



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	950 Sids Road, Rockwall, Texas		
SUBDIVISION	Rayburn Country Addition	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG, C and HC	CURRENT USE	Rayburn Electric's Headquarters
PROPOSED ZONING	AG, C and HC	PROPOSED USE	Rayburn Electric's Headquarters
ACREAGE	99.849	LOTS [CURRENT]	Four (4)
		LOTS [PROPOSED]	Four (4)

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	Rayburn Country Electric Coop.	<input type="checkbox"/> APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	Frank A. Polma, P.E.
ADDRESS	950 Sids Road	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	Garland, Texas, 75040
PHONE	(469) 402-2112	PHONE	(972) 494-5031
E-MAIL	sgeiger@rayburnelectric.com	E-MAIL	fapolma@rdelta.com

NOTARY VERIFICATION [REQUIRED]

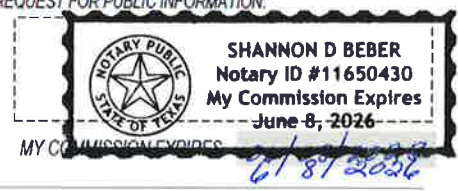
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 17th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF March, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





March 17, 2023

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP
Planner**

**SUBJECT: REC Campus Expansion – Case #SP2022-041
Variance Request for Retaining Walls and Fishing Docks in
Detention Pond Easement**

Dear Mr. Lee,

On behalf of Rayburn Country Electric Cooperative (REC); we request consideration of the following request for variance to the City of Rockwall Standards of Design and Construction.

Retaining Walls and Fishing Docks in Detention Pond Easement: Rayburn Electric Cooperative proposes to construct retaining walls within the portion of Detention Easement abutting their Building “E”. They also propose to construct two “docks” for fishing access within the easement area. Section 3.1 of the City of Rockwall Standards of Design and Construction states *“A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission.”*

Section 3.4.3.2.C of the same document indicates *“Additional Amenities Preferred”*.

The proposed retaining walls and fishing docks shown on the attached exhibits are part of an amenity package to facilitate access and use of the pond for the enjoyment of Rayburn Electric Cooperative staff and guests. The walls will be tiered to provide a visually pleasing transition from the adjacent Building E area to

the proposed overlook areas and fishing docks. The tiered retaining walls will provide level areas for landscaping and will retain earth along the westerly side of the pond. The walls will not retain pond or detention water.

The walls, landscaping, and fishing docks as well as the pond itself will be maintained by Rayburn Electric Cooperative.

We respectfully request a variance to permit construction of the retaining walls, fishing docks, and associated amenities as shown on the attached exhibits.

We greatly appreciate your consideration of this variance request.

Best Regards,



R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

Attch: Development Application (Variance Request)
Check for Variance Application Fee (\$100)
Four (4) folded hardcopy plan sets (CX.1, L2.04, L4.04)
Documents in PDF format (USB flash drive)

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS

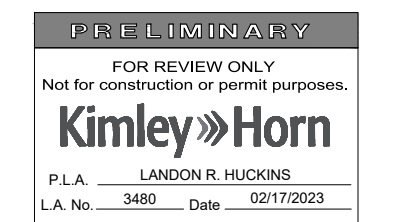
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

25370.000

DATE

02/17/23

ISSUE

ISSUE FOR PRICING

SHEET TITLE

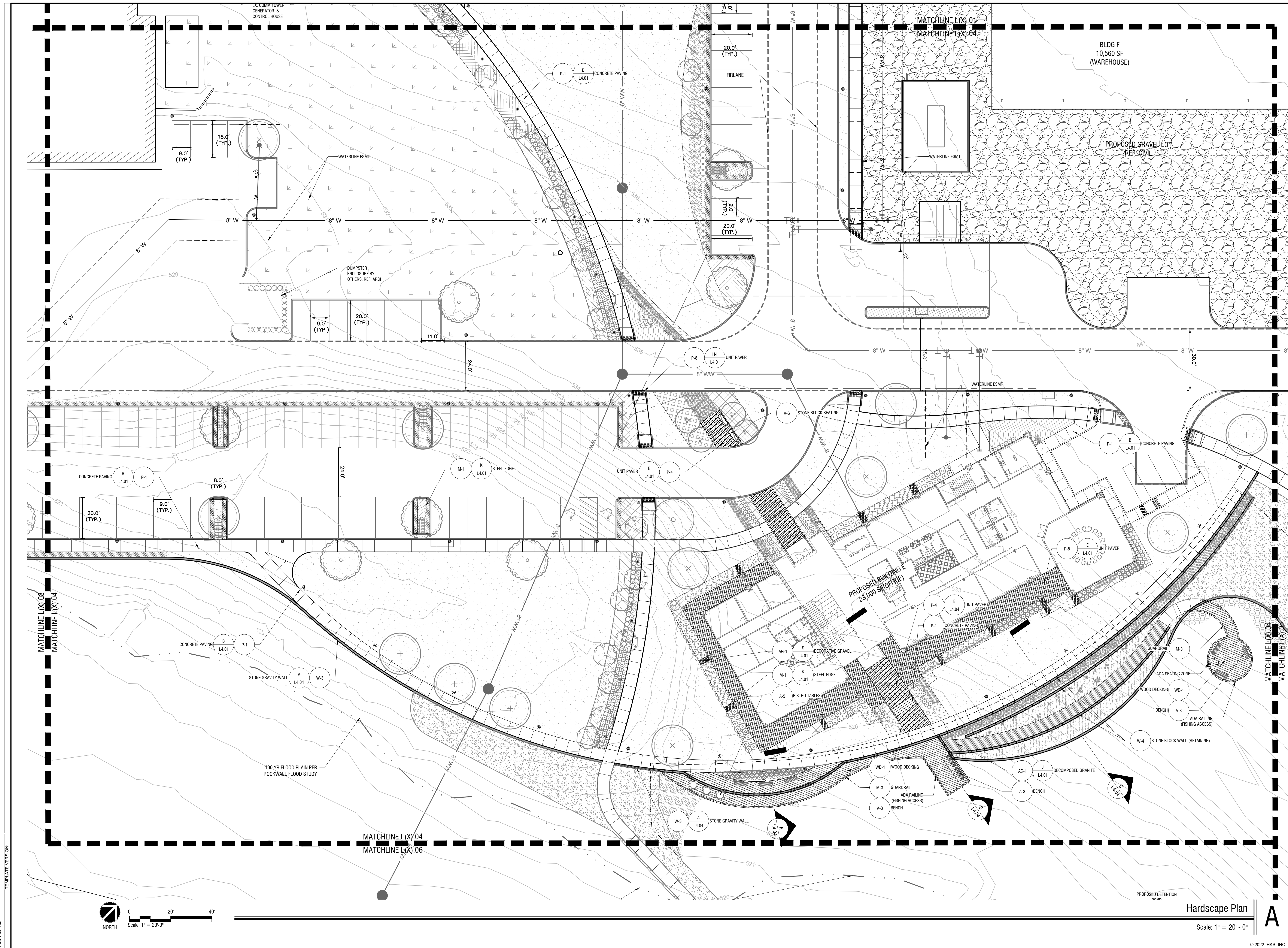
HARDSCAPE PLAN

CASE#

SP2022-058

SHEET NO.

L2.04

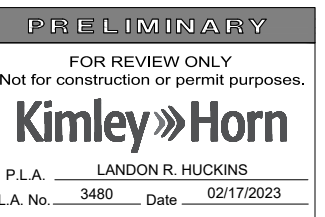


Hardscape Plan

Scale: 1" = 20'-0"

A

TEMPLATE VERSION



KEY PLAN

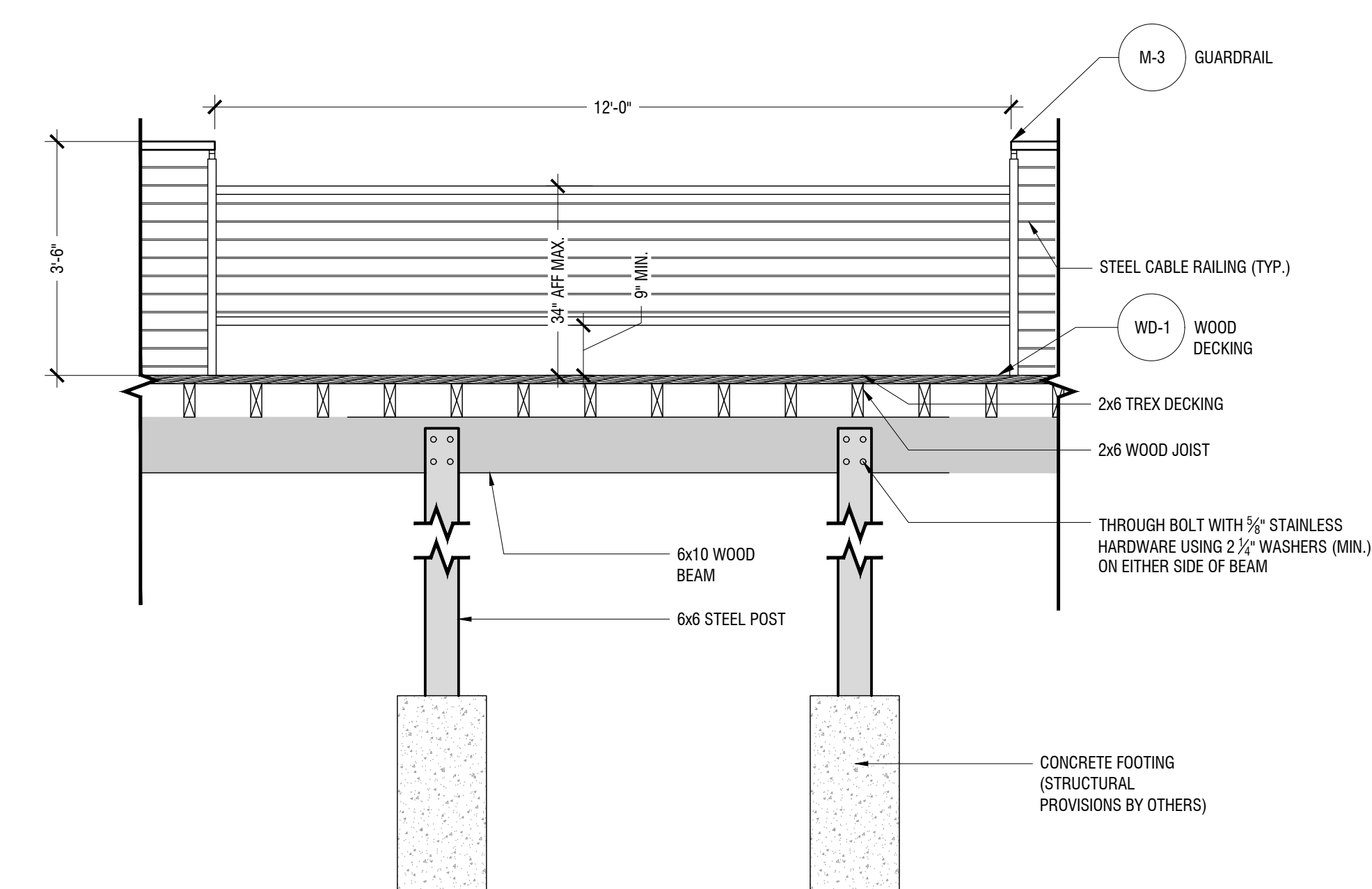
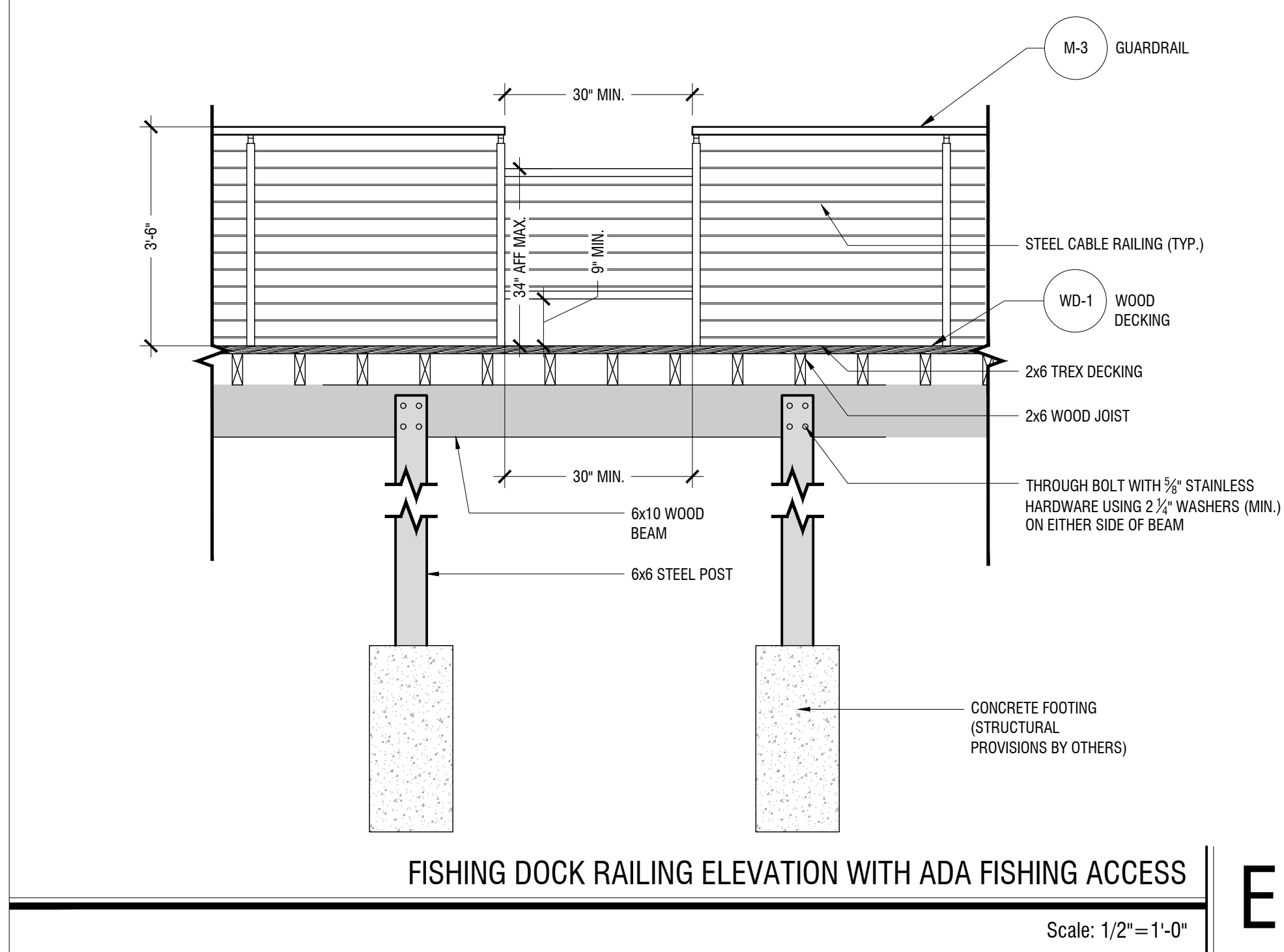
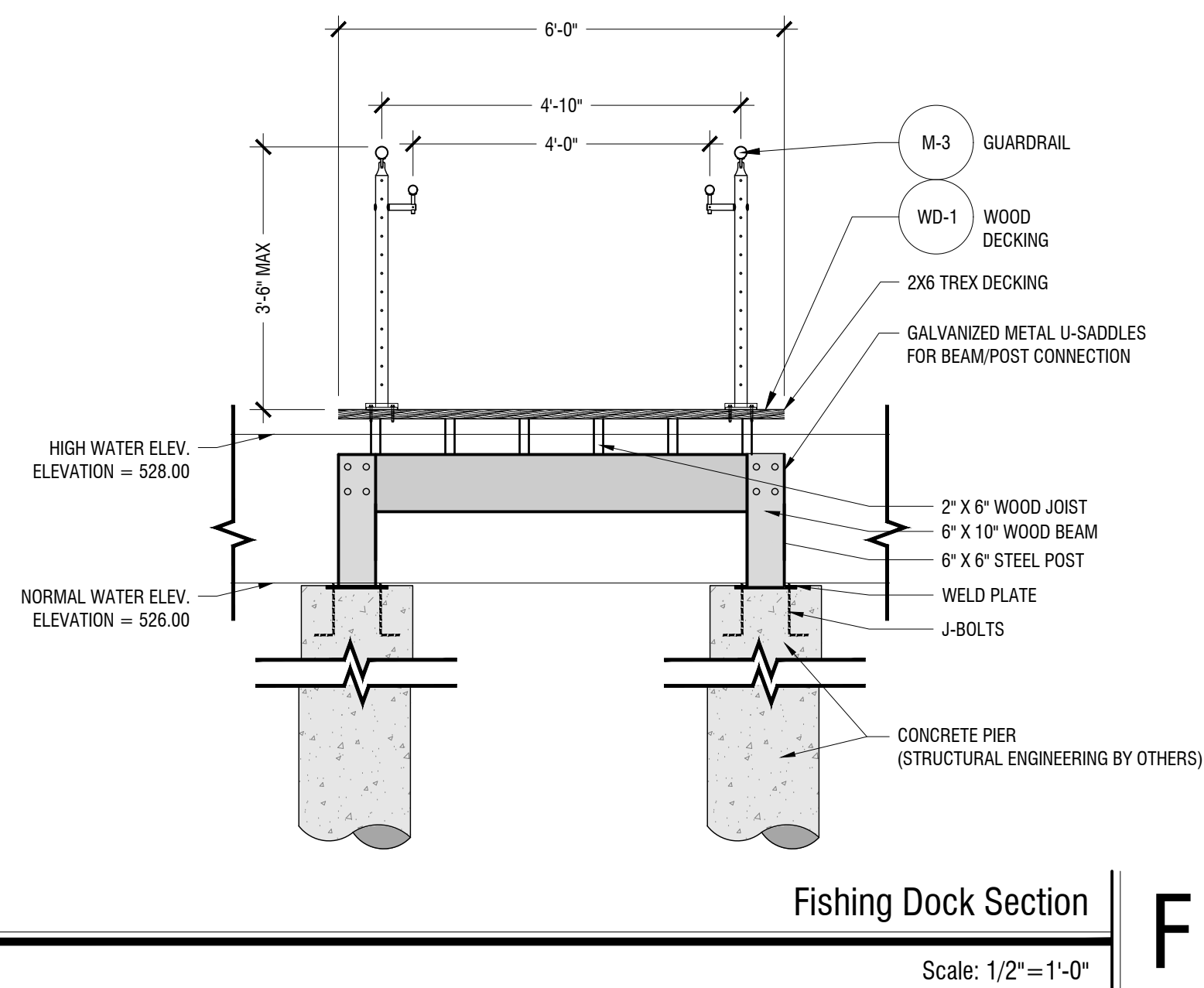
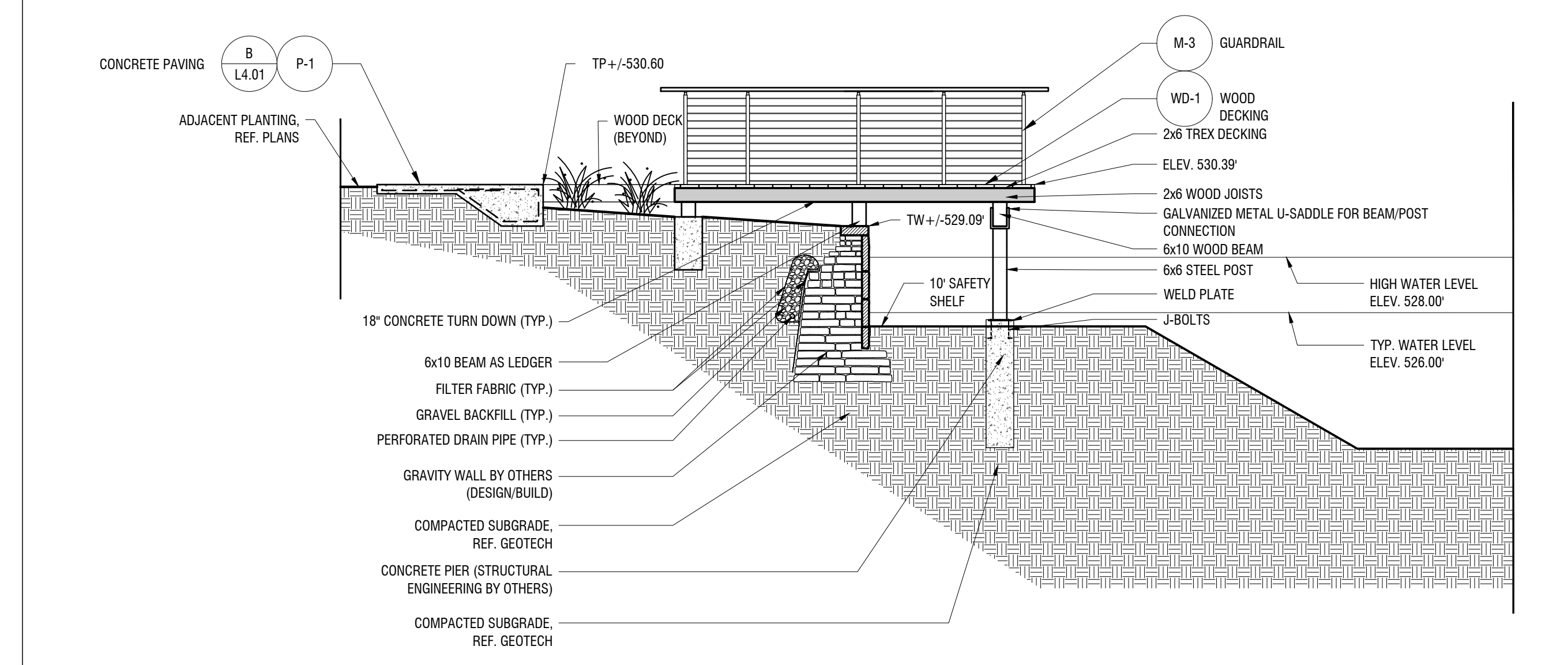
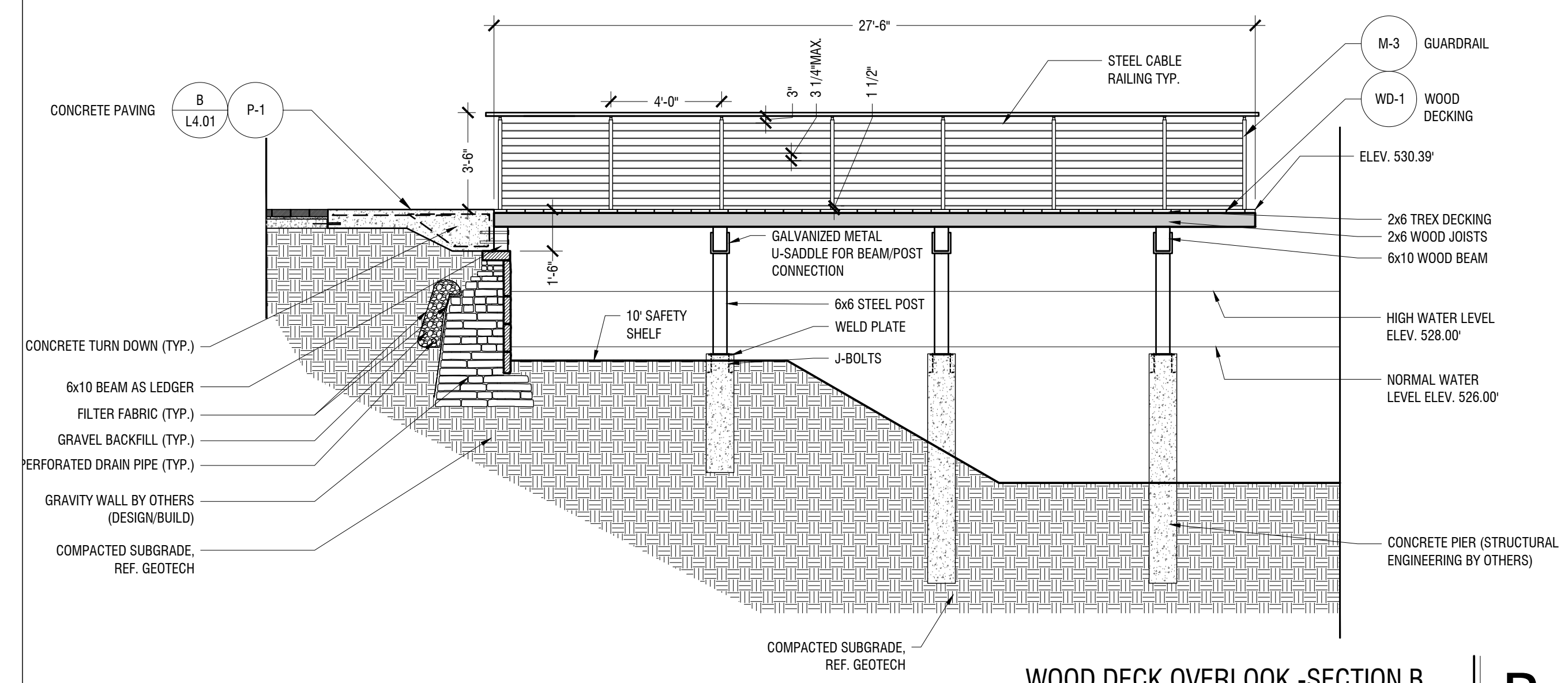
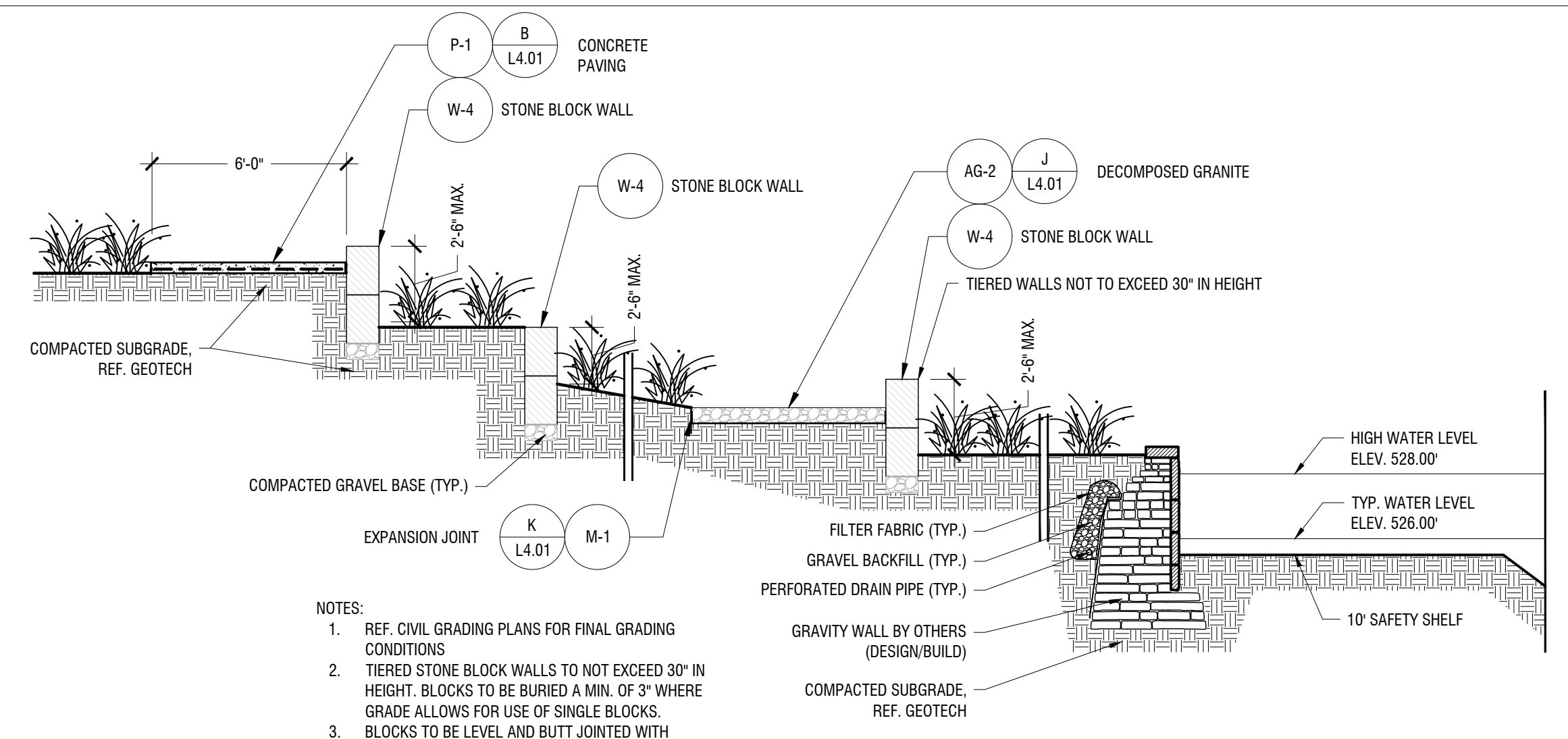
REVISION NO. DESCRIPTION DATE

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DATE
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ISSUE
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SHEET TITLE
HARDSCAPE DETAILS

CASE# SP2022-058
SHEET NO.

NOTE:
ALL DRAWINGS ARE FOR DESIGN INTENT ONLY.
CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP
DRAWINGS FOR APPROVAL BY LANDSCAPE
ARCHITECT AND OWNER. ALL STRUCTURAL FOOTING,
REINFORCEMENT, AND CONNECTION BY OTHERS



PLOT DATE: TEMPLATE VERSION:



DEVELOPMENT APPLICATION

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

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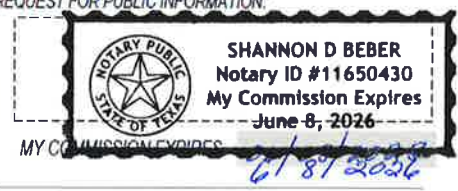
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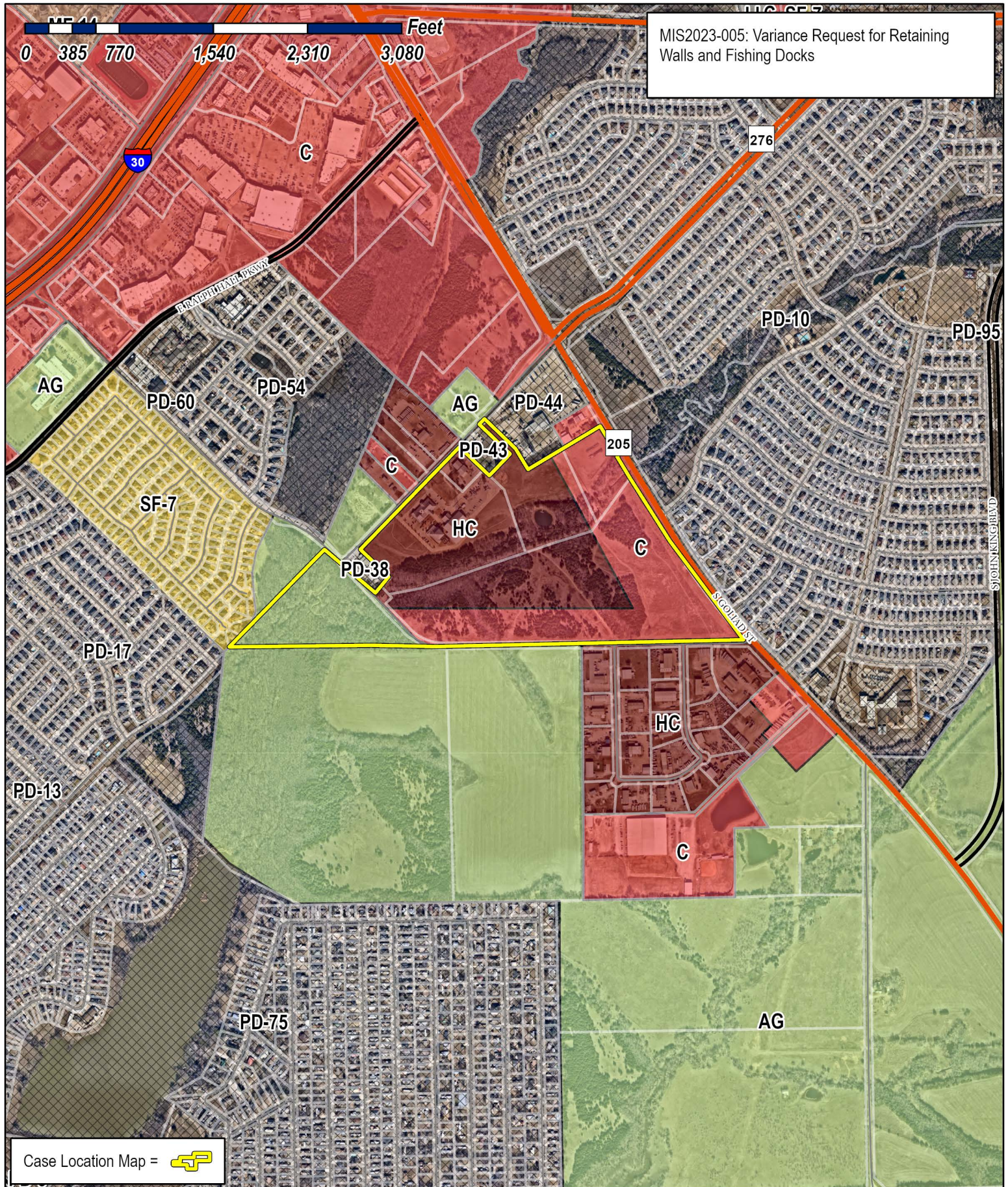
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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





March 17, 2023

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP
Planner**

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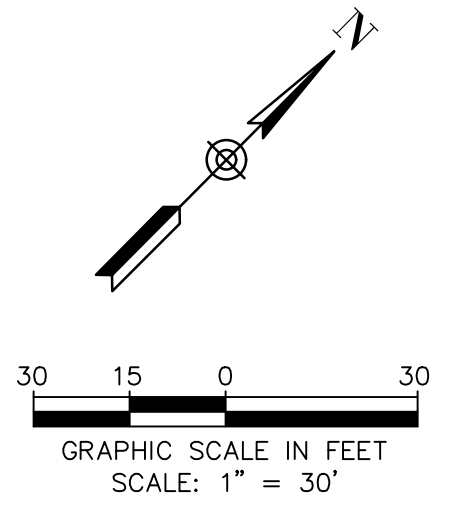
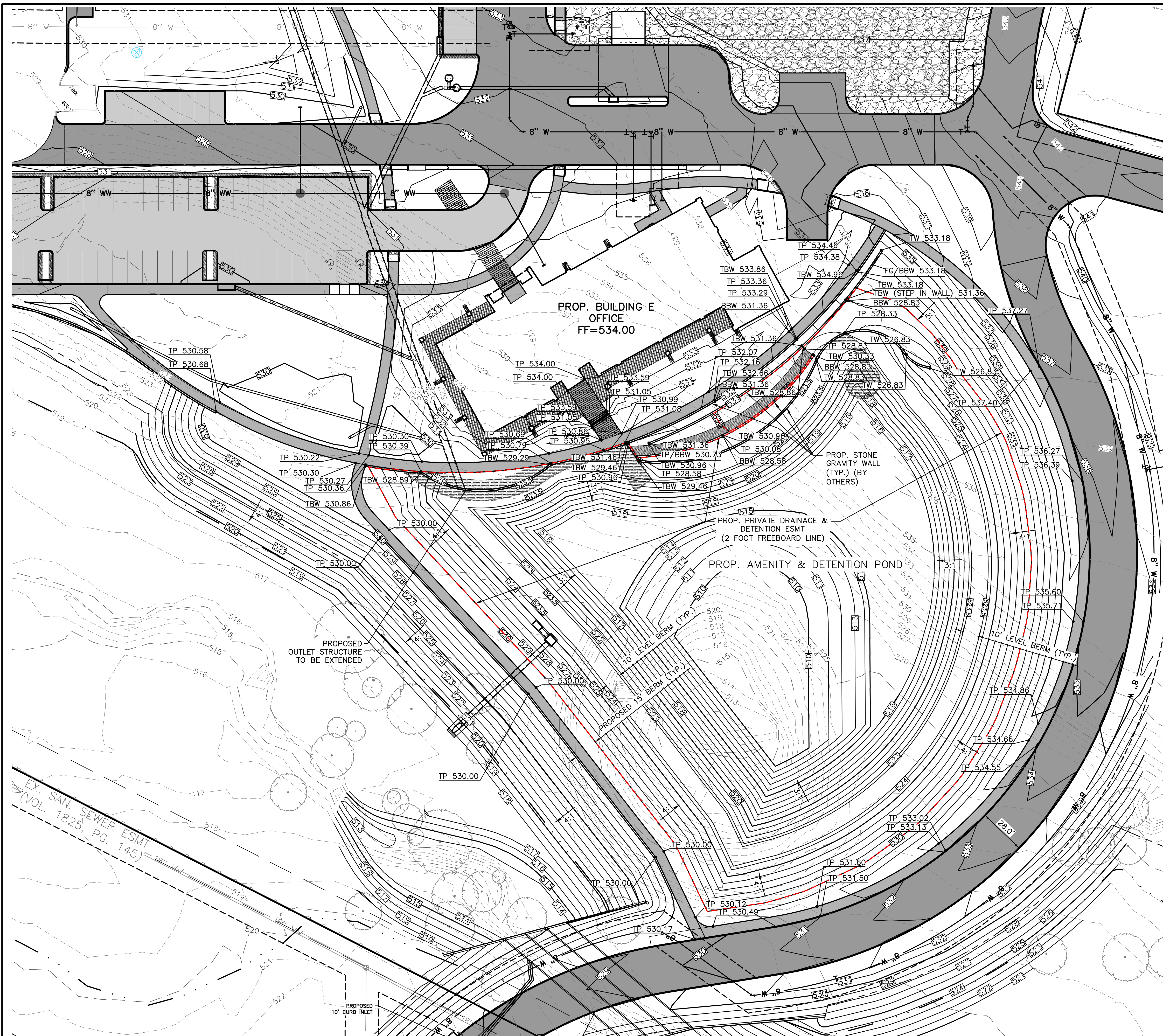


R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

Attch: Development Application (Variance Request)
Check for Variance Application Fee (\$100)
Four (4) folded hardcopy plan sets (CX.1, L2.04, L4.04)
Documents in PDF format (USB flash drive)



LEGEND

- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- TPED EX. TELEPHONE PEDESTAL
- WV EX. WATER VALVE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- CMP EX. CORRUGATED METAL PIPE
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" CMP EX. CORRUGATED METAL PIPE & SIZE
- EX. WROUGHT IRON FENCE
- EX. CHAIN LINK FENCE
- OPP EX. POWER POLE
- OHE EX. OVERHEAD ELECTRIC
- EX. GUY WIRE
- EX. FLOOD LIGHT
- EDGE OF ASPHALT
- PROP. WROUGHT IRON FENCE
- 100-YR POST PROJECT FULLY DEVELOPED FLOOD PLAIN PER R-DELTA ENGINEERS, INC. FLOOD STUDY
- - - PROPOSED EROSION HAZARD SETBACK
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
- ACCESSIBLE AISLE STRIPING
- PROPOSED 4" CONC SIDEWALK
- PROPOSED 5" CONC PVMT
- PROPOSED 6" CONC PVMT
- PROPOSED 7" CONC PVMT
- PROPOSED GRAVEL SURFACING

POINT ABBREVIATIONS:

- FG FINISHED GRADE
- MEG MATCH EXISTING GRADE
- TP TOP OF CONCRETE PAVING
- TC TOP OF CURB
- T/C TOP OF CONCRETE
- TR TOP OF ROCK SURFACING
- GB GRADE BREAK
- TBW TOP OF BLOCK WALL
- BBW BOTTOM OF BLOCK WALL

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4825 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER/APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

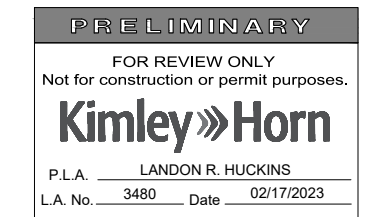


PRELIMINARY
SUBMITTED FOR REVIEW
BY: BRIAN PAUL PATRICK
P.E. 80844
R-Delta Engineers, Inc.
Date: March 6, 2023
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

REVISION NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
03/06/2023
ISSUE
EXHIBIT
SUBMITTAL
SHEET TITLE
DETENTION POND
GRADING PLAN
CASE# SP2022-058
SHEET NO.

CX.1



KEY PLAN

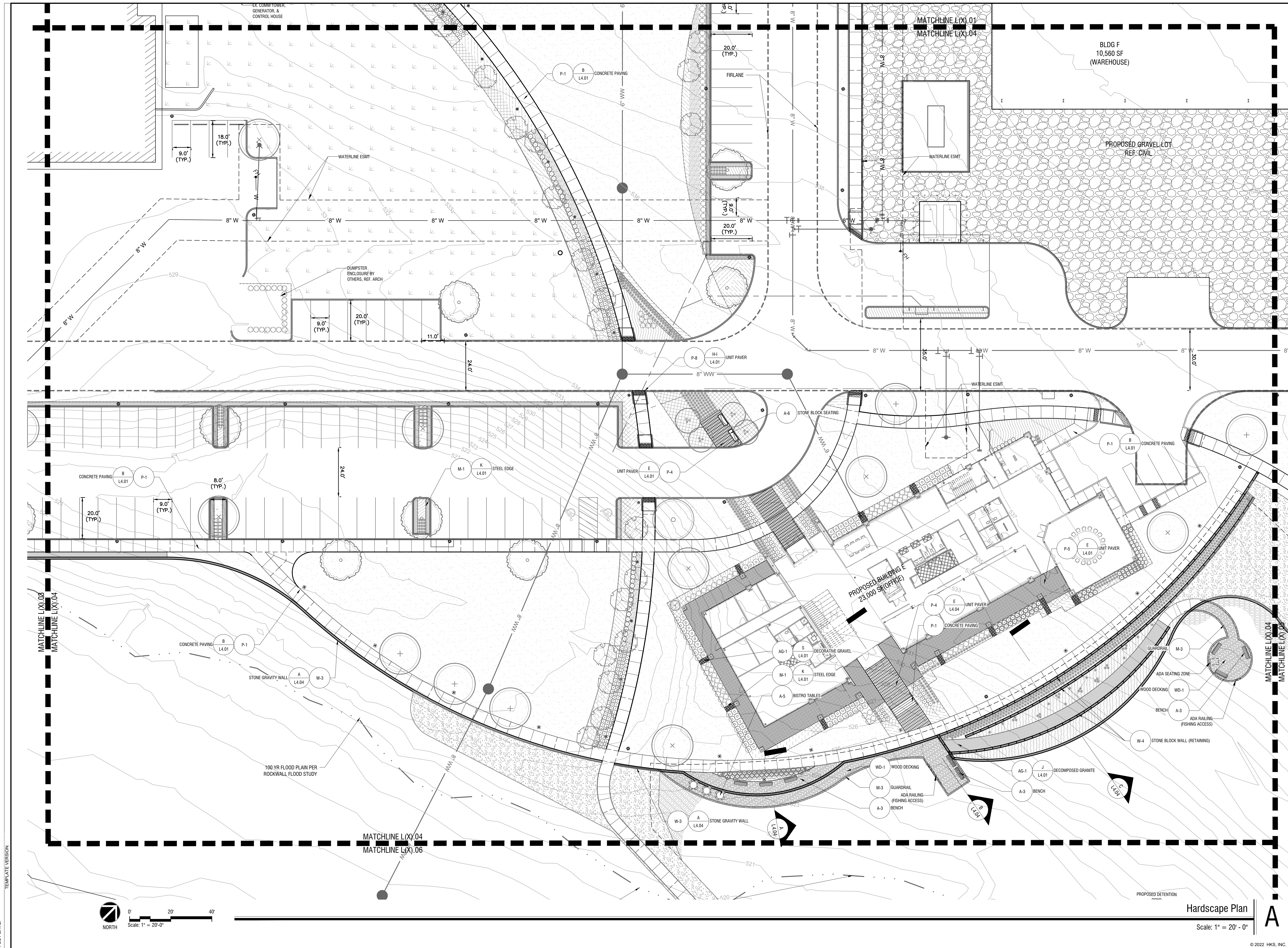
REVISION NO. DESCRIPTION DATE

HKS PROJECT NUMBER
25370.000
DATE
02/17/23
ISSUE
ISSUE FOR PRICING

SHEET TITLE
HARDSCAPE PLAN

CASE# SP2022-058
SHEET NO.

L2.04



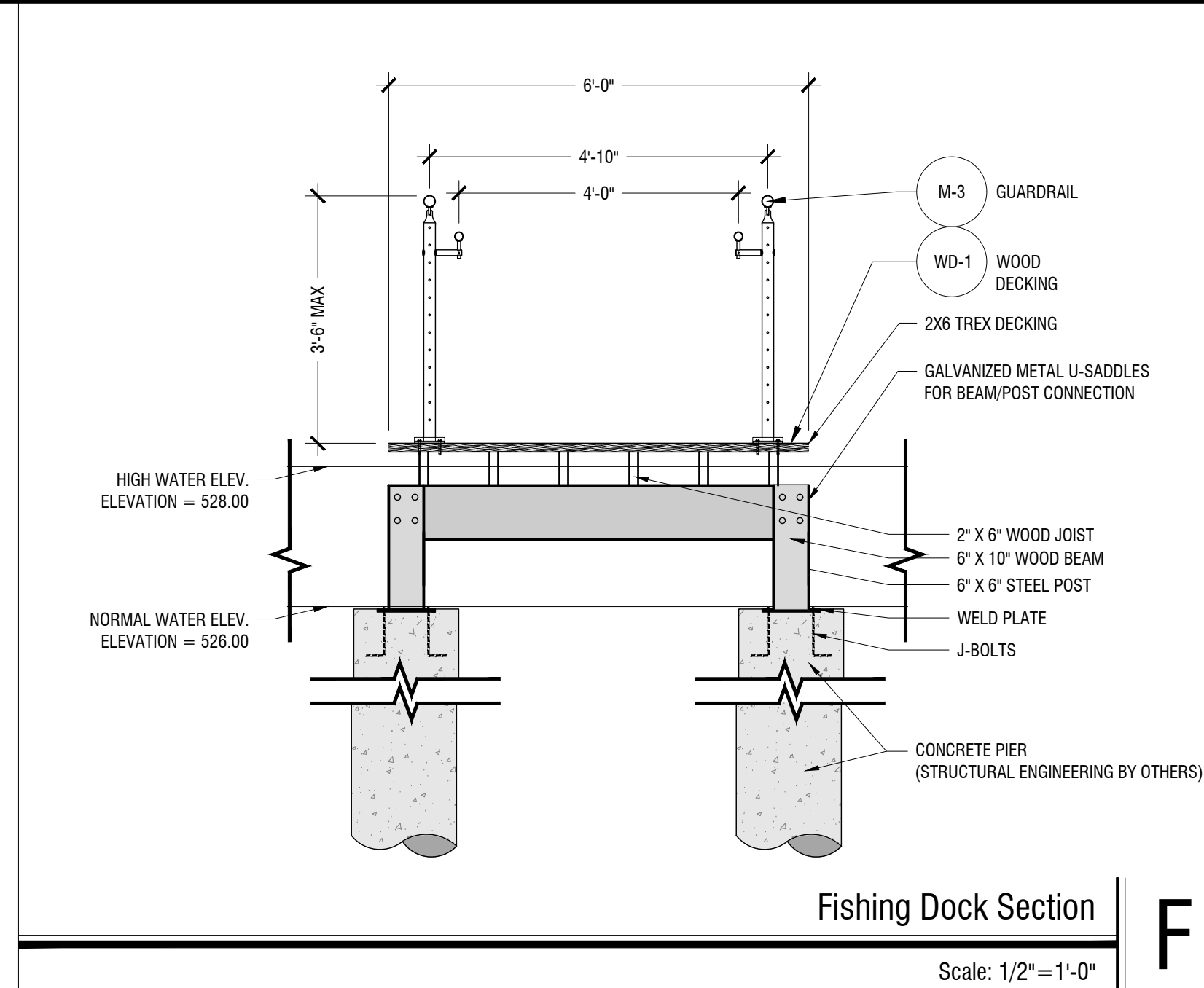
Hardscape Plan

Scale: 1" = 20'-0"

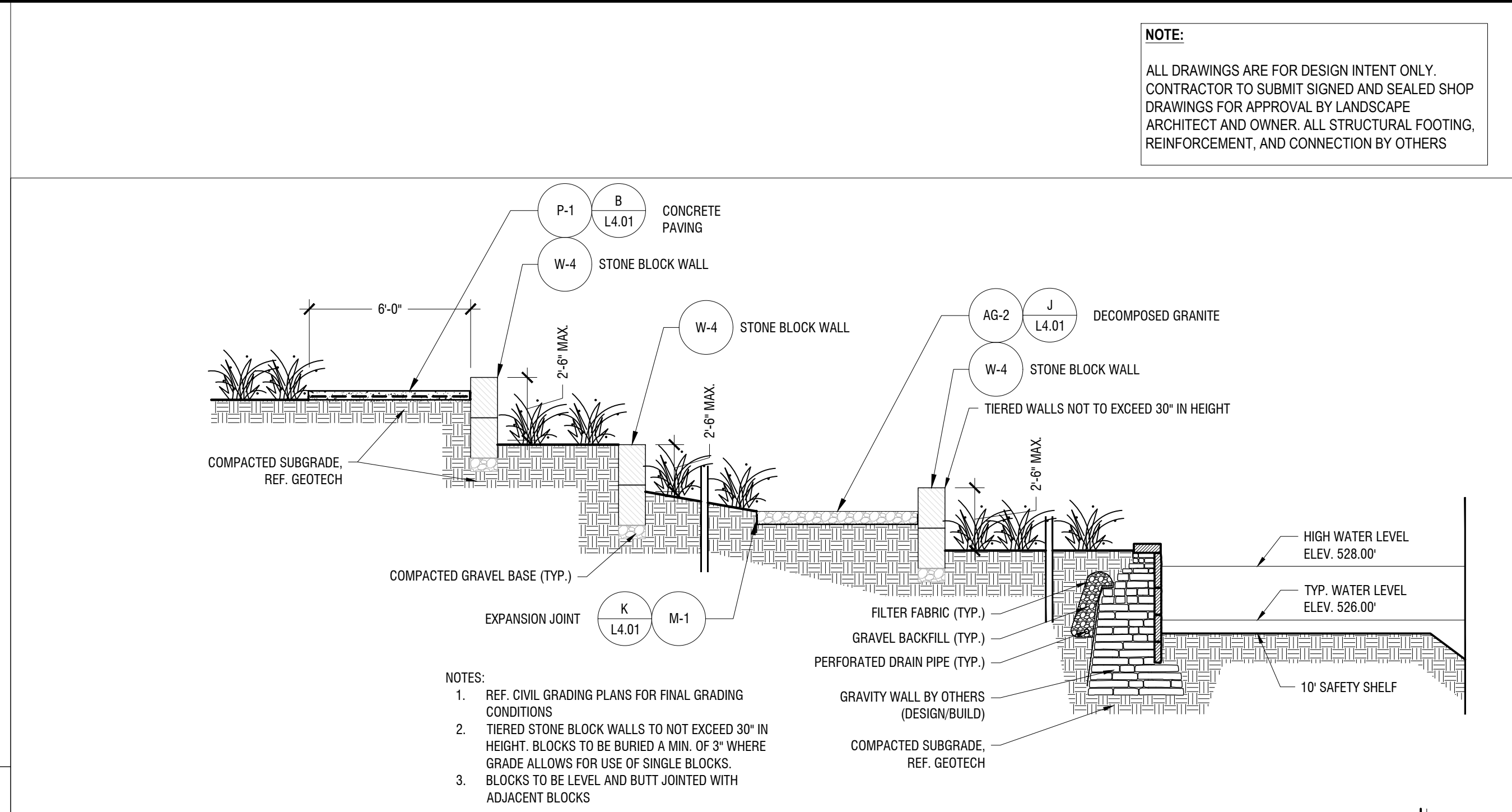
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TEMPLATE VERSION

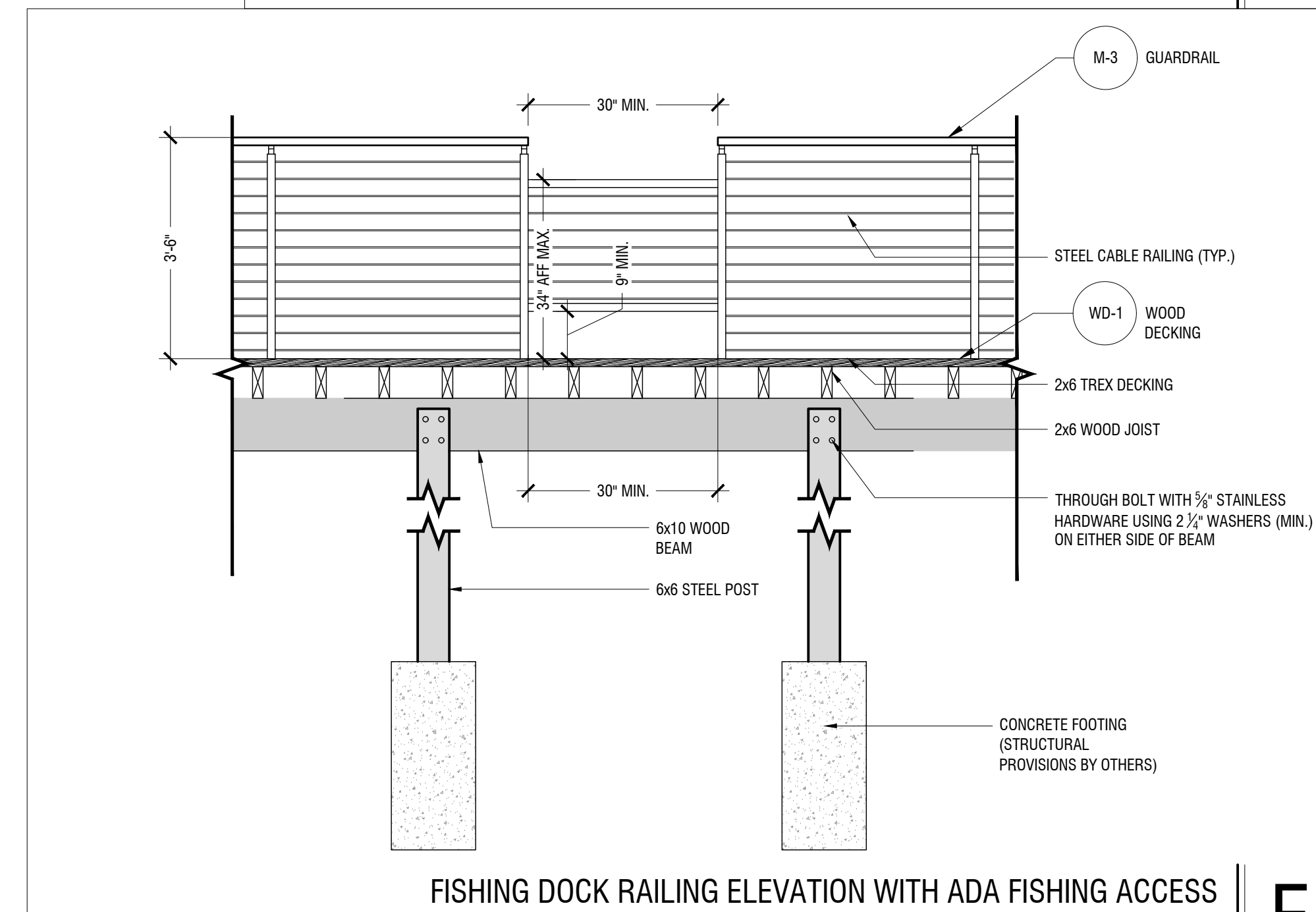
NOTE:
ALL DRAWINGS ARE FOR DESIGN INTENT ONLY.
CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP
DRAWINGS FOR APPROVAL BY LANDSCAPE
ARCHITECT AND OWNER. ALL STRUCTURAL FOOTING,
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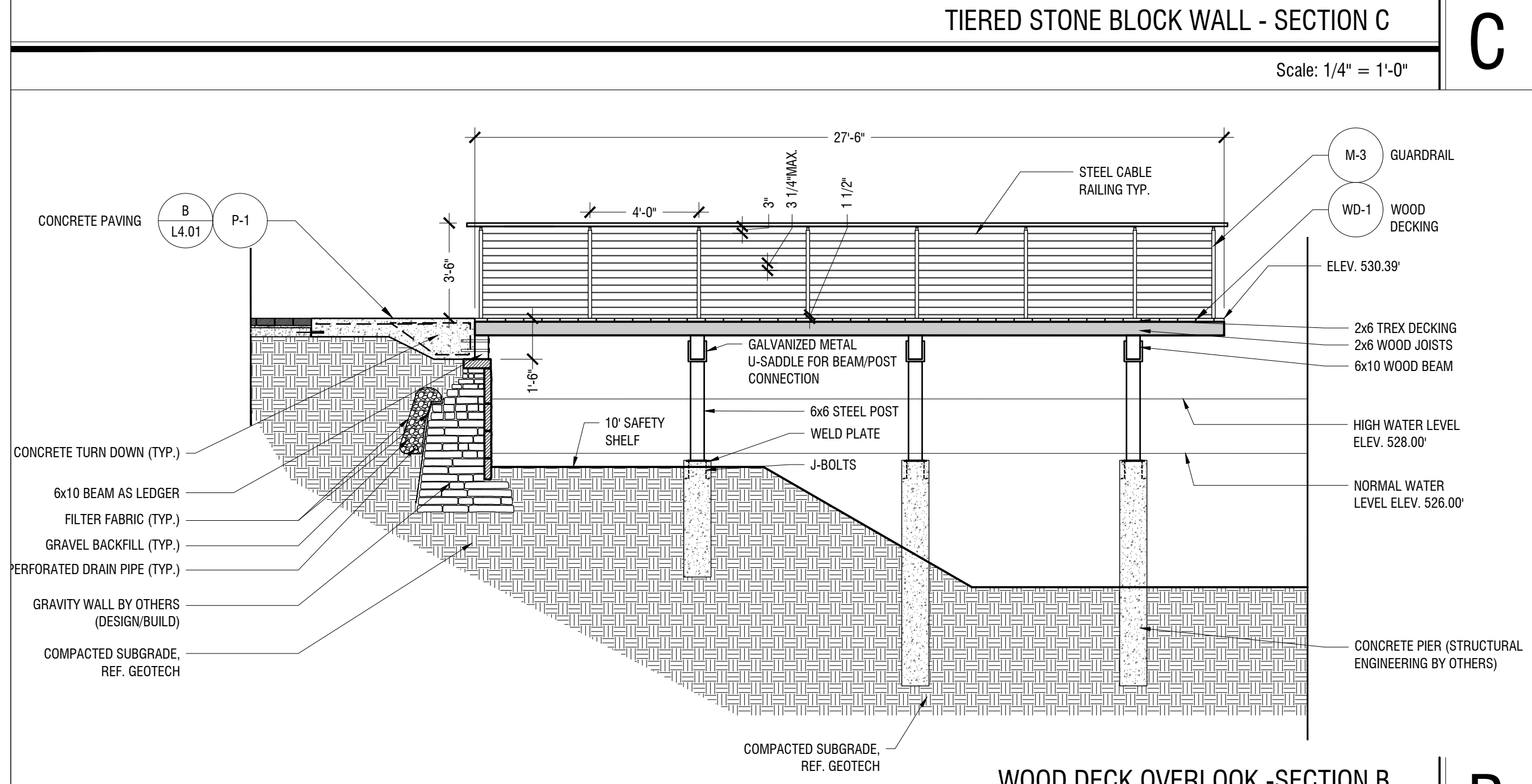
Fishing Dock Section F
Scale: 1/2" = 1'-0"



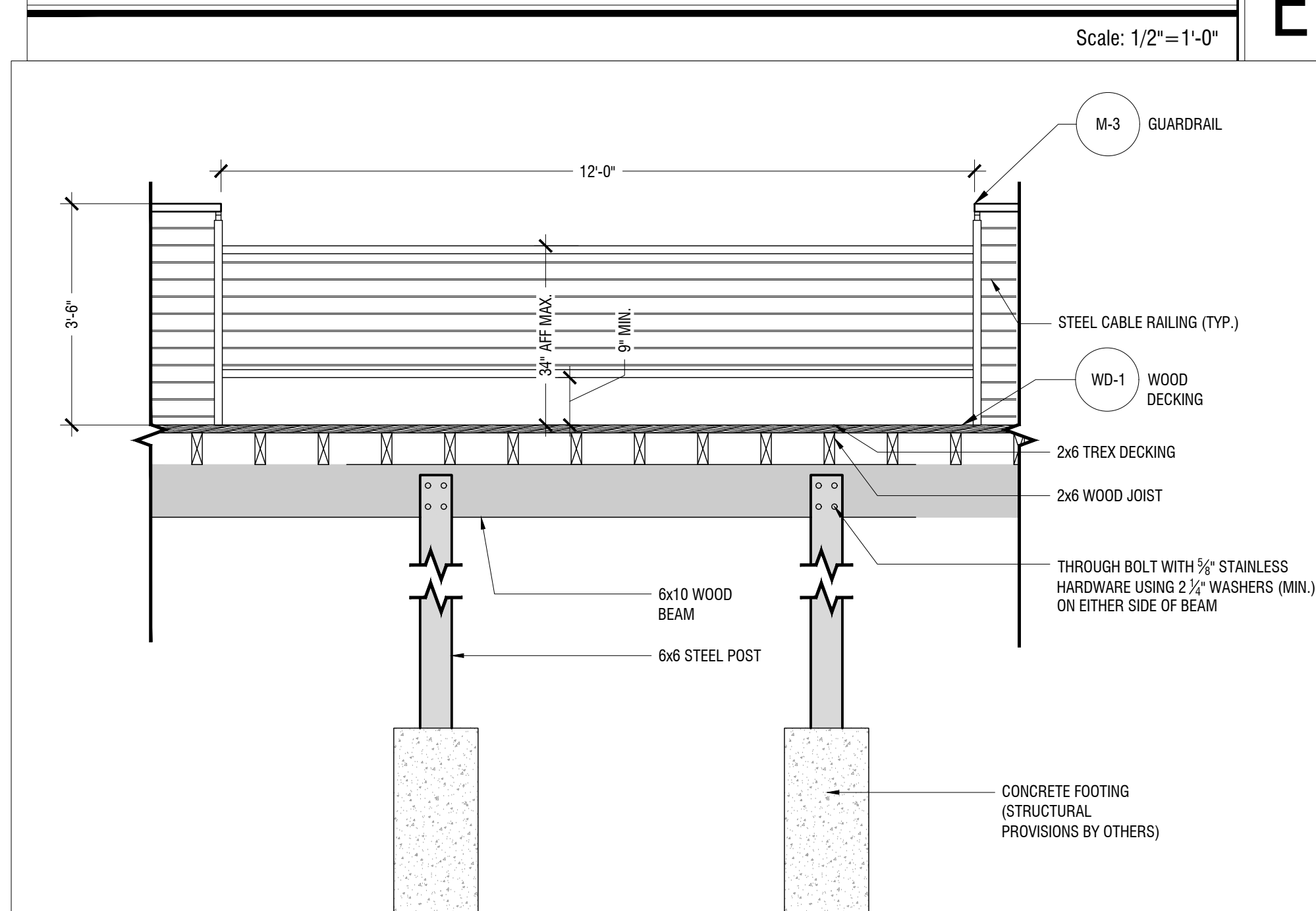
TIERED STONE BLOCK WALL - SECTION C
Scale: 1/4" = 1'-0"



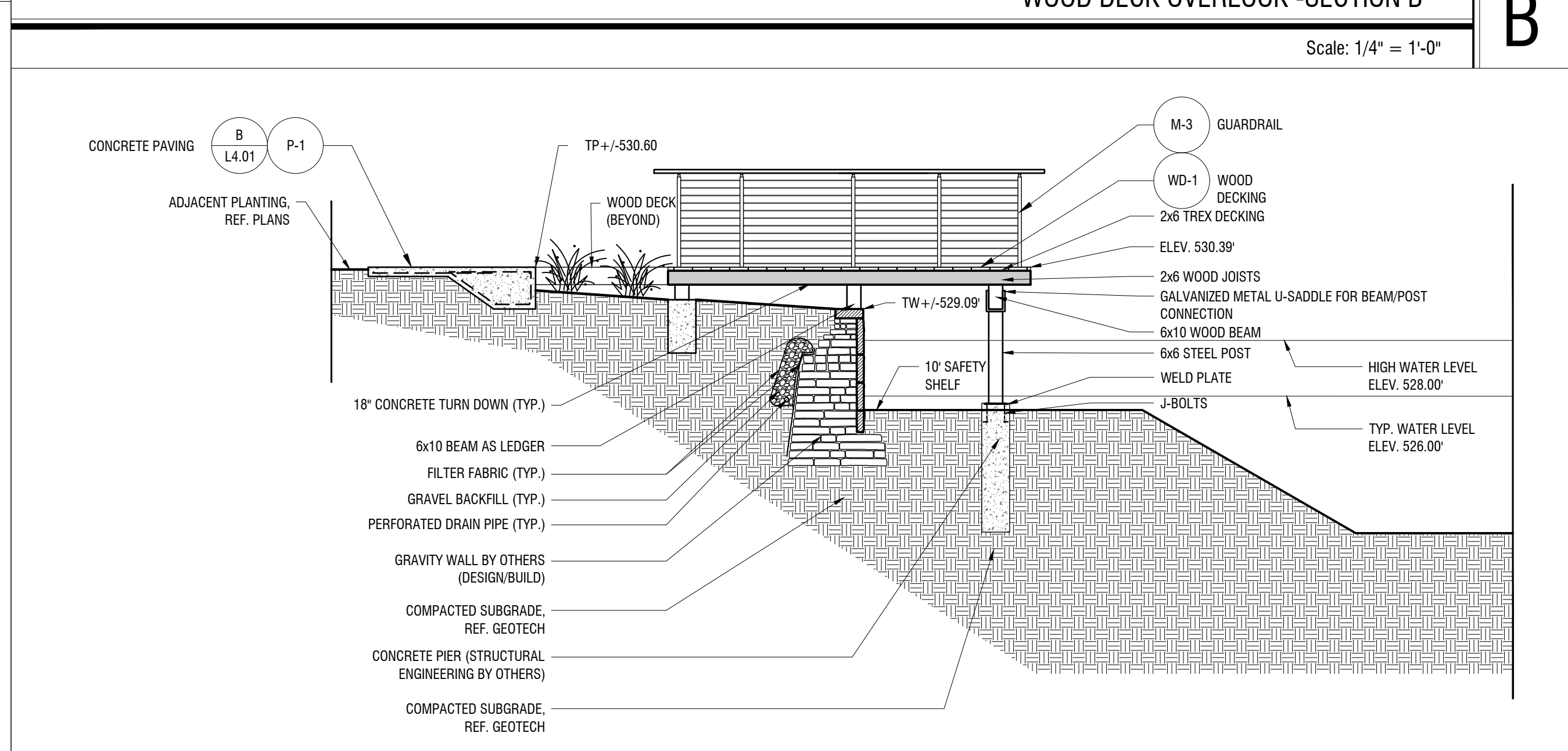
FISHING DOCK RAILING ELEVATION WITH ADA FISHING ACCESS E
Scale: 1/2" = 1'-0"



WOOD DECK OVERLOOK - SECTION B
Scale: 1/4" = 1'-0"



WOOD DECK OVERLOOK RAILING ELEVATION WITH ADA FISHING ACCESS D
Scale: 1/2" = 1'-0"



WOOD DECK - SECTION A
Scale: 1/4" = 1'-0"



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: March 28, 2023
SUBJECT: MIS2023-005; *Variance Request for Vertical Walls in Detention*

On October 14, 2022, the applicant -- *Frank Polma of R-Delta Engineers, Inc.* -- submitted an application requesting the approval of a site plan (*i.e. Case No. SP2022-058*) for the purpose of constructing three (3) buildings on the subject property. This case was approved on November 15, 2022. Based on the submitted information during the site plan process, staff identified seven (7) exceptions to the architectural, landscape, and engineering requirements of the Unified Development Code (UDC) and Engineering Standards of Design and Construction. These exceptions included [1] screening for the proposed above ground storage tanks, [2] screening for the proposed outside storage, [3] screening for the proposed loading docks, [4] primary/secondary articulation on the proposed buildings, [5] landscape buffer requirements, [6] driveway spacing requirements, and [7] an exception to utilize gravel as opposed to concrete for the mechanical storage areas. To offset these exceptions, the applicant provided four (4) compensatory measures that included:

- (1) Increased architectural elements on two (2) of the proposed buildings.
- (2) At least 90% stone on each façade of one (1) of the proposed buildings.
- (3) All buildings will have greater masonry material percentages than the adjacent properties.
- (4) Providing seventeen (17), five (5) inch caliper canopy trees in lieu of the required four (4) inch caliper trees.

Following the approval of the site plan, the applicant submitted civil engineering plans to the Engineering Department. Upon review of the civil engineering plans, it was determined by City staff that the applicant was proposing vertical walls in the detention pond. According to Subsection 3.4.4.A, *Geometry, Restrictions and Appurtenances*, of the City's *Engineering Standards for Design and Construction Manual*, "(d)etention ponds shall have a side slope 4:1 or flatter. No retaining walls are allowed in detention ponds." In response to this, staff requested that the applicant submit a request for a variance. A request for vertical walls in the detention pond was submitted by the applicant on March 17, 2023. According to Subsection 09.03, *Criteria for Granting a Variance or Exception*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)n reviewing exceptions to the *General Standards*, the Planning and Zoning Commission is asked to review the request to determine the following:

- (A) If the proposed compensatory measures sufficiently offset the requested exception.
- (B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
- (C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
- (D) If such a request will be contrary to the public interest.
- (E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located.
- (H) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located."

In this case, the applicant's request does not appear to create a negative or adverse effect on any of the adjacent properties; however, the approval of a variance to the City's *Engineering Standards of Design and Construction* is a discretionary decision for the Planning and Zoning Commission. In the attached packet, staff has also included a copy of the applicant's letter, and a grading exhibit showing the proposed vertical walls. Should the Planning and Zoning Commission have any questions, staff will be available at the March 28, 2023 Planning and Zoning Commission meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/24/2023

PROJECT NUMBER: MIS2023-005
PROJECT NAME: Variance Request for Retaining Walls and Fishing Docks
SITE ADDRESS/LOCATIONS: 950 SIDS RD

CASE CAPTION: Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Miscellaneous Case for Exception to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/21/2023	Approved w/ Comments
03/21/2023: - Label detention pond WSEL = 528', Normal SEL = 526 - Flood study and detention study has not been approved. Pond layout and elevation are subject to change. - Will need to structural design the wall to be inundated and support any loading from dock.			
BUILDING	Rusty McDowell	03/24/2023	Approved
No Comments			
FIRE	Ariana Kistner	03/20/2023	N/A
No Comments			
GIS	Lance Singleton	03/17/2023	N/A
No Comments			
POLICE	Chris Cleveland	03/17/2023	Approved
No Comments			
PARKS	Travis Sales	03/20/2023	Approved
No Comments			
PLANNING	Henry Lee	03/24/2023	Approved w/ Comments

03/24/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger of Rayburn Country Electric Cooperative for the approval of a Miscellaneous Case for Exception to allow vertical walls in a detention pond on a 99.849-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 950 & 980 Sids Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

I.3 According to Subsection 3.4.4.A, Geometry, Restrictions, and Appurtenances, Chapter 3, Storm Drainage Facilities, of the Engineering Standards of Design and Construction, "(n)o retaining walls are allowed in detention ponds." In addition, "(a) variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission..."

I.4 According to Subsection 09.03, Criteria for Granting a Variance or Exception, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(i)n reviewing exceptions to the General Standards, the Planning and Zoning Commission is asked to review the request to determine the following:

- (A) If the proposed compensatory measures sufficiently offset the requested exception.
- (B) If such a request will substantially or permanently injure the appropriate use of adjacent property.
- (C) If such a request will adversely affect the health, safety, and/or general welfare of the public.
- (D) If such a request will be contrary to the public interest.
- (E) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (F) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (G) If such a request will alter the essential character of the district in which the subject property is located. If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located."

I.5 Please note the scheduled meeting for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 28, 2023 at 6pm in the council chambers at City Hall.

I.6 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Commission or Council may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.



March 17, 2023

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP
Planner**

Note: Flood study and detention study has not been approved. Pond layout and elevation are subject to change.
- Will need to structural design the wall to be inundated and support any loading from dock.

**SUBJECT: REC Campus Expansion – Case #SP2022-041
Variance Request for Retaining Walls and Fishing Docks in
Detention Pond Easement**

Dear Mr. Lee,

On behalf of Rayburn Country Electric Cooperative (REC); we request consideration of the following request for variance to the City of Rockwall Standards of Design and Construction.

Retaining Walls and Fishing Docks in Detention Pond Easement: Rayburn Electric Cooperative proposes to construct retaining walls within the portion of Detention Easement abutting their Building “E”. They also propose to construct two “docks” for fishing access within the easement area. Section 3.1 of the City of Rockwall Standards of Design and Construction states *“A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission.”*

Section 3.4.3.2.C of the same document indicates *“Additional Amenities Preferred”*.

The proposed retaining walls and fishing docks shown on the attached exhibits are part of an amenity package to facilitate access and use of the pond for the enjoyment of Rayburn Electric Cooperative staff and guests. The walls will be tiered to provide a visually pleasing transition from the adjacent Building E area to



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 950 Sids Road, Rockwall, Texas

SUBDIVISION: Rayburn Country Addition LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: AG, C and HC CURRENT USE: Rayburn Electric's Headquarters

PROPOSED ZONING: AG, C and HC PROPOSED USE: Rayburn Electric's Headquarters

ACREAGE: 99.849 LOTS [CURRENT]: Four (4) LOTS [PROPOSED]: Four (4)

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	Rayburn Country Electric Coop.	<input type="checkbox"/> APPLICANT	R-Delta Engineers, Inc.
CONTACT PERSON	Stephen Geiger	CONTACT PERSON	Frank A. Polma, P.E.
ADDRESS	950 Sids Road	ADDRESS	618 Main Street
CITY, STATE & ZIP	Rockwall, Texas, 75087	CITY, STATE & ZIP	Garland, Texas, 75040
PHONE	(469) 402-2112	PHONE	(972) 494-5031
E-MAIL	sgeiger@rayburnelectric.com	E-MAIL	fapolma@rdelta.com

NOTARY VERIFICATION [REQUIRED]

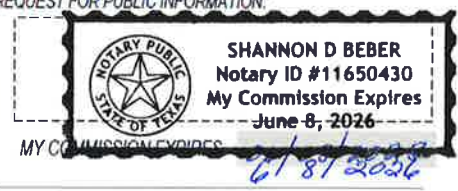
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

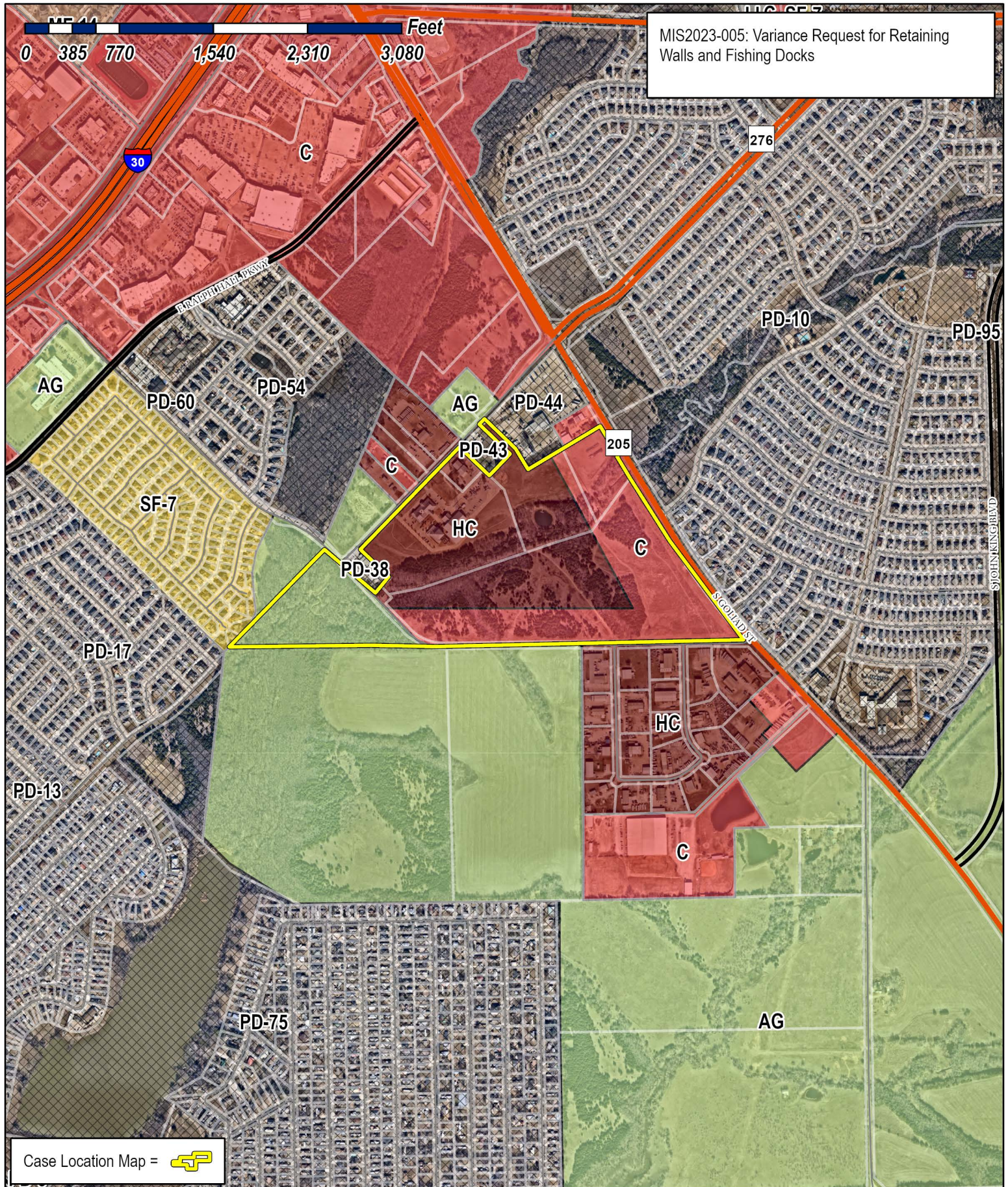
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF March, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

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





March 17, 2023

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

**ATTENTION: Mr. Henry Lee, AICP
Planner**

**SUBJECT: REC Campus Expansion – Case #SP2022-041
Variance Request for Retaining Walls and Fishing Docks in
Detention Pond Easement**

Dear Mr. Lee,

On behalf of Rayburn Country Electric Cooperative (REC); we request consideration of the following request for variance to the City of Rockwall Standards of Design and Construction.

Retaining Walls and Fishing Docks in Detention Pond Easement: Rayburn Electric Cooperative proposes to construct retaining walls within the portion of Detention Easement abutting their Building “E”. They also propose to construct two “docks” for fishing access within the easement area. Section 3.1 of the City of Rockwall Standards of Design and Construction states *“A variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission.”*

Section 3.4.3.2.C of the same document indicates *“Additional Amenities Preferred”*.

The proposed retaining walls and fishing docks shown on the attached exhibits are part of an amenity package to facilitate access and use of the pond for the enjoyment of Rayburn Electric Cooperative staff and guests. The walls will be tiered to provide a visually pleasing transition from the adjacent Building E area to

the proposed overlook areas and fishing docks. The tiered retaining walls will provide level areas for landscaping and will retain earth along the westerly side of the pond. The walls will not retain pond or detention water.

The walls, landscaping, and fishing docks as well as the pond itself will be maintained by Rayburn Electric Cooperative.

We respectfully request a variance to permit construction of the retaining walls, fishing docks, and associated amenities as shown on the attached exhibits.

We greatly appreciate your consideration of this variance request.

Best Regards,

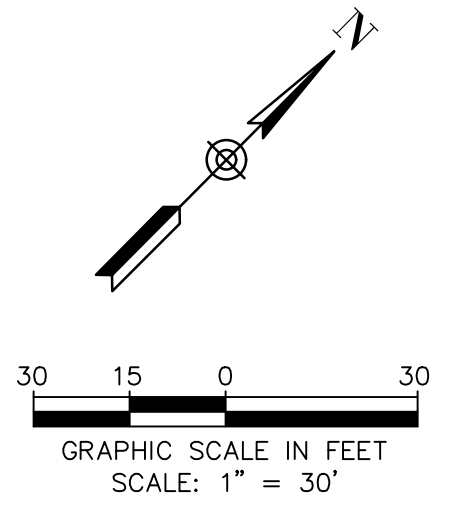
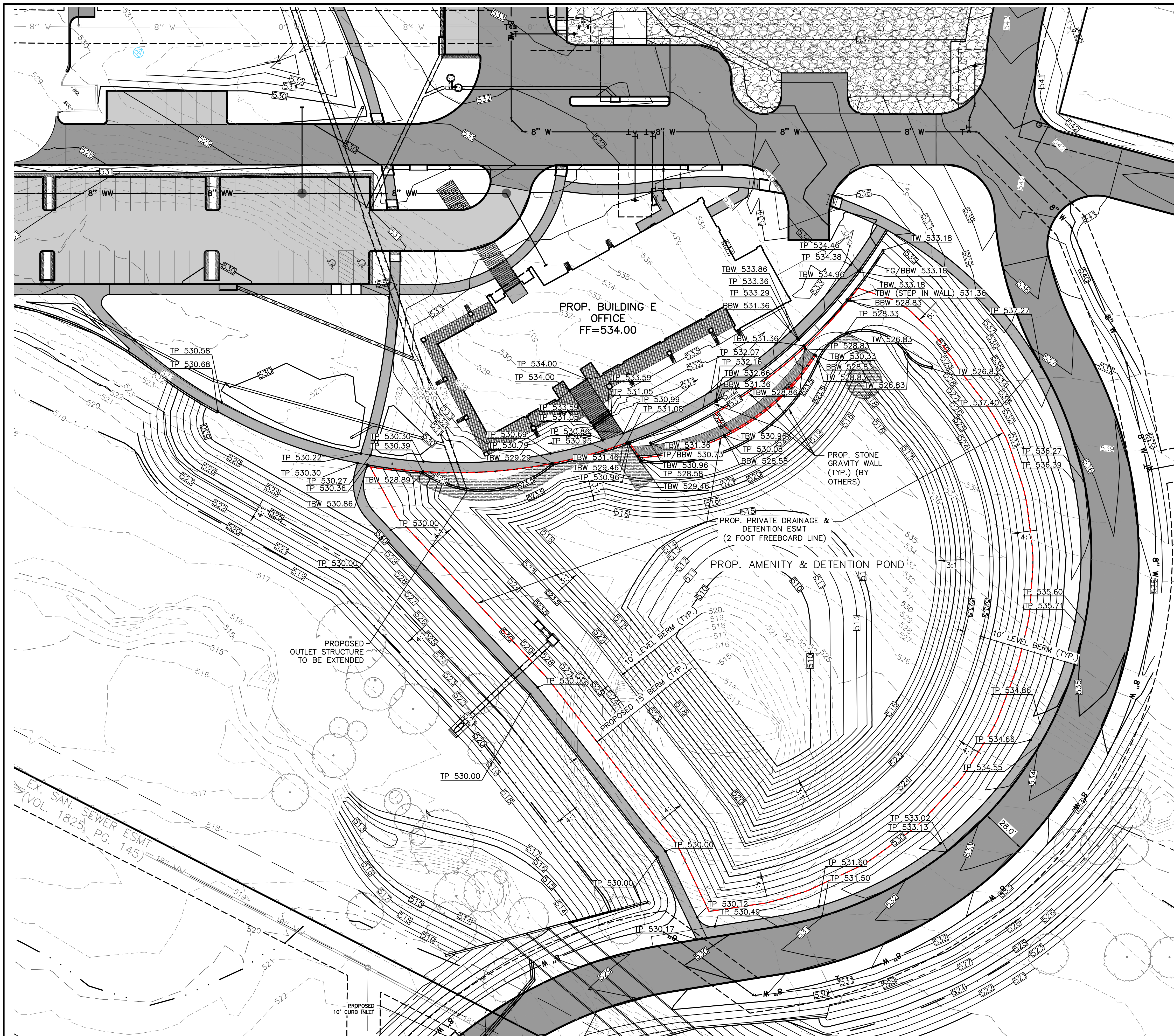


R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

Attch: Development Application (Variance Request)
Check for Variance Application Fee (\$100)
Four (4) folded hardcopy plan sets (CX.1, L2.04, L4.04)
Documents in PDF format (USB flash drive)



LEGEND

- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- TPED EX. TELEPHONE PEDESTAL
- WV EX. WATER VALVE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- CMP EX. CORRUGATED METAL PIPE
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" CMP EX. CORRUGATED METAL PIPE & SIZE
- EX. WROUGHT IRON FENCE
- EX. CHAIN LINK FENCE
- OPP EX. POWER POLE
- OHE EX. OVERHEAD ELECTRIC
- EX. GUY WIRE
- EX. FLOOD LIGHT
- EDGE OF ASPHALT
- PROP. WROUGHT IRON FENCE
- 100-YR POST PROJECT FULLY DEVELOPED FLOOD PLAIN PER R-DELTA ENGINEERS, INC. FLOOD STUDY
- - - PROPOSED EROSION HAZARD SETBACK
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
- ACCESSIBLE AISLE STRIPING
- PROPOSED 4" CONC SIDEWALK
- PROPOSED 5" CONC PVMT
- PROPOSED 6" CONC PVMT
- PROPOSED 7" CONC PVMT
- PROPOSED GRAVEL SURFACING

POINT ABBREVIATIONS:

- FG FINISHED GRADE
- MEG MATCH EXISTING GRADE
- TP TOP OF CONCRETE PAVING
- TC TOP OF CURB
- T/C TOP OF CONCRETE
- TR TOP OF ROCK SURFACING
- GB GRADE BREAK
- TBW TOP OF BLOCK WALL
- BBW BOTTOM OF BLOCK WALL

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (SHOWN ON PLANS OR NOT) PRIOR TO CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. R-DELTA ENGINEERS, INC. WILL NOT BE RESPONSIBLE FOR ANY WORK BY THE CONTRACTOR NEGLECTING TO LOCATE THESE UTILITIES.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

HKS

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER
HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS
SYSKA HENNESSY GROUP
4825 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER/APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R-DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515



PRELIMINARY
SUBMITTED FOR REVIEW
BY: BRIAN PAUL PATRICK
P.E. 80844
R-Delta Engineers, Inc.
Date: March 6, 2023
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

REVISION NO.	DESCRIPTION	DATE

PROJECT NUMBER
3036.21
DATE
03/06/2023
ISSUE
EXHIBIT
SUBMITTAL
SHEET TITLE
DETENTION POND
GRADING PLAN
CASE# SP2022-058
SHEET NO.

CX.1

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATE, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TX 75069

STRUCTURAL ENGINEER

HKS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

MEP ENGINEERS

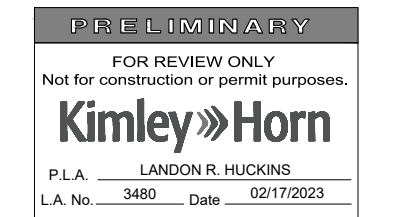
SYSKA HENNESSY GROUP
4925 GREENVILLE AVENUE, SUITE 415
DALLAS, TX 75206

OWNER

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040



KEY PLAN

REVISION

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

25370.000

DATE

02/17/23

ISSUE

ISSUE FOR PRICING

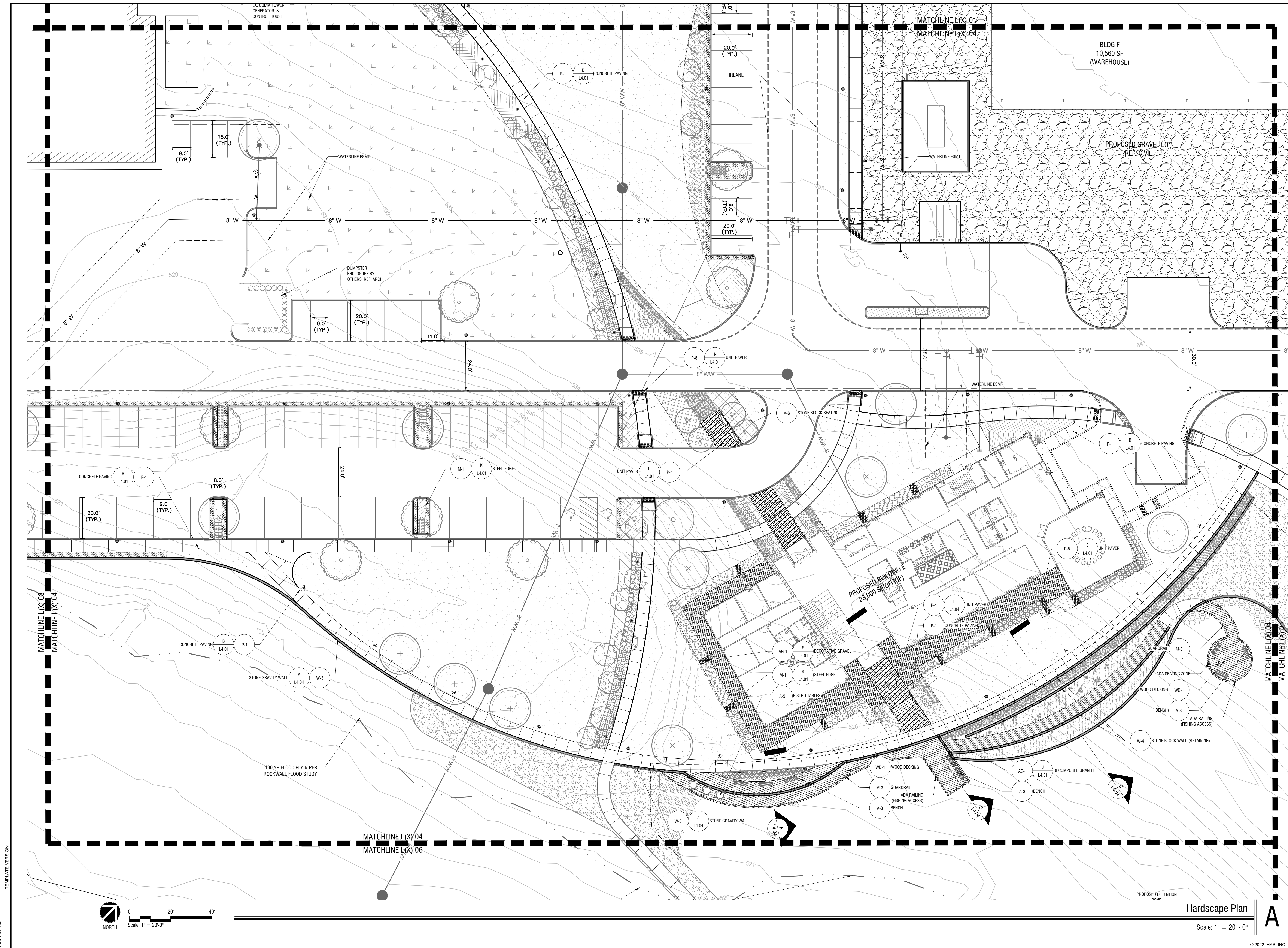
SHEET TITLE

HARDSCAPE PLAN

CASE# SP2022-058

SHEET NO.

L2.04

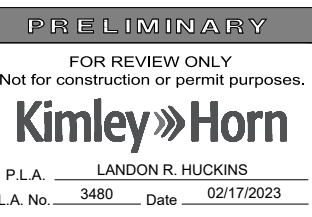
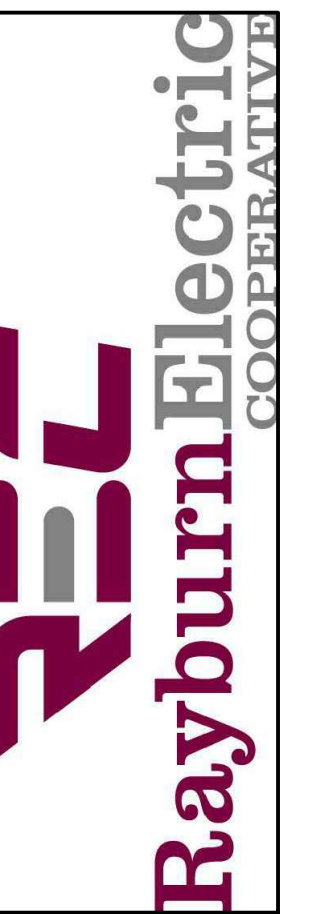


Hardscape Plan

Scale: 1" = 20'-0"

A

TEMPLATE VERSION



KEY PLAN

REVISION NO. DESCRIPTION DATE

HKS PROJECT NUMBER

25370.000

DATE

02/17/23

ISSUE

ISSUE FOR PRICING

SHEET TITLE

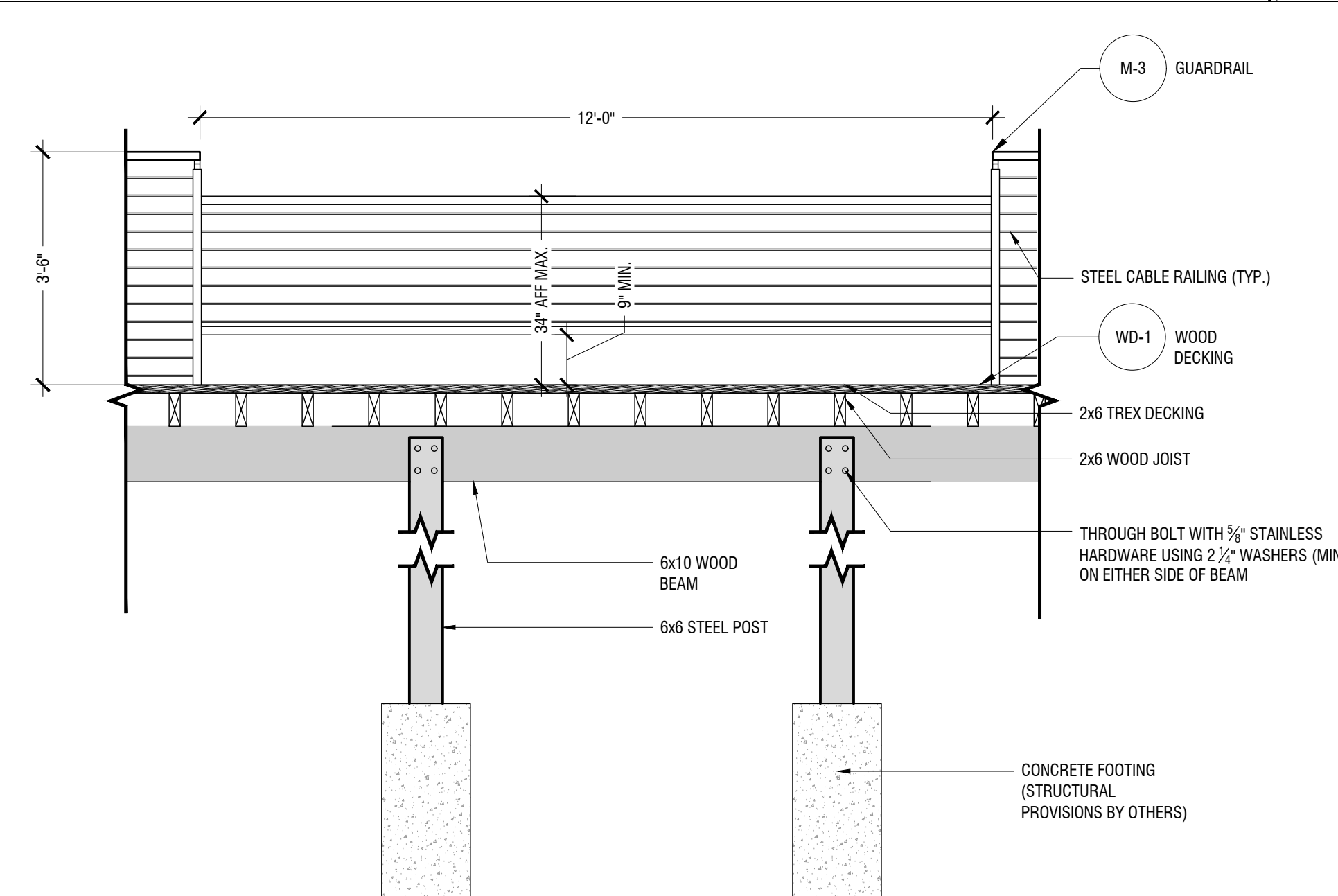
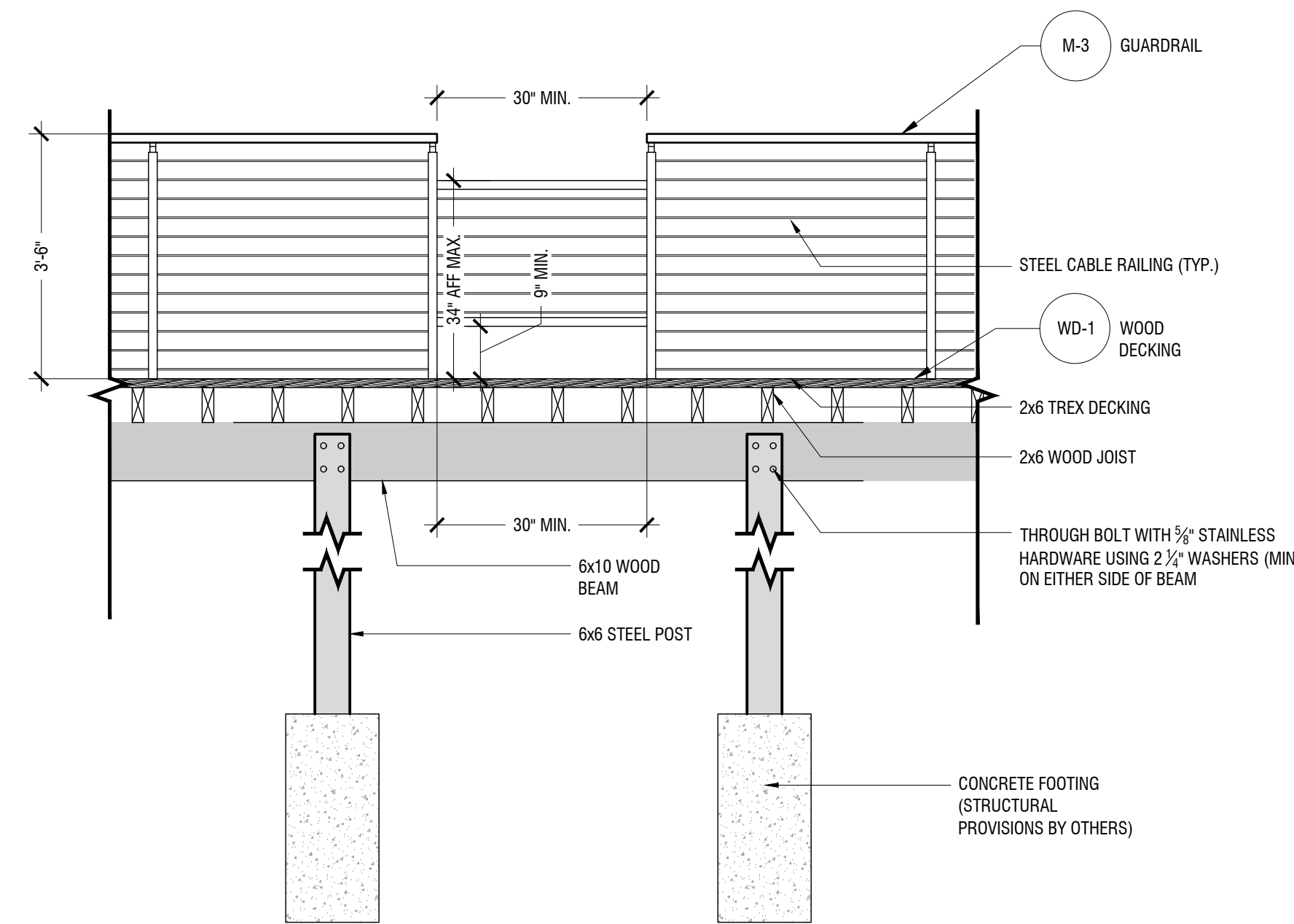
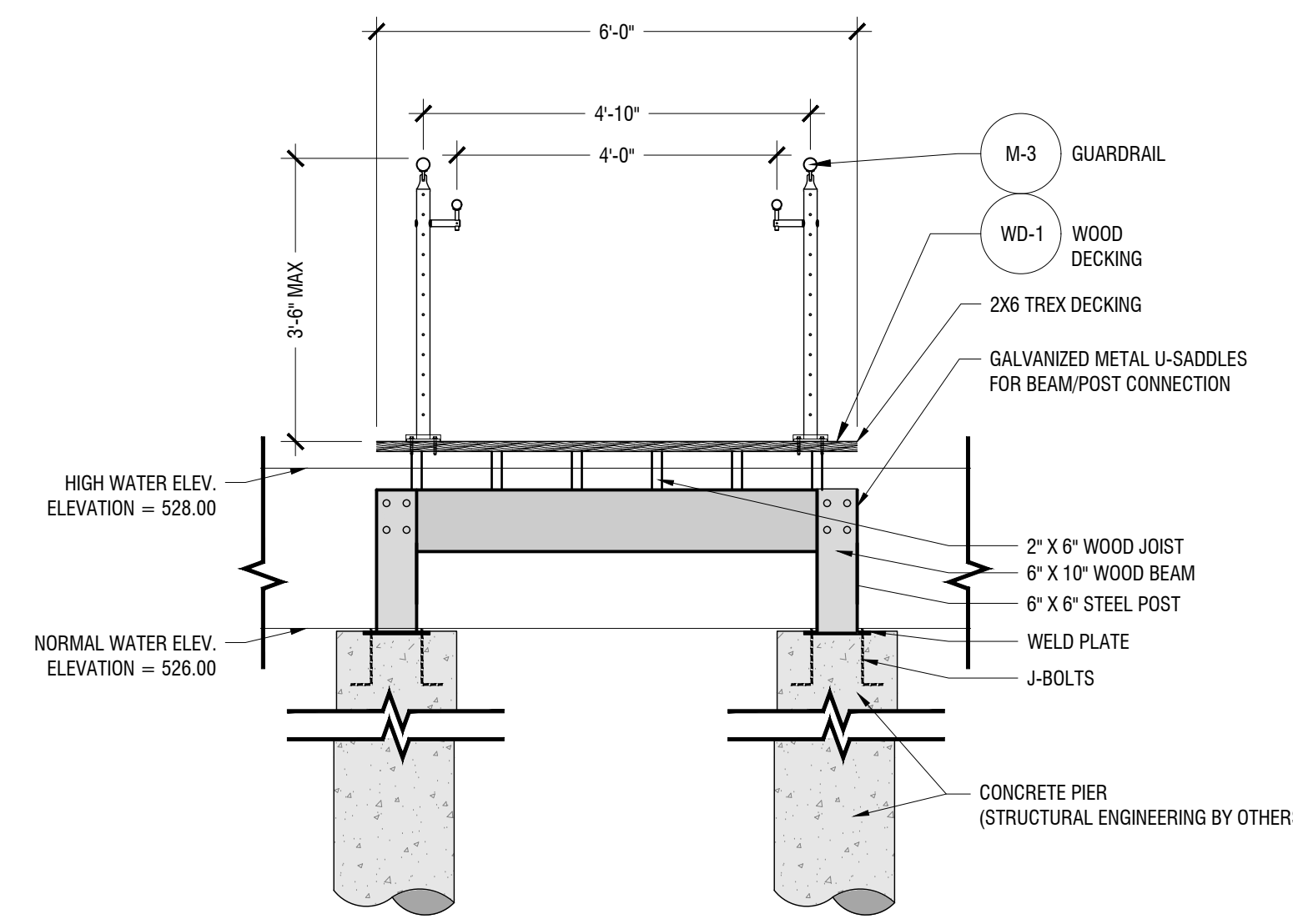
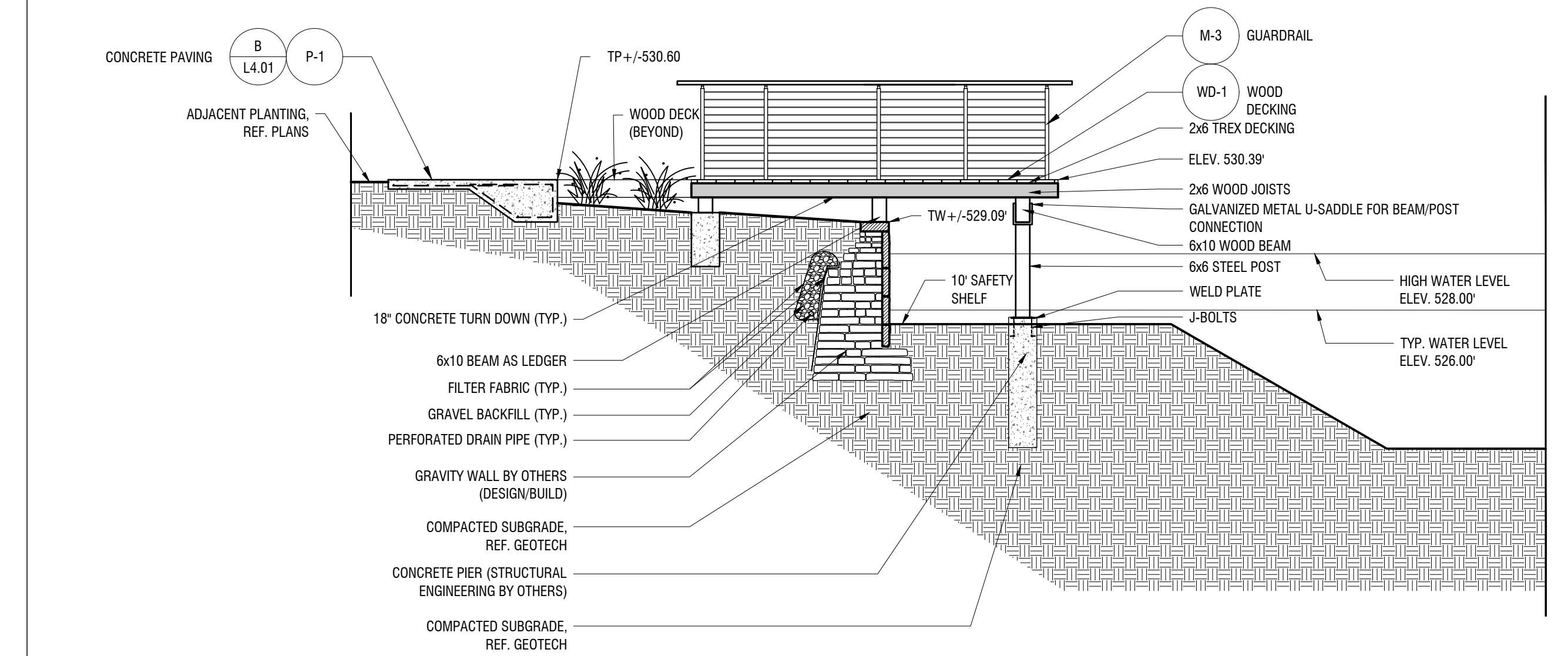
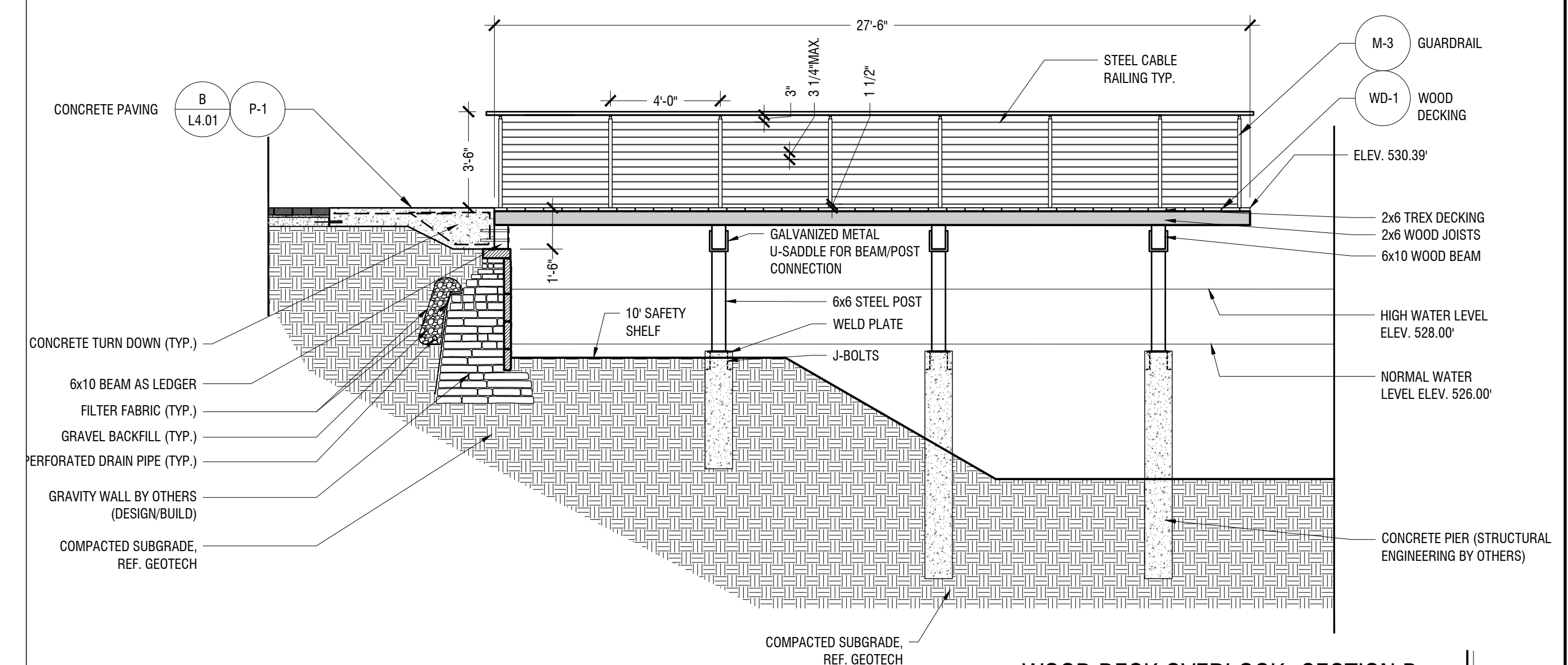
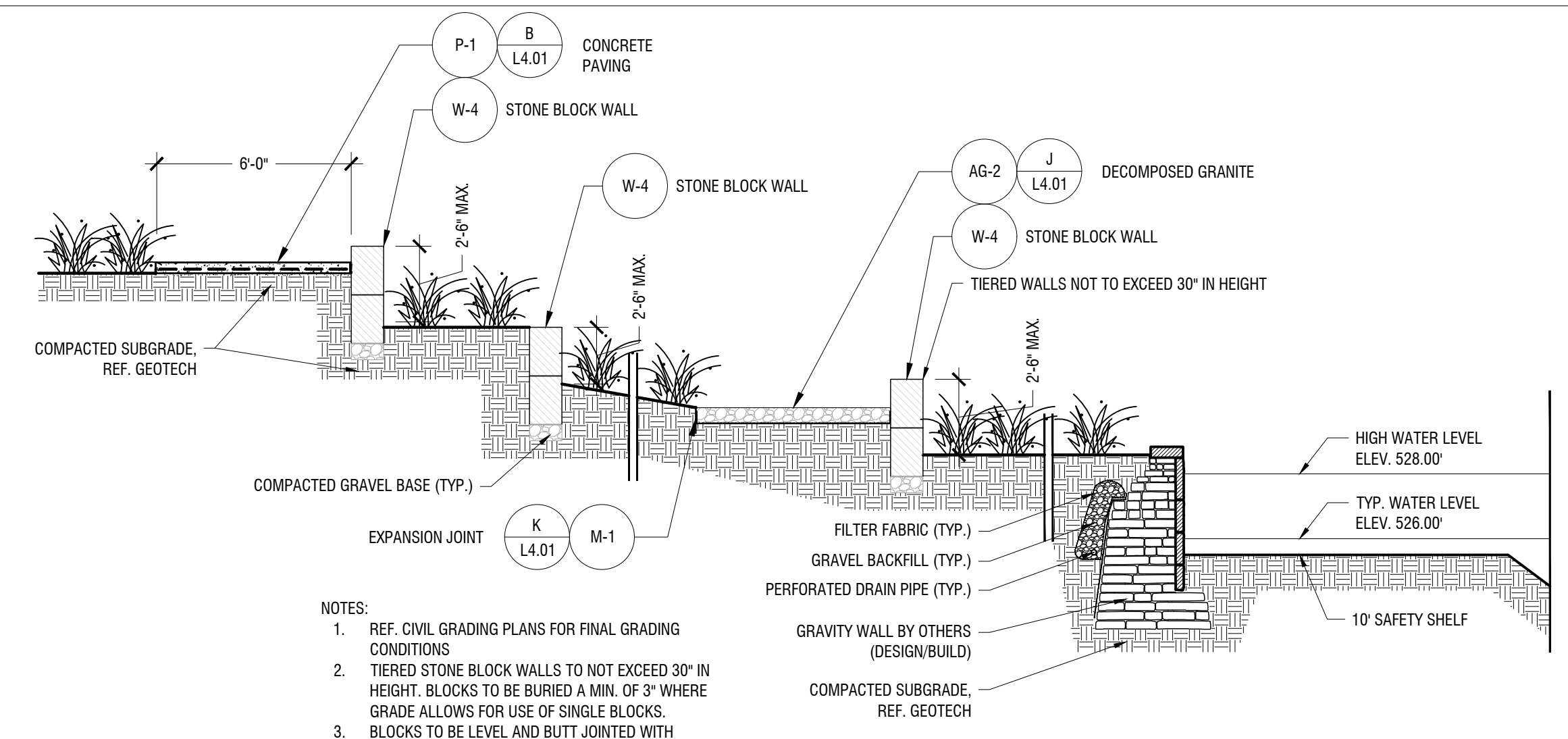
HARDSCAPE DETAILS

CASE# SP2022-058

SHEET NO.

L4.04

NOTE:
ALL DRAWINGS ARE FOR DESIGN INTENT ONLY.
CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP
DRAWINGS FOR APPROVAL BY LANDSCAPE
ARCHITECT AND OWNER. ALL STRUCTURAL FOOTING,
REINFORCEMENT, AND CONNECTION BY OTHERS



Lee, Henry

From: Lee, Henry
Sent: Monday, March 27, 2023 8:23 AM
To: Frank Polma
Subject: Project Comments MIS2023-005
Attachments: Engineering Mark-Up (03.24.2023).pdf; Project Comments (03.24.2023).pdf

Good Morning,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission: March 28, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

Lee, Henry

From: Frank Polma <fapolma@rdelta.com>
Sent: Thursday, March 30, 2023 8:52 AM
To: Lee, Henry
Subject: RE: Project Comments MIS2023-005
Attachments: 3036-21 Grading Plan-RWs EXHIBIT CX.1 REV1 03302023.pdf

Thank you Henry, please see attached.

Also please verify that this case does not need to be considered by City Council.

We appreciate your assistance with this matter.

Best regards,

Frank A. Polma, P.E.
President
R-Delta Engineers, Inc.
TBPE Firm No. F-001515
TBLS Firm No. 10155000
618 Main Street
Garland, Texas 75040
Office: (972) 494-5031
Cell: (214) 354-9881

From: Lee, Henry <HLee@rockwall.com>
Sent: Thursday, March 30, 2023 8:34 AM
To: Frank Polma <fapolma@rdelta.com>
Subject: RE: Project Comments MIS2023-005

Good Morning,

Yes please make the requested change for Engineering. You can send the revision as a digital; there is no need for a hard copy.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Frank Polma <fapolma@rdelta.com>
Sent: Monday, March 27, 2023 12:43 PM

To: Lee, Henry <HLee@rockwall.com>
Subject: RE: Project Comments MIS2023-005

Thank you for the comments Henry,

Do we need to resubmit the Sheet CX.1 exhibit showing the WSEL elevations per the Engineering Department comments?

I will be at the P&Z meeting tomorrow at 6:00 pm.

Best regards,

Frank A. Polma, P.E.
President
R-Delta Engineers, Inc.
TBPE Firm No. F-001515
TBLS Firm No. 10155000
618 Main Street
Garland, Texas 75040
Office: (972) 494-5031
Cell: (214) 354-9881

From: Lee, Henry <HLee@rockwall.com>
Sent: Monday, March 27, 2023 8:23 AM
To: Frank Polma <fapolma@rdelta.com>
Subject: Project Comments MIS2023-005

Good Morning,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission: March 28, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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May 23, 2023

TO: Frank Polma, P.E.
R-Delta Engineers, Inc.
618 Main Street
Garland, TX 75040

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

SUBJECT: MIS2023-005; *Variance Request for Retaining Walls and Fishing Docks*

Frank Polma:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 28, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Miscellaneous Case 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 March 28, 2023, the Planning and Zoning Commission approved a motion to approve the *Variance* by a vote of 7-0.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department