LIGHTING STANDARDS FOR LOWE'S MISCELLANEOUS - LOCATION MAP = [location pin icon]



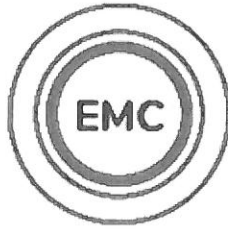
# City of Rockwall

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.







Energy Management Collaborative  
2890 Vicksburg Lane N  
Plymouth, MN 55447

November 15, 2016

Attn: Planning and Zoning Department  
City of Rockwall  
385 South Goliad Street  
Rockwall, TX 75087

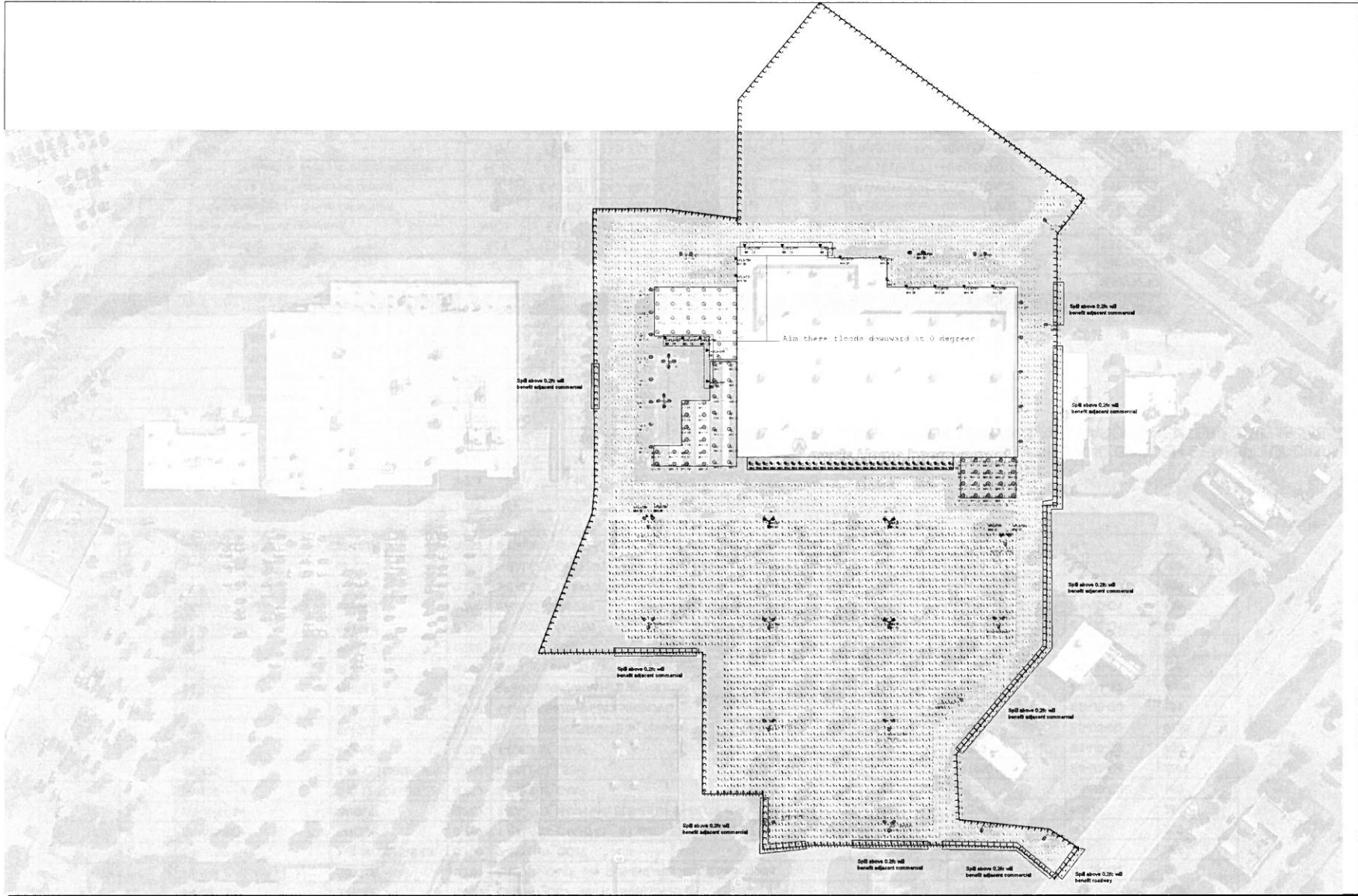
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Sr. Project Manager, EMC  
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[bbaker@emcllc.com](mailto:bbaker@emcllc.com)



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**GE current**  
a Dainree company

For more information on our services, please visit our website at [www.gecurrent.com](http://www.gecurrent.com). We are a leading provider of energy management solutions for commercial and industrial facilities. Our services include energy audits, demand response, and energy optimization. We work with a wide range of clients to help them reduce their energy costs and improve their operational efficiency.

Prepared for:  
Andrew Fisher/John Downing  
Current, powered by GE

Prepared BY:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P: 216-266-3073

Designer: Ryan Wood

Date: 9/13/2021

GE Drawing #: Lmes 86010-ROCKWALL TX V4.dwg

Lowes #610 Rockwall, TX  
Address: 851 N. Sieger Town Drive, Rockwall, TX 75087

MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL FC AT GRADE U O N  
MAINTAINED OUTPUT SHOWN

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	Total Watts
	20	1-FL3-TSV	SINGLE	0.750	EFM101_CC7 WITH TSVBLCK-EFM1	96	11500	N.A.	1920
	1	1A-RBL	SINGLE	0.750	EALS03_C4AF with ELS-EAL-RBL-BLCK back shield	50	6700	B1-U0-G2	50
	2	2-FL3 90	2 @ 90 DEGREES	0.750	2-EFM101_CC77	192	30000	N.A.	384
	2	2A-180-RO	GROUP	0.750	1-EALS03_C4AH740_S1 and 1-EALS03_C4AH740_S2 Rotated optics	100	14400	N.A.	200
	1	2G-180-FS4	GROUP	0.750	2-EALS03_H4AH with ELS-EAL-FS4-BLCK side shields	280	33000	N.A.	280
	1	3A-120	3 @ 120 DEGREES	0.750	3-EALS03_C4AF	150	22500	B1-U0-G2	150
	3	3N-120	3 @ 120 DEGREES	0.750	3-EALP03_L5SH	789	101400	B5-U0-G4	2367
	2	4A	4 @ 90°	0.750	4-EALS03_C4AF	200	30000	B1-U0-G2	400
	42	HD	SINGLE	0.750	LPS02206840VRIWHTe w_ refractor	160	20048	B5-U3-G2	6720
	29	RC	SINGLE	0.750	1-LRC8RB420NRSDCLMR840VQ	19	2100	B2-U0-G0	551
	36	SS - LC	SINGLE	0.750	LPS01810840VRIWHTe w_ refractor	130	17358	B4-U4-G2	4680
	13	WC1	SINGLE	0.750	EACL_B3 and (1) WMB-EAMT06_	36	5100	B1-U0-G1	468
	1	WP	SINGLE	0.750	EWAS01_B4AF	36	5000	B1-U0-G1	36
	1	1A-RS2-Right	SINGLE	0.750	EALS03_C4AF750 WITH ELS-EAL-RS2-BLCK	50	5400	B1-U0-G1	50
	3	1A-RF4-Front	SINGLE	0.750	EALS03_C4AF750 WITH ELS-EAL-RF4-BLCK	50	6000	B1-U0-G1	150
	3	3A-RS2-RS2-RF4	GROUP	0.750	3-EALS03_C4AF750 with 2x RS2 (one left and one right) and 1x	150	16800	N.A.	450
	2	3A-RF4-RBL-RS2	GROUP	0.750	3-EALS03_C4AF750 w/ RF4 (front) & RBL (back) and RS2 (right)	150	18100	N.A.	300
	3	3A-RBL-RF4-RS2	GROUP	0.750	3-EALS03_CFAF750 w/ RBL (back) & RF4 (front) & RS2 (left)	150	18100	N.A.	450

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bulbpen	Illuminance	Fc	1.59	7.3	0.5	3.18	14.60
Drive	Illuminance	Fc	0.63	7.3	0.1	6.30	73.00
Front Aisle	Illuminance	Fc	3.42	13.7	0.2	17.10	68.50
Loading Canopy	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Main Parking	Illuminance	Fc	1.18	10.3	0.1	11.80	103.00
New_Property_Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
Open Area	Illuminance	Fc	3.74	19.1	0.3	12.47	63.67
Rear	Illuminance	Fc	1.12	12.8	0.0	N.A.	N.A.

EXISTING CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 106.5 KVA  
NEW CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 19.6 KVA

Zone	Application	Fixture	Family	Voltage	Color	Optical	Qty	Catalog Logic	GE Part #
Garden	Hight Bay - Shade Structure & Lumber Canopy	SS-4000K	LPS	120-277	W	18	36	LPS01810840VRIWHTe	93099230
Garden	Hight Bay - Hard Deck	HD-4000K	LPS	120-277	W	22	42	LPS02206840VRIWHTe	93099233
Building	8" Downlight - 4000K	RC1	LRC8	277	W	RB	29	LRC8RB420NRSDCLMR840VQ	93112637
Garden & Building	Area Light - Wall mounted	WC1	EACL	120-277	DB	H4	13	EACL010B3AW740X1C1DKBZ	93121522
Garden & Parking	Pole - Area Light - Universal mount	G	EALS03	347-480	DB	H4	2	EALS03HH4AH740NDD1DKBZ	93102505
Parking	Pole - Area Light - Universal mount	N	EALP03	347-480	DB	L5	9	EALP03HLS5H740NDD1DKBZ	93121823
Garden & Building	Flood - Parking or Wall - Knuckle Slipfitter	FL-3	EFM1	277-480	DB	CC	24	EFM101ECC77740ADS1DKBZ	93130211
Garden & Building	Wall Pack	WP	EWAS	120-277	DB	B4	1	EWAS010B4AF740N1FMDKBZ	93131215
Building	Slipfitter Wall Mount		WMB-	Adder	DB	N/A	13	WMB-EAMT06DKBZ	186488
Parking	Pole - Area light - Universal mount	A	EALS03	480	DB	C4	44	EALS03HC4AF750XDD1DKBZ	93112029
Garden - Lumber Canopy	Refractor for High Bay LPS fixtures	N/A	16i	N/A	N/A	N/A	78	16in MOONGLOW REFRACTOR	93099795
Building	Beauty plate for downlight	N/A	BRA	N/A		00	29	BRA-1009961-01 PLATE, 17-1/2SQ, 8IN LRC	93110329
Garden & Parking	Pole - Area Light - Universal Mount	A	EALS	347-480	DB	C4	8	EALS03HC4AH740XDD1DKBZS1	93133284
Garden & Parking	Shield - Type 4 - Front - 2 Cutoff - 1 mod.		EALS/EALP		2 BL	RF4-	11	ELS-EAL-RF4-BLCK	93058251
Garden & Parking	Shield - Type 4 - Side - 1 Cutoff - 1 mod.	RS2	EALS/EALP		1 BL	RS2-	12	ELS-EAL-RS2-BLCK	93056057
Garden & Parking	Shield - Type 4 - Back - Long Cutoff - 1 mod.	RBL	EALS/EALP	Long	BL	RBL-	6	ELS-EAL-RBL-BLCK	93046054

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Provided for:  
Andrew Fisher/John Downing  
Current, powered by GE

Provided by:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P 216-266-3073

Designer: Ryan Wood  
Date: 9/13/2021  
GE Drawing # : L00054010 - ROCKWALL, TX V4 ACI

L00054010 Rockwall, TX  
Address: 651 N. Steger Town Drive, Rockwall, TX 75082  
MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL FC AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN

**Euclyse™ LED Area Light (EALS-01)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EALS 01	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Euclyse™ LED Area Light (EALP-01)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EALP 01	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Euclyse™ LED Area Light (EALP-02)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EALP 02	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Euclyse™ LED Wall Pack (EAWL-01)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EAWL 01	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Euclyse™ LED Wall Pack (EAWL-02)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EAWL 02	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Euclyse™ LED L-Series Wall Pack (EMLS-01)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EMLS 01	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Euclyse™ LED Flood & Spot Lighting (EFLS-01)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
EFLS 01	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**Limitation™ LED Luminaires**

Product Description

Performance Summary

Ordering Information

Shipping Info

**Limitation™ LED Luminaires (ALR2 - Curves)**

Ordering Number Logic

Ordering Number	Ordering Number Logic
ALR2	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**PRODUCT CUT SHEETS**

**Limitation™ LED Luminaires**

Product Description

Performance Summary

Ordering Information

**GE current**  
a daintree company

Provided for:  
**Andrew Fisher/John Dowling**  
Current, powered by GE

Provided BY:  
**Application Solution Center**  
Current, Powered by GE  
East Cleveland, OH  
P: 314-266-3073

Designer: **Ryan Wood**

Date: **9/13/2021**

GE Drawing #: **Lowes #610 - ROCKWALL, TX 14, AGI**

**Lowes #610 Rockwall, TX**  
Address: 851 N. Slegger Town Drive, Rockwall, TX 75087

MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL Fc AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN

Page 3 of 3



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Planner*  
**DATE:** November 30, 2021  
**SUBJECT:** MIS2021-014; *Exception to the Lighting Standards for Lowe's*

---

The applicant, Brian Baker of EMC, is requesting the approval of an *Exception to the Outdoor Lighting Standards for Non-Residential Properties*. The subject property is located on a 16.062-acre tract of land (*Lot 3, Block C, Steger Towne Crossing Phase 2 Addition*) addressed as 851 Steger Towne Drive. The applicant is requesting an exception to the *Outdoor Lighting Standards for Non-Residential Properties* for the subject property, which is zoned Commercial (C) District. Within the applicant's letter of request, they cite the following reasons for the request: [1] the spillover will benefit the neighboring commercial properties, [2] meeting the Unified Development Code (UDC) would defy Lowe's safety standards, [3] and the site's constraints.

On July 28, 2021, the applicant submitted a commercial building permit [*Permit No. COM2021-3953*] to replace the lighting fixtures on the subject property. Staff reviewed the Photometric Plan submitted with the permit and found that the foot-candles at the property lines did not meet the 0.2 FC requirement stipulated in the UDC. According to Subsection 03.03(C), *Light at Non-Residential Property Line*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(t)he allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) foot-candle or 0.2 FC." The applicant has since submitted two (2) more Photometric Plans, on August 18 and September 14, that also did not meet the 0.2 FC requirement. This prompted the applicant to submit the exception request to the Planning and Zoning Commission to exceed the 0.2 FC property line requirement for the areas indicated in the red boxes on the Photometric Plan. According to Subsection 03.03(C), *Light at Non-Residential Property Line*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(f)or planned shopping centers or other commercial developments that contain more than one (1) lot, the Planning and Zoning Commission may consider lighting plans that...result in light spillover across common lot lines within the same development."

Staff has included each Photometric Plan submitted with the commercial building permit [*Case No. COM2021-3953*] in the packet. This is a discretionary decision for the Planning and Zoning Commission and will require a  $\frac{3}{4}$ -majority vote -- *with a minimum of four [4] vote in the affirmative* -- for approval. Should the Planning and Zoning Commission have any questions concerning the applicants request, staff will be available at the meeting on November 30, 2021.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. MIS2021-014

**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)<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)
- VARIANCE REQUEST (\$100.00)

**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, ROUND UP TO ONE (1) ACRE.

**PROPERTY INFORMATION [PLEASE PRINT]**

ADDRESS 851 N. Steger Towne Drive, Rockwall, TX 75082  
 SUBDIVISION Steger Towne Crossing Phase II LOT 3 BLOCK C  
 GENERAL LOCATION

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

CURRENT ZONING Commercial CURRENT USE Retail  
 PROPOSED ZONING Commercial PROPOSED USE Retail  
 ACREAGE 16.062 LOTS (CURRENT) 1 LOTS (PROPOSED) 1

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

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

OWNER Lowes  APPLICANT EMC  
 CONTACT PERSON Tina Draughn CONTACT PERSON Brian Baker  
 ADDRESS 1000 Lowes Boulevard ADDRESS 2800 Holebug Lane  
 CITY, STATE & ZIP Wadesville, NC 28177 CITY STATE & ZIP Plumville, WI 53122  
 PHONE 336-44-0921 PHONE 612-219-4866  
 E-MAIL tina.draughn@lowes.com E-MAIL bbaker@emc.com

**NOTARY VERIFICATION [REQUIRED]**

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

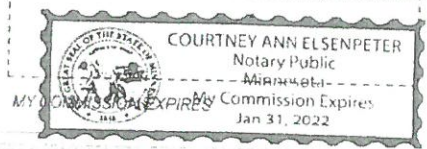
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF November 2021. BY SIGNING THIS APPLICATION, 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.

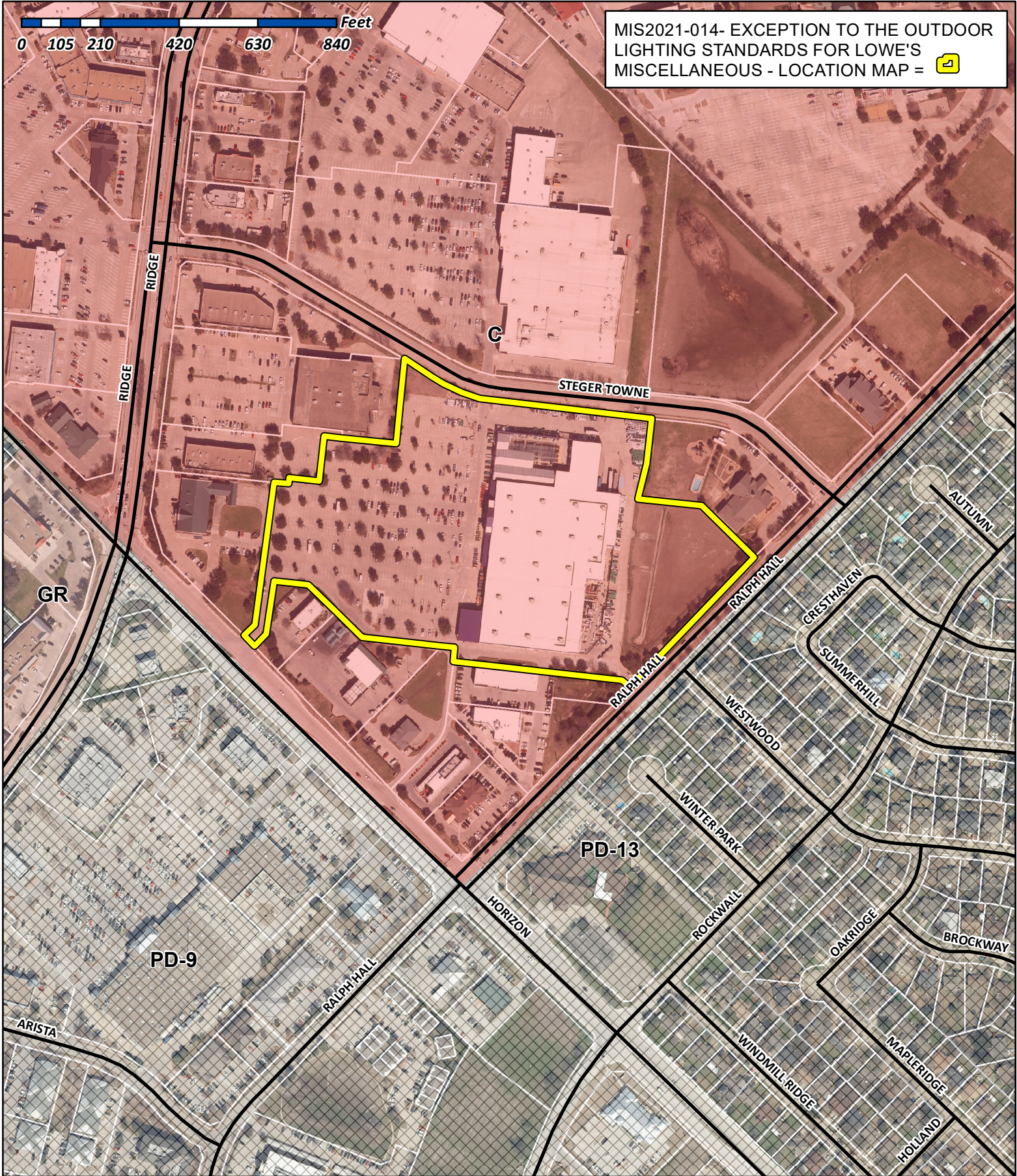
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER 2021

OWNER'S SIGNATURE

B Baker (Agent)  
Courtney A. Elsenpeter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2021-014- EXCEPTION TO THE OUTDOOR LIGHTING STANDARDS FOR LOWE'S MISCELLANEOUS - LOCATION MAP = [location pin icon]



# 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.





Energy Management Collaborative  
2890 Vicksburg Lane N  
Plymouth, MN 55447

November 15, 2016

Attn: Planning and Zoning Department  
City of Rockwall  
385 South Goliad Street  
Rockwall, TX 75087

Mr. Henry Lee:

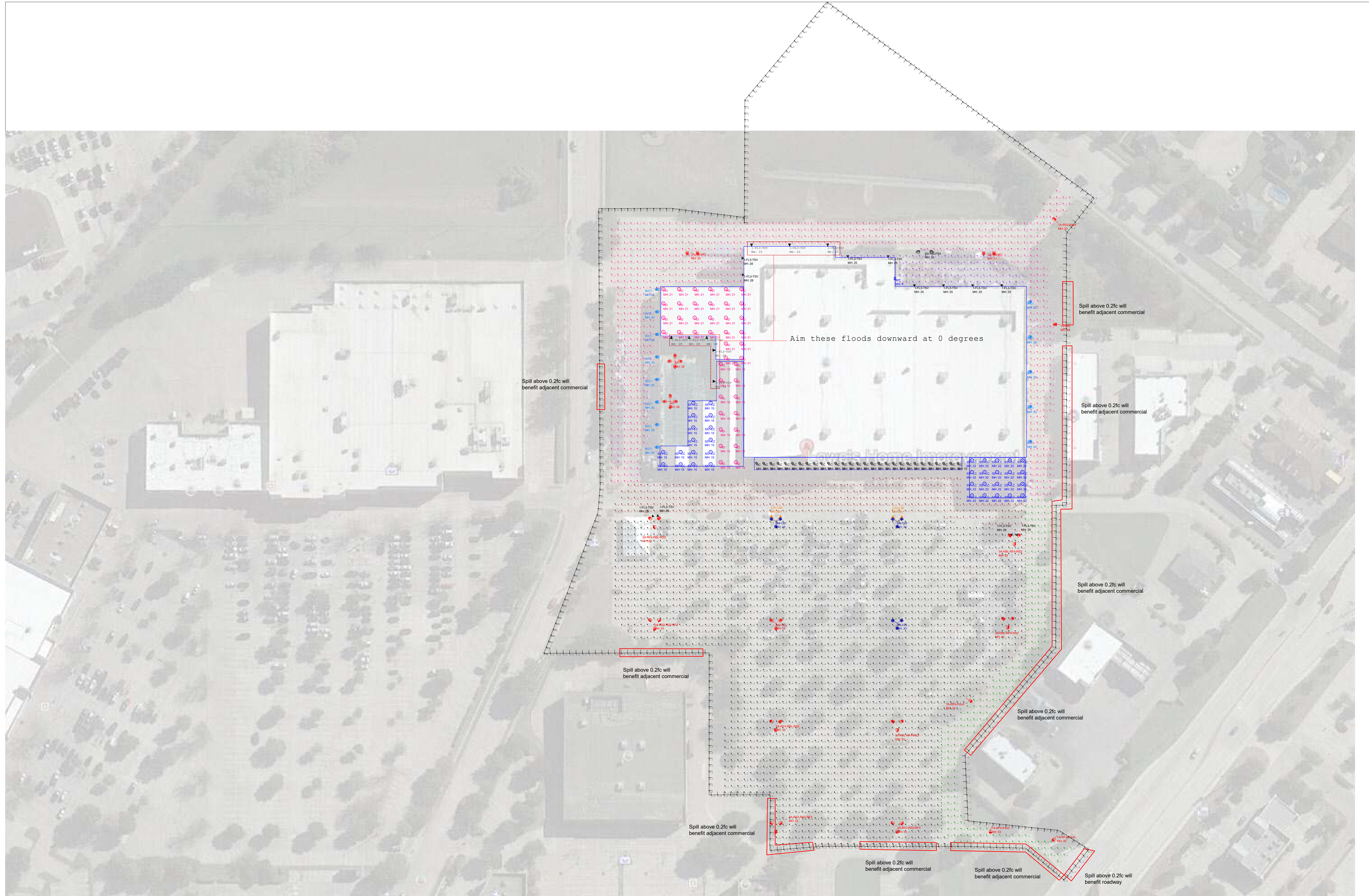
I am writing concerning an exterior light level variance request for the Lowes store located at 851 N. Steger Towne Drive, Rockwall, TX 75087. I am requesting a variance for this location as we are currently exceeding the ordinance of .2 fc in many areas along the property lines and are seeking approval to maintain Lowes safety and security standards. See below for key points initiating the request:

- The City of Rockwall, TX lighting property line ordinance of  $\leq 0.2$  foot candles at the property lines is understood.
- The property lines within this plaza are neighboring only with commercial locations also with pole-mounted area lights. This situation creates trespass of  $> 0.2$  foot candles but  $\leq 0.4$  foot candles in many places resulting from proximity of the poles to the lot lines.
- Given that the property line goes directly through the plaza where the points are highest, all attempted redesigns necessitate that we use a combination of the lowest lumen package fixtures allowable, plus adding shields facing outwards towards the property line to further redirect extra light away from the property for all applicable fixtures possible but, we are unable to meet the lighting standard while achieving Lowes acceptable lighting minimums.
- We have made multiple design attempts to deliver an in-compliance project adhering to the City of Rockwall lighting standard of .2 foot candles or less at all property lines. If we comply with the standards, we are dramatically below Lowes safety and security standards in many areas and dramatically over lit in other areas. This creates a combination of safety concerns while wasting energy in other portions of the parking lot.
- Any spillage in proposed photometric conditions will only benefit adjacent commercial property with no residential property impacted.

Sincerely,

Brian Baker  
Sr. Project Manager, EMC  
612-219-4866  
[bbaker@emcllc.com](mailto:bbaker@emcllc.com)





Scale: 1 inch= 73 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.  
Ref: IES LM-79-08  
Identifying Operating Factors for HID Luminaires

Provided for:  
Andrew Fisher/John Downing  
Current, powered by GE

Provided BY:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P: 216-266-3073

Designer: Ryan Wood

Date: 9/13/2021

GE Drawing #: Lowes #0610 - ROCKWALL TX V4-AGI

**Lowes #610 Rockwall, TX**  
Address: 851 N. Steger Town Drive, Rockwall, TX 75032

MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL Fc AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating	Total Watts
	20	1-FL3-TSV	SINGLE	0.750	EFM101_CC7 WITH TSVBLCK-EFM1	96	11500	N.A.	1920
	1	1A-RBL	SINGLE	0.750	EALS03_C4AF with ELS-EAL-RBL-BLCK back shield	50	6700	B1-U0-G2	50
	2	2-FL3 90	2 @ 90 DEGREES	0.750	2-EFM101_CC77	192	30000	N.A.	384
	2	2A-180-RO	GROUP	0.750	1-EALS03_C4AH740__S1 and 1-EALS03_C4AH740__S2 Rotated optics	100	14400	N.A.	200
	1	2G-180-FS4	GROUP	0.750	2-EALS03_H4AH with ELS-EAL-FS4-BLCK side shields	280	33000	N.A.	280
	1	3A-120	3 @ 120 DEGREES	0.750	3-EALS03_C4AF	150	22500	B1-U0-G2	150
	3	3N-120	3 @ 120 DEGREES	0.750	3-EALP03_L5SH	789	101400	B5-U0-G4	2367
	2	4A	4 @ 90°	0.750	4-EALS03_C4AF	200	30000	B1-U0-G2	400
	42	HD	SINGLE	0.750	LPS02206840VRIWHITE w_ refractor	160	20048	B5-U3-G2	6720
	29	RC	SINGLE	0.750	1-LRC8RB420NRSDCLMR840VQ	19	2100	B2-U0-G0	551
	36	SS - LC	SINGLE	0.750	LPS01810840VRIWHITE w_ refractor	130	17358	B4-U4-G2	4680
	13	WC1	SINGLE	0.750	EACL_B3 and (1) WMB-EAMT06_____	36	5100	B1-U0-G1	468
	1	WP	SINGLE	0.750	EWAS01_B4AF	36	5000	B1-U0-G1	36
	1	1A-RS2-Right	SINGLE	0.750	EALS03_C4AF750_____ WITH ELS-EAL-RS2-BLCK	50	5400	B1-U0-G1	50
	3	1A-RF4-Front	SINGLE	0.750	EALS03_C4AF750_____ WITH ELS-EAL-RF4-BLCK	50	6000	B1-U0-G1	150
	3	3A-RS2-RS2-RF4	GROUP	0.750	3-EALS03_C4AF750 with 2x RS2 (one left and one right) and 1x	150	16800	N.A.	450
	2	3A-RF4-RBL-RS2	GROUP	0.750	3-EALS03_C4AF750 w/ RF4 (front) & RBL (back) and RS2 (right)	150	18100	N.A.	300
	3	3A-RBL-RF4-RS2	GROUP	0.750	3-EALS03_CFAF750 w/ RBL (back) & RF4 (front) & RS2 (left)	150	18100	N.A.	450

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bullpen	Illuminance	Fc	1.59	7.3	0.5	3.18	14.60
Drive	Illuminance	Fc	0.63	7.3	0.1	6.30	73.00
Front Aisle	Illuminance	Fc	3.42	13.7	0.2	17.10	68.50
Loading Canopy	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Main Parking	Illuminance	Fc	1.18	10.3	0.1	11.80	103.00
New_Property_Line	Illuminance	Fc	0.21	1.0	0.0	N.A.	N.A.
Open Area	Illuminance	Fc	3.74	19.1	0.3	12.47	63.67
Rear	Illuminance	Fc	1.12	12.8	0.0	N.A.	N.A.

EXISTING CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 106.5 KVA  
NEW CONNECTED EXTERIOR LIGHTING AND GARDEN CENTER LOAD: 19.6 KVA

Zone	Application	Fixture	Family	Voltage	Color	Optical	Qty	Catalog Logic	GE Part #
Garden	Hight Bay - Shade Structure & Lumber Canopy	SS-4000K	LPS	120-277	W	18	36	LPS01810840VRIWHITE	93099230
Garden	Hight Bay - Hard Deck	HD-4000K	LPS	120-277	W	22	42	LPS02206840VRIWHITE	93099233
Building	8" Downlight - 4000K	RC1	LRC8	277	W	RB	29	LRC8RB420NRSDCLMR840VQ	93112637
Garden & Building	Area Light - Wall mounted	WC1	EACL	120-277	DB	10	13	EACL010B3AW740X1C1DKBZ	93121522
Garden & Parking	Pole - Area Light - Universal mount	G	EALS03	347-480	DB	H4	2	EALS03HH4AH740NDD1DKBZ	93102505
Parking	Pole - Area Light - Universal mount	N	EALP03	347-480	DB	L5	9	EALP03HL5SH740NDD1DKBZ	93121823
Garden & Building	Flood - Parking or Wall - Knuckle Slipfitter	FL-3	EFM1	277-480	DB	CC	24	EFM101ECC77740ADS1DKBZ	93130211
Garden & Building	Wall Pack	WP	EWAS	120-277	DB	B4	1	EWAS010B4AF740N1FMDKBZ	93131215
Building	Slipfitter Wall Mount		WMB- Adder		DB	N/A	13	WMB-EAMT06DKBZ	186488
Parking	Pole - Area light - Universal mount	A	EALS03	480	DB	C4	44	EALS03HC4AF750XDD1DKBZ	93112029
Garden - Lumber Canopy	Refractor for High Bay LPS fixtures	N/A	16i	N/A		N/A	78	16in MOONGLOW REFRACTOR	93099795
Building	Beauty plate for downlight	N/A	BRA	N/A		00	29	BRA-1009961-01 PLATE, 17-1/2SQ, 8IN LRC	93110329
Garden & Parking	Pole - Area Light - Universal Mount	A	EALS	347-480	DB	C4	8	EALS03HC4AH740XDD1DKBZS1	93133284
Garden & Parking	Shield - Type 4 - Front - 2 Cutoff - 1 mod.		EALS/EALP	2	BL	RF4-	11	ELS-EAL-RF4-BLCK	93058251
Garden & Parking	Shield - Type 4 - Side - 1 Cutoff - 1 mod.		RS2	EALS/EALP	1	BL	12	ELS-EAL-RS2-BLCK	93056057
Garden & Parking	Shield - Type 4 - Back - Long Cutoff - 1 mod.		RBL	EALS/EALP Long	BL	RBL-	6	ELS-EAL-RBL-BLCK	93046054



Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.  
Ref: IES LM-81-1999  
Identifying Operating Factors for HID Luminaires

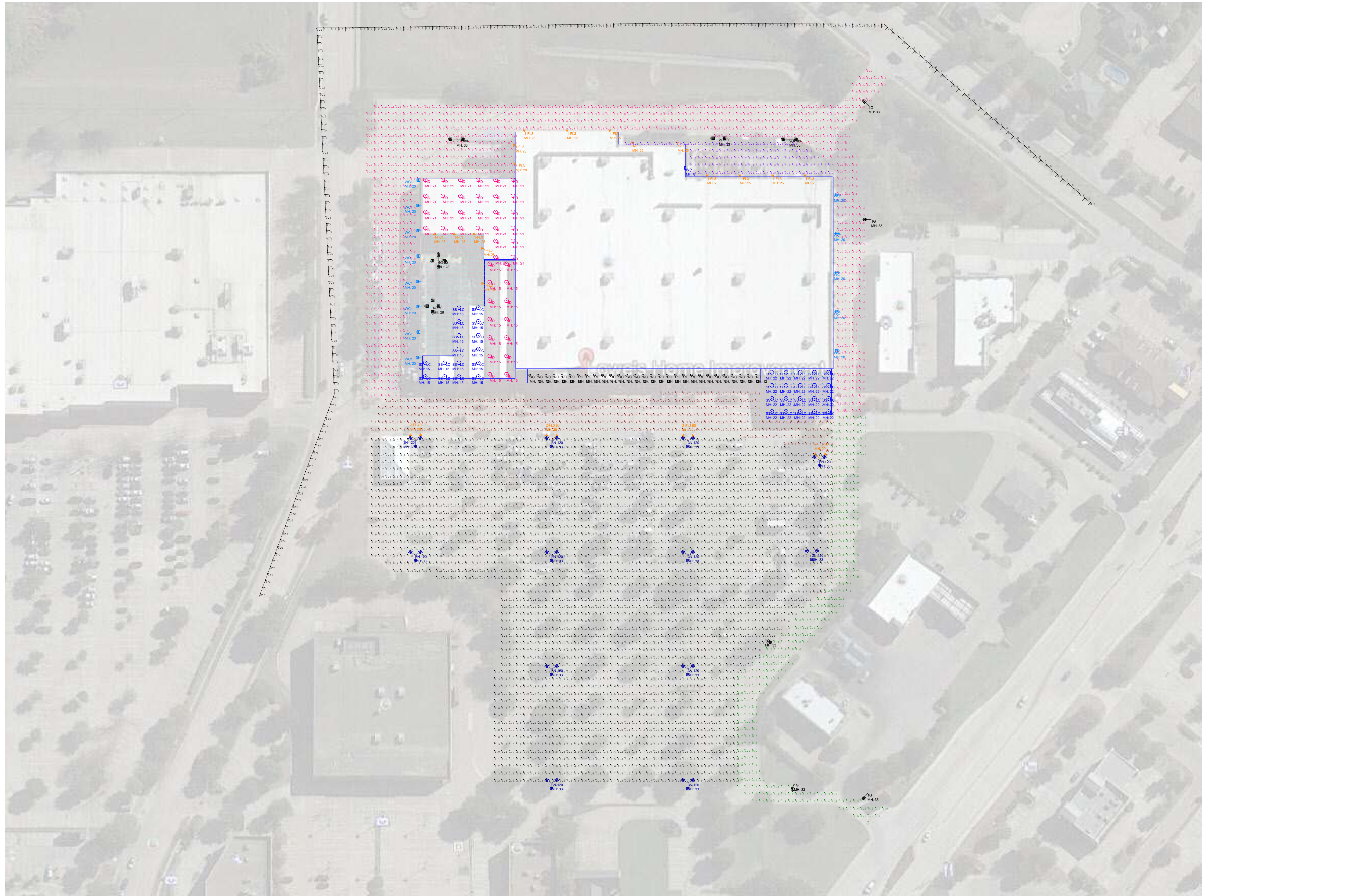
Provided for:  
Andrew Fisher/John Downing  
Current, powered by GE

Provided BY:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P: 216-266-3073

Designer: Ryan Wood  
Date: 9/13/2021  
GE Drawing #: Lowes #0610 - ROCKWALL TX V4-AGI

Lowes #610 Rockwall, TX  
Address: 851 N. Steger Town Drive, Rockwall, TX 75082  
MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL Fc AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN





Scale: 1 inch= 65 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstruction in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.  
Ref: IES LM-79-08  
Identifying Operating Factors for HID Luminaires

Provided for:  
Andrew Fisher/John Downing  
Current, powered by GE

Provided BY:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P: 216-266-3073

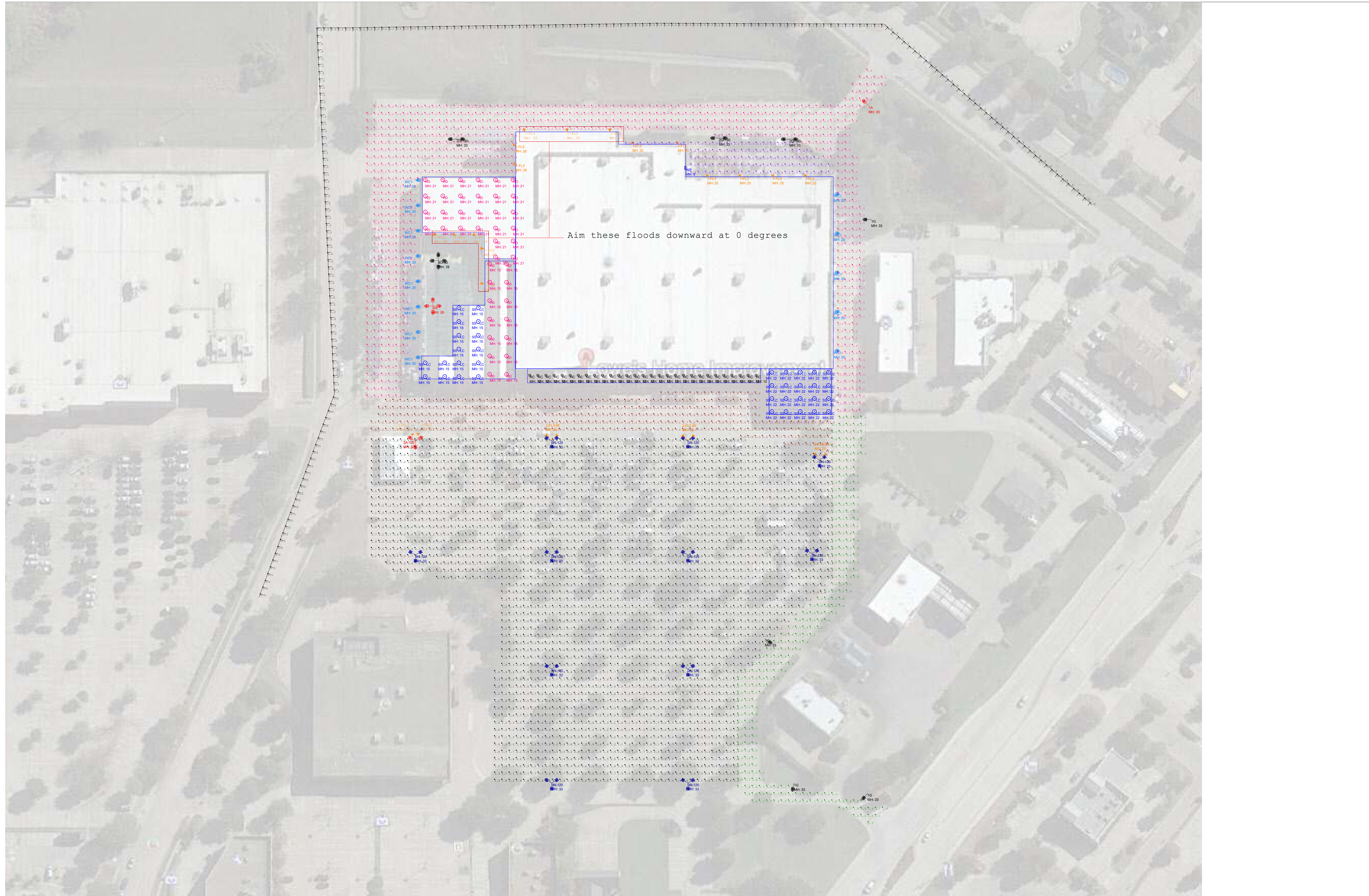
Designer: Alhasan Abaid

Date: 6/24/2021

GE Drawing #: Lowes #610 - ROCKWALL TX V2.AGI

**Lowes #610 Rockwall, TX**  
Address: 851 N. Steger Town Drive, Rockwall, TX 75032

MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL Fc AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN



Scale: 1 inch= 65 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and distribution in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.  
Ref: IES LM-79-08  
Identifying Operating Factors for HD Luminaires

Provided for:  
Andrew Fisher/John Downing  
Current, powered by GE

Provided BY:  
Application Solution Center  
Current, Powered by GE  
East Cleveland, OH  
P: 216-266-3073

Designer: Alhasan Abaid

Date: 8/17/2021

GE Drawing #: Lowes #610 - ROCKWALL TX V3.AGI

**Lowes #610 Rockwall, TX**  
Address: 851 N. Steger Town Drive, Rockwall, TX 75032

MOUNTING HEIGHTS AS INDICATED  
HORIZONTAL Fc AT GRADE U.O.N  
MAINTAINED OUTPUT SHOWN



December 1, 2021

TO: Brian Baker  
2890 Vicksburg Lane  
Plymouth, Minnesota 55447

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: MIS2021-014; Exception to the Outdoor Lighting Standards for Lowe's

Brian Baker:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was denied by the Planning and Zoning Commission on November 30, 2021 by a vote of 5-0. According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a white background.

Henry Lee  
Planner