



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) ^{1,3,2}
- 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]

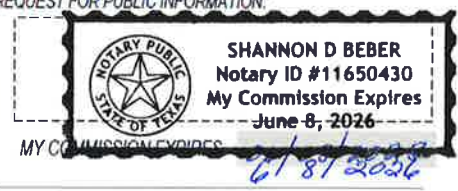
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stephen Geiger [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

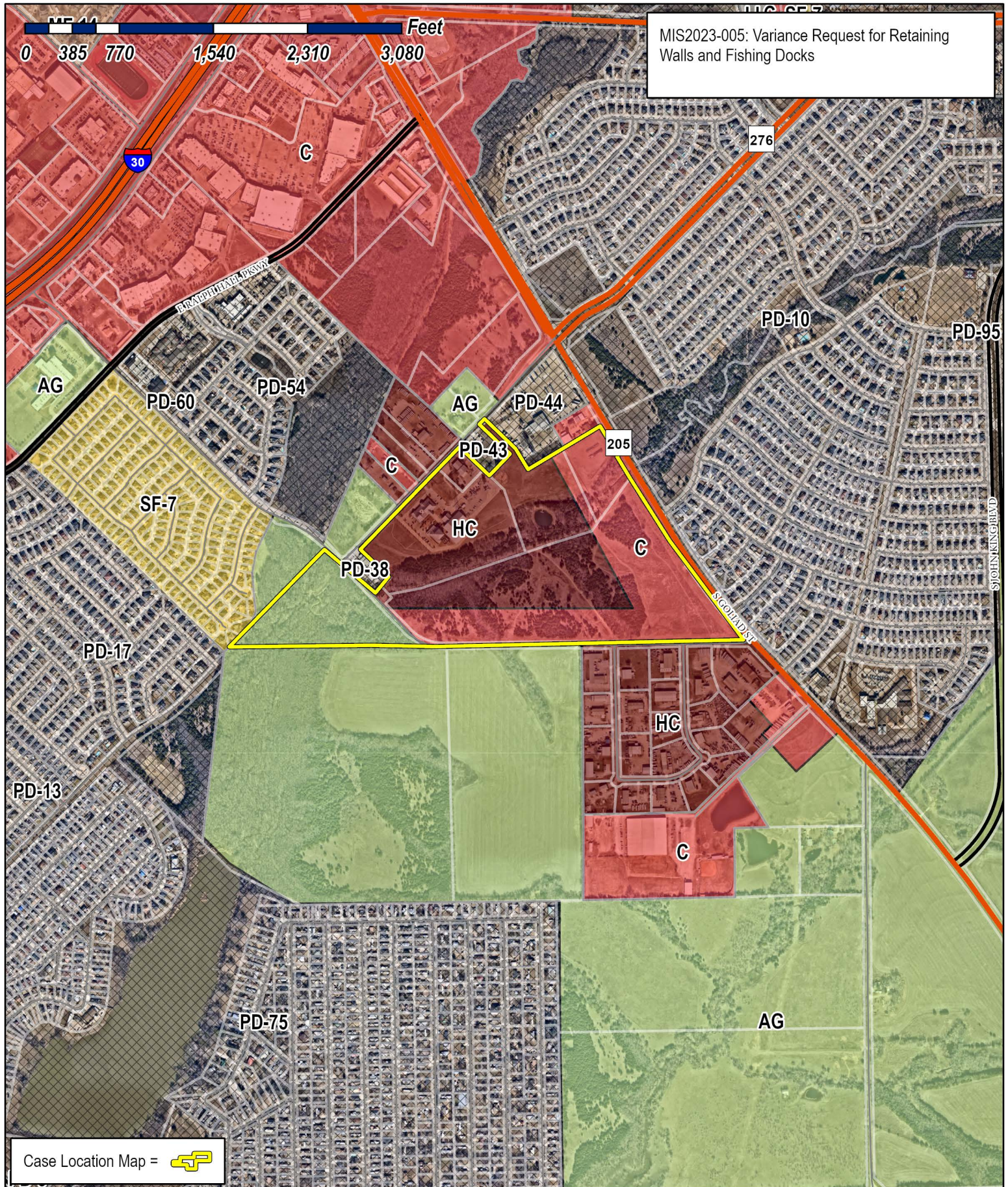
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF March, 2022. BY SIGNING THIS APPLICATION, 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





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

Case Location Map = 



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,

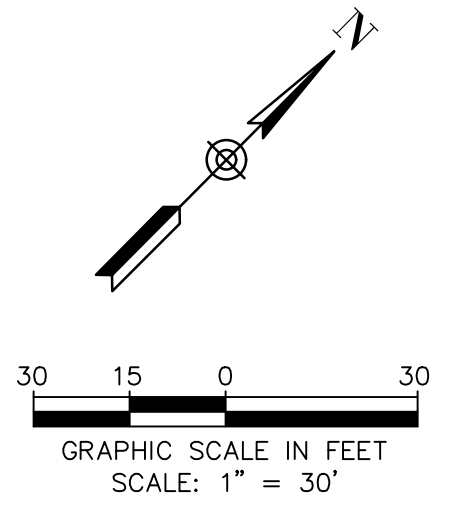
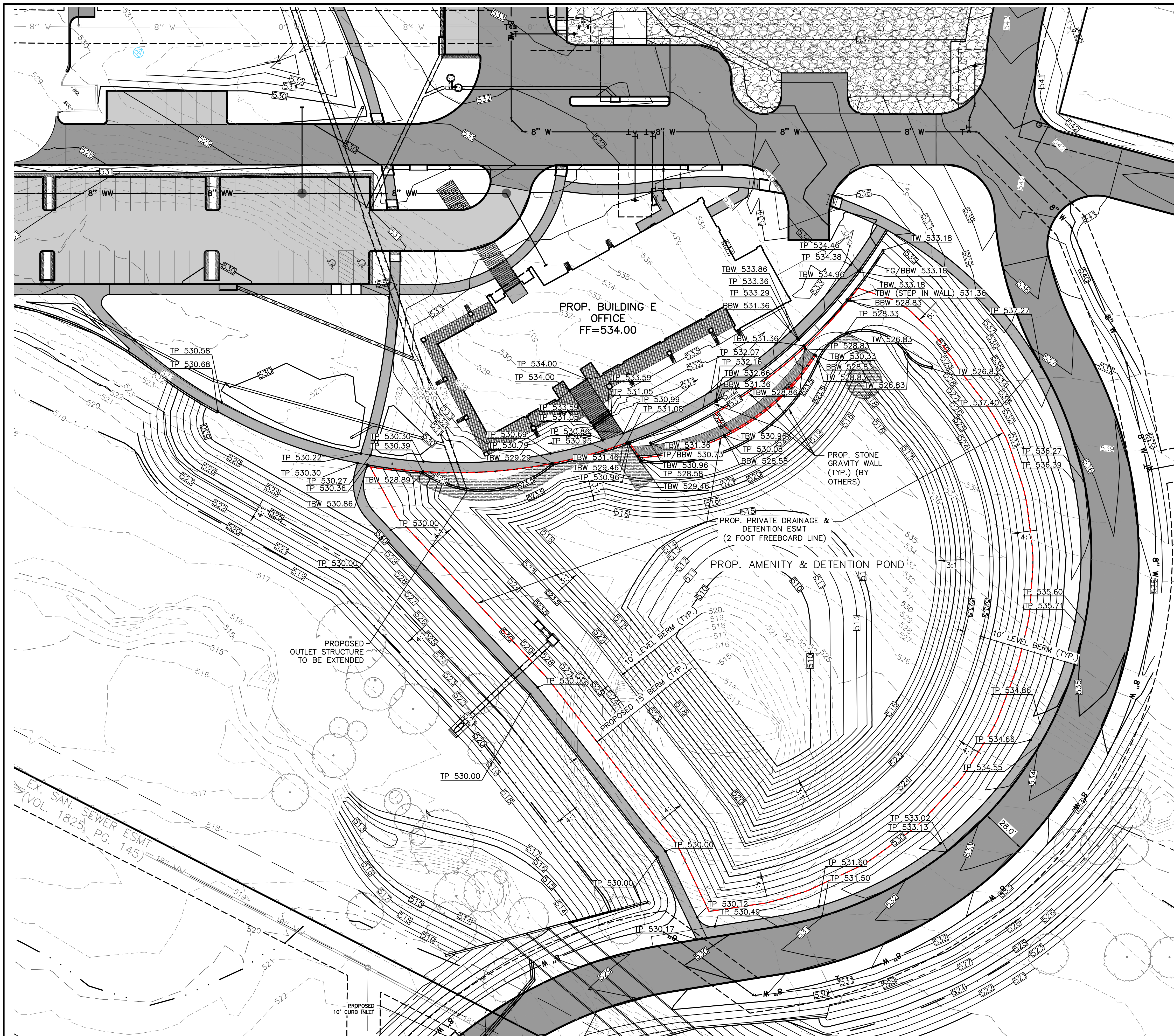


R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

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

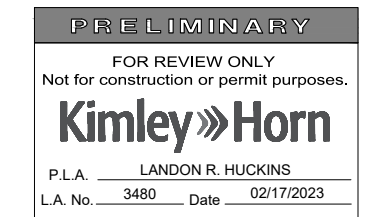


PRELIMINARY
SUBMITTED FOR REVIEW
BY: BRIAN PAUL PATRICK
P.E. 80844
R-Delta Engineers, Inc.
Date: March 6, 2023
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

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



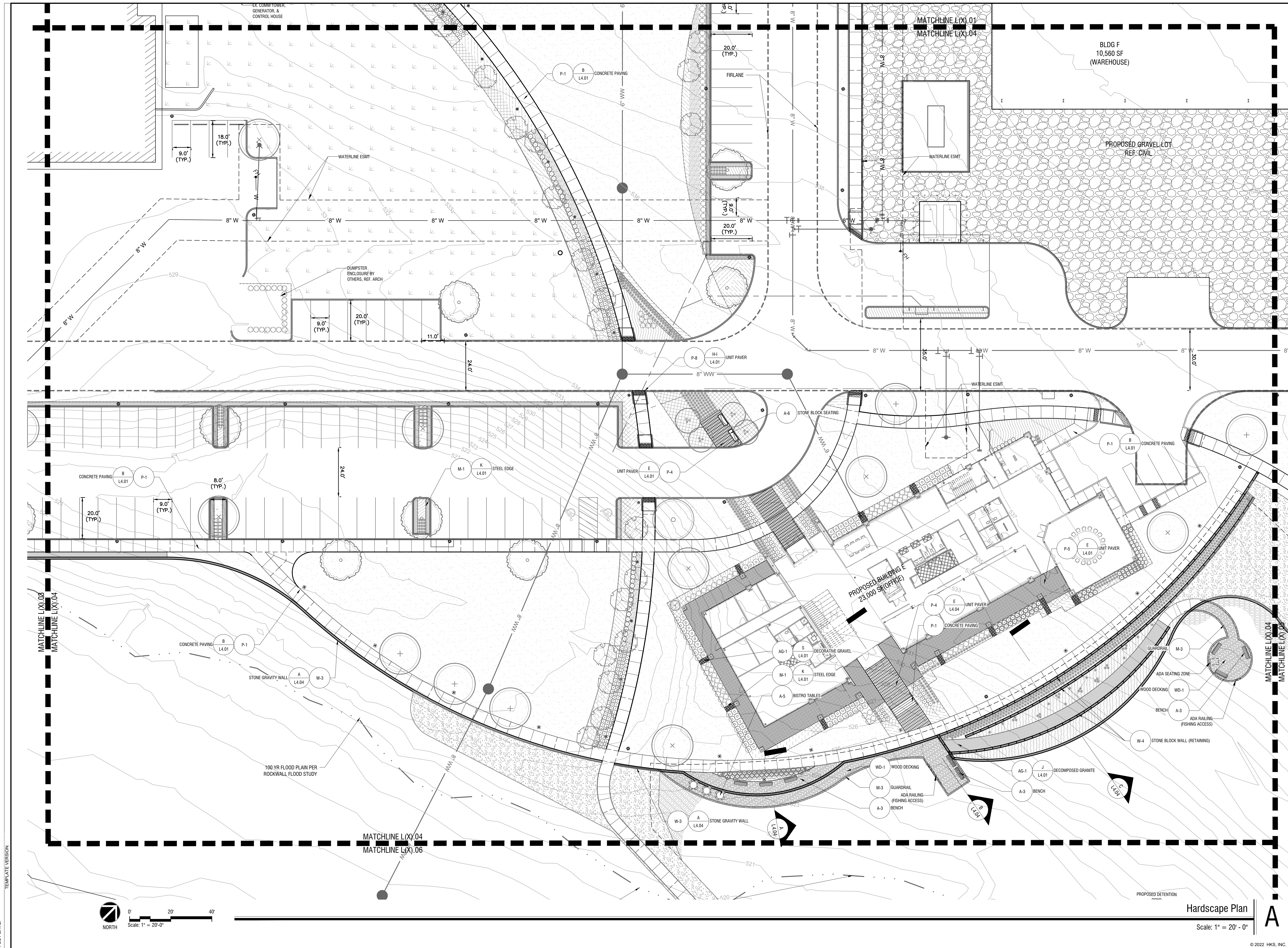
KEY PLAN

REVISION NO.	DESCRIPTION	DATE

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

SHEET TITLE
HARDSCAPE PLAN

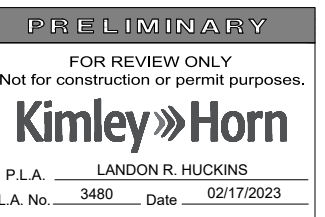
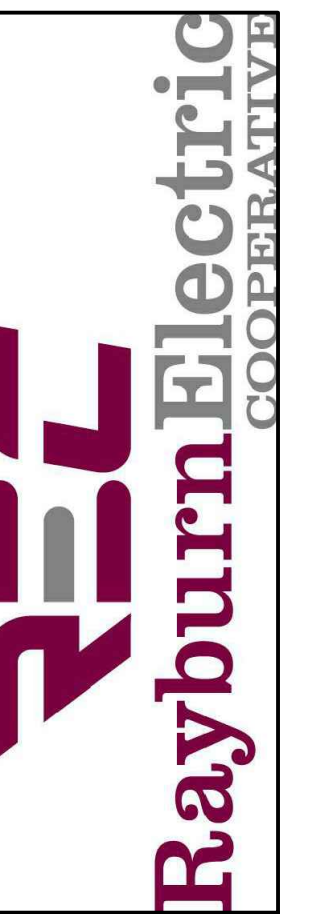
CASE# SP2022-058
SHEET NO.



Hardscape Plan
Scale: 1" = 20'-0"

A

TEMPLATE VERSION



KEY PLAN

REVISION NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

25370.000

DATE

02/17/23

ISSUE

ISSUE FOR PRICING

SHEET TITLE

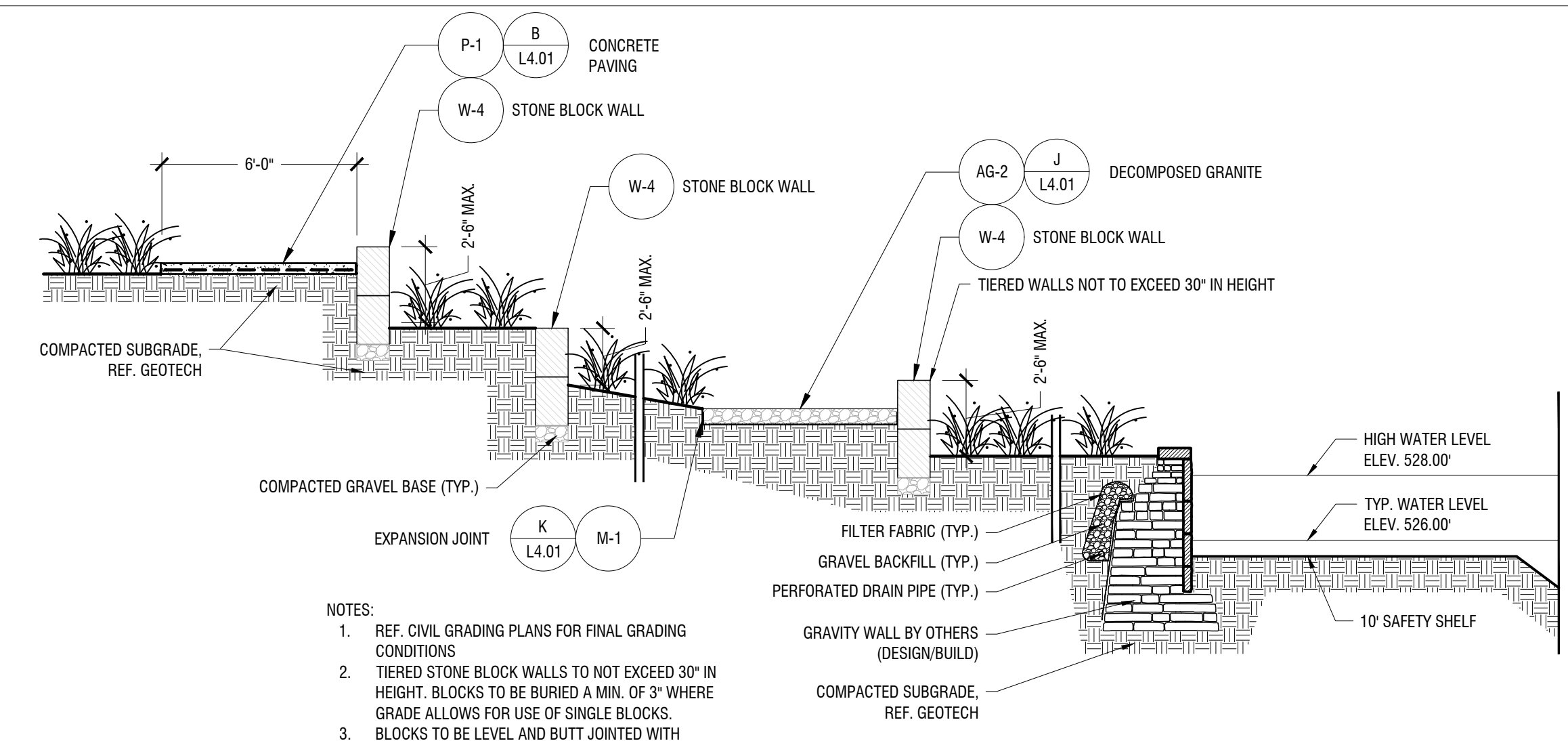
HARDSCAPE DETAILS

CASE# SP2022-058

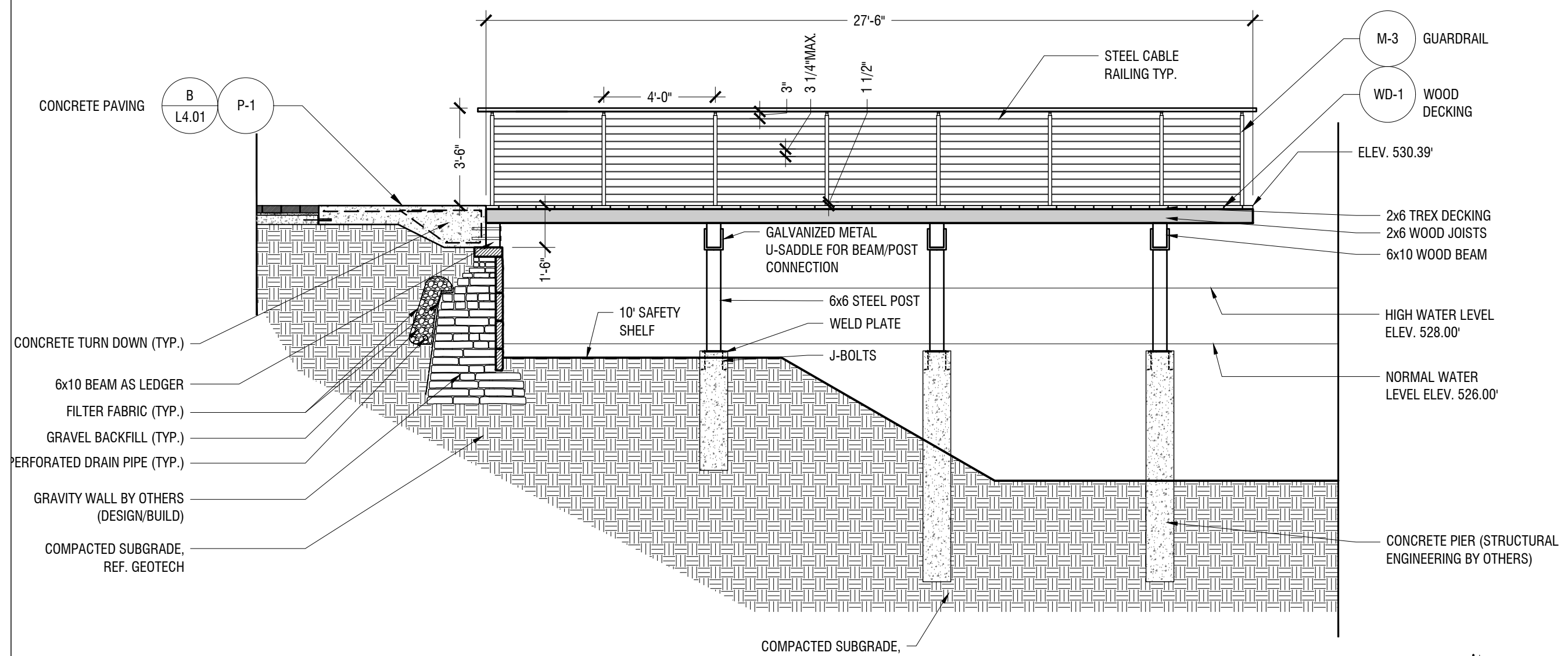
SHEET NO.

L4.04

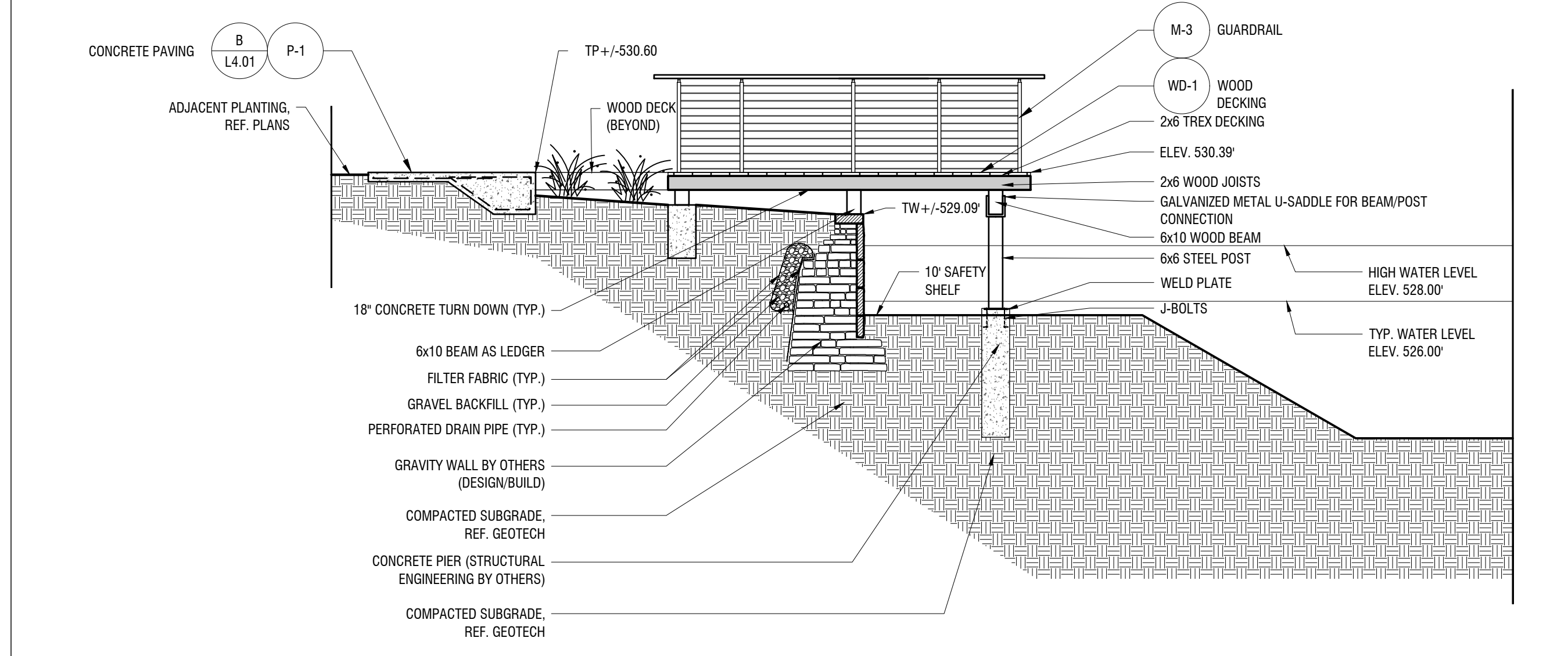
NOTE:
ALL DRAWINGS ARE FOR DESIGN INTENT ONLY.
CONTRACTOR TO SUBMIT SIGNED AND SEALED SHOP
DRAWINGS FOR APPROVAL BY LANDSCAPE
ARCHITECT AND OWNER. ALL STRUCTURAL FOOTING,
REINFORCEMENT, AND CONNECTION BY OTHERS



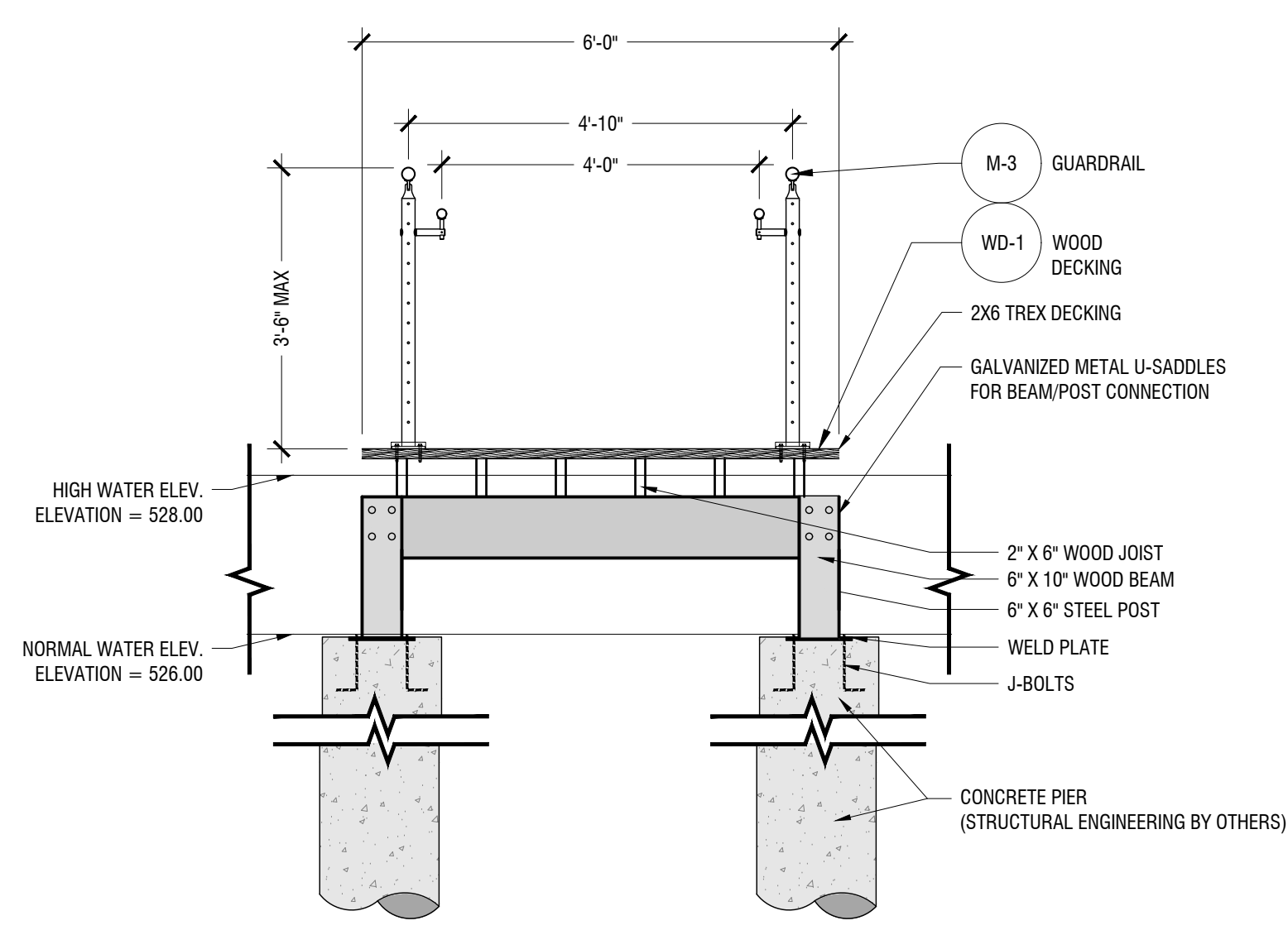
TIERED STONE BLOCK WALL - SECTION C
Scale: 1/4" = 1'-0"



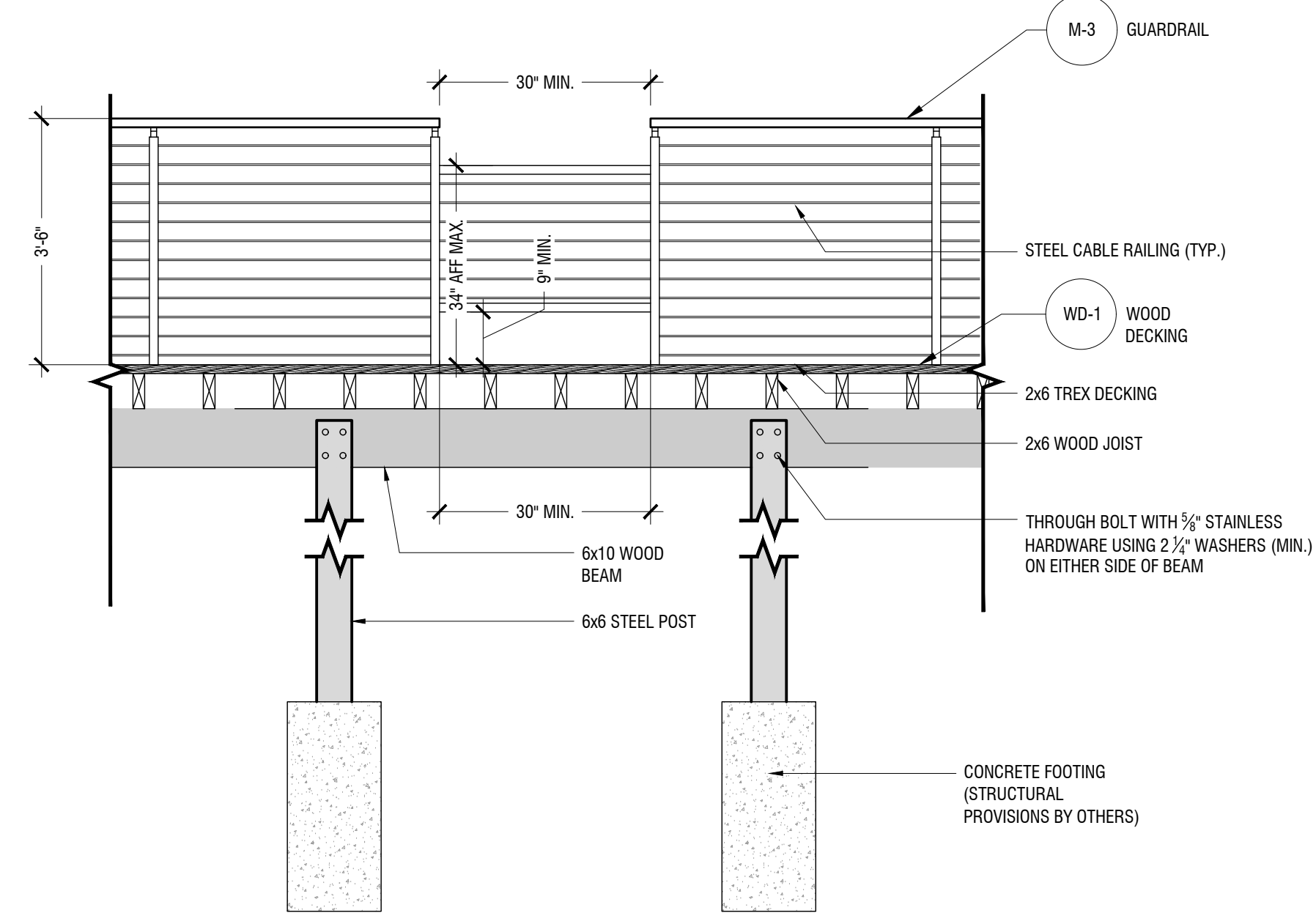
WOOD DECK OVERLOOK - SECTION B
Scale: 1/4" = 1'-0"



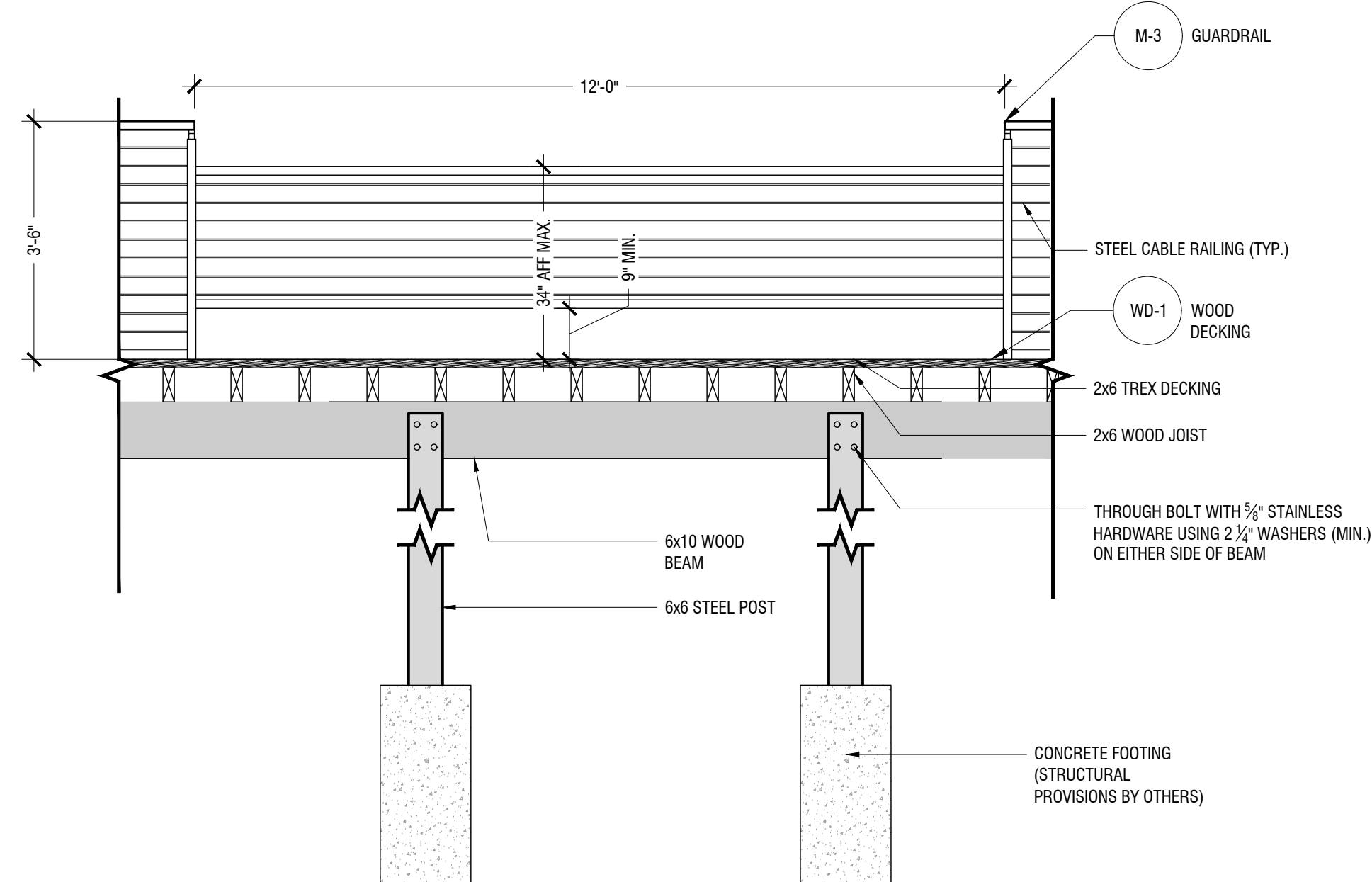
WOOD DECK - SECTION A
Scale: 1/4" = 1'-0"



Fishing Dock Section F
Scale: 1/2" = 1'-0"



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



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

PLOT DATE: TEMPLATE VERSION: